



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

1:30 P.M.

JULY 22, 2013

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

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

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

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

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

1.0 CONSENT CALENDAR:

- 1.1 **SECOND EXTENSION OF TIME for PLOT PLAN NO. 23201** – Applicant: Peter Kuechler –Third/Third Supervisorial District – Location: Easterly of De Portola Road, northerly of Green Meadows Road and southerly of Voyager Road - 20.74 Gross Acres - APPROVED PROJECT DESCRIPTION: The plot plan proposes a Class II dog kennel for 25 dogs. The kennel operation will include daycare and overnight boarding for the dogs. Overnight boarding will occur within a 2,016 square foot enclosed building, where there will be a total of fourteen (14) kennels. The kennel will consist of indoor and outdoor play areas and exercise runs, and the daycare will be open daily from 7 AM to 7 PM. Overnight boarding will occur indoors where there will be a total of fourteen (14) kennels. The entire enclosed kennel area will be climate controlled and contain an office, dog wash area, grooming area, food storage, and a restroom. There will also be a 2,262 square foot caretaker's residence on site. **REQUEST:** SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23201, extending the expiration date to November 16, 2013. Project Planner, Wendell Bugtai at (951) 955-2419 or email wbugtai@rctlma.org. (Quasi-judicial)
- 1.2 **SECOND EXTENSION OF TIME for PLOT PLAN NO. 24268** - Applicant: Gary Winder - Third/Third Supervisorial District – Location: Northerly of Applegate Road, southerly of Auld Road, easterly of Van Gaale Lane, and westerly of High Vista Drive – 2.1 Gross Acres - PROJECT DESCRIPTION: The use herby permitted is for a 4,900

square foot church and two (2) 800 square foot caretaker's units, with seventy (70) parking spaces. - **REQUEST:** SECOND EXTENSION OF TIME for PLOT PLAN NO. 24268, extending the expiration date to November 16, 2013. Project Planner, Wendell Bugtai at (951) 955-2419 or email wbugtai@rctlma.org. (Quasi-judicial)

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

- 2.1 **TENTATIVE PARCEL MAP NO. 36534** – Intent to Adopt a Negative Declaration – Applicant: Virginia Mojica – First/Fifth Supervisorial District – Location: Northerly of Floral Avenue, easterly of Read Street, southerly of Ellis Avenue and westerly of Palm Street – 2.9 gross acres - **REQUEST:** Schedule "H" subdivision of 2.9 gross acres into two (2) residential parcels with each parcel being 1.3 acres, and with one proposed parcel encompassing an existing single family residence and the other proposed parcel encompassing an existing guest dwelling unit. Project Planner, Paul Rull at (951) 955-0972 or email prull@rctlma.org. (Quasi-judicial)
- 2.2 **PLOT PLAN NO. 25372** - CEQA Exempt - Applicant: Chris Hinojosa – Fourth/Fourth Supervisorial District – Location: Northerly of 42nd Street, southerly of Country Club Drive, easterly of Washington Street, westerly of Adams Street - **REQUEST:** The Plot Plan is a proposal to construct a 2,412 square foot detached RV garage with attached 614 square foot patio cover on .61 acres. Project Planner, Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)
- 2.3 **PLOT PLAN NO. 25134** - CEQA Exempt - Applicant: Patrick Casey – Fifth/Fifth Supervisorial District – Location: Northwesterly corner Bellflower Avenue and High Street, easterly of Winesap Avenue, southerly of Dutton Street - **REQUEST:** The Plot Plan is a proposal to construct a 3,000 square foot detached metal storage building on 1.8 acres. Project Planner, Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)
- 2.4 **PLOT PLAN NO. 25368** - CEQA Exempt - Applicant: Carol and Raymond Clark – Fifth/Fifth Supervisorial District – Location: Northerly on Live Oak Road, southerly of San Bernardino County - **REQUEST:** The Plot Plan is a proposal to construct a 3,000 square foot detached garage on 4.82 acres. Project Planner, Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)
- 2.5 **PLOT PLAN NO. 25336** - CEQA Exempt - Applicant: Fen Yong – First/First Supervisorial District – Location: Northerly Via Los Laureles, southerly of Avenida La Cresta, easterly of Valle Vista Avenue, westerly of Clinton Keith Road - **REQUEST:** The Plot Plan is a proposal to construct a 1,035 square foot detached barn on 10 acres. Project Planner, Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

3.0 SCOPING SESSION:

- 3.1 **ENVIRONMENTAL IMPACT REPORT NO. 536** – Applicant: Cameron Ranch Associates, LLC. – Fifth/Fifth Supervisorial District – Location: Southerly of City of Banning, Westerly of State Highway 243, Northerly of Poppet Flats Road and Easterly of Old Banning Idyllwild Road - 627.04 Net Acres – **REQUEST:** The EIR will be studying the potential impacts of proposed General Plan Amendment No. 996 and proposed Tentative Tract Map No. 36410. Project Planner, Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Quasi-judicial)

4.0 PUBLIC COMMENTS:

Agenda Item No. 1.1
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third/Third
Project Planner: Wendell Bugtai
Directors Hearing:

PLOT PLAN NO. 23201
SECOND EXTENSION OF TIME
Applicant: Peter Kuechler

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to begin substantial construction. Unless specifically requested by the EOT applicant, this request will not be discussed at the time it is presented to the Board of Supervisors as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23201

JUSTIFICATION FOR EXTENSION REQUEST:

Additional time for substantial project completion of project.

BACKGROUND:

As part of the review of this Extension of Time request, it has determined necessary to recommend the addition of SIX (6) new condition(s) of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The SIX conditions is/are as follows:

- 60. BS GRADE.13
- 60. BS GRADE.14
- 90. BS GRADE.9
- 90. BS GRADE.10
- 90. BS GRADE.11
- 90. BS GRADE.12

The Extension of Time applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended condition of approval and the correspondence from the Extension of Time applicant dated May 13, 2013 indicating the acceptance of the recommended conditions.

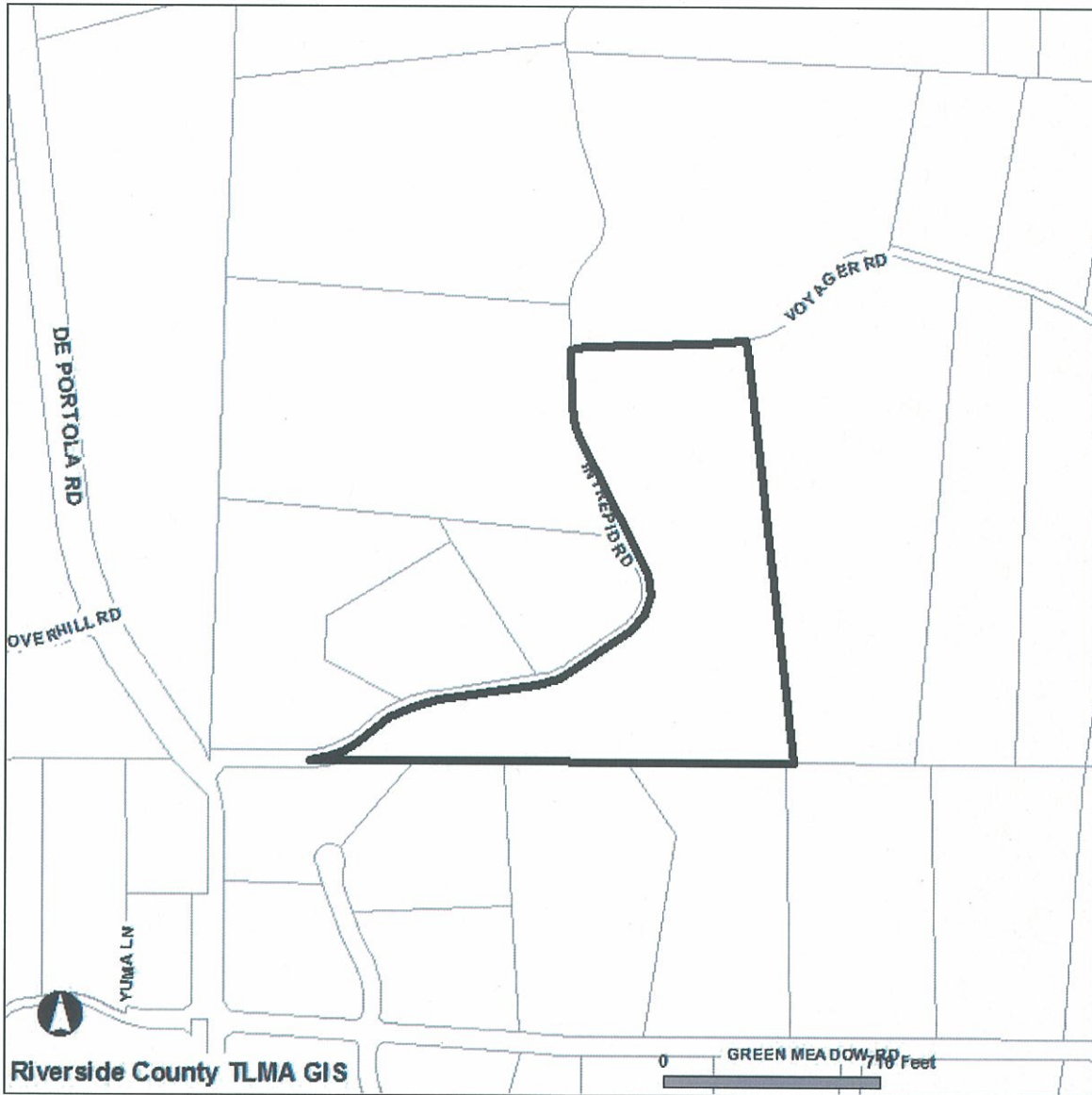
This Plot Plan was initially approved by the Planning Director on November 16, 2009. Approval of the First Extension of Time extended the project's expiration date to November 16, 2012. This, the Second Extension of Time, if approved, will extend the project's expiration date to November 16, 2013. In accordance with Section 18.30. G. of Ordinance 348, the time period in which to "use" a plot plan shall not exceed a total of 5 years; therefore, one (1) additional extension of time requests can be filed, processed, or approved for this project.

RECOMMENDATION:

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 23201** extending the expiration date to November 16, 2013, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

SECOND EXTENSION OF TIME for PLOT PLAN NO. 23201 – Applicant: Peter Kuechler – Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Mountainous (R: RM) (10 Acre Minimum) – Location: Easterly of De Portola Road, northerly of Green Meadows Road and southerly of Voyager Road - 20.74 Gross Acres - Zoning: Rural Residential (R-R) – **APPROVED PROJECT DESCRIPTION:** The plot plan proposes a Class II dog kennel for 25 dogs. The kennel operation will include daycare and overnight boarding for the dogs. Overnight boarding will occur within a 2,016 square foot enclosed building, where there will be a total of fourteen (14) kennels. The kennel will consist of indoor and outdoor play areas and exercise runs, and the daycare will be open daily from 7 AM to 7 PM. Overnight boarding will occur indoors where there will be a total of fourteen (14) kennels. The entire enclosed kennel area will be climate controlled and contain an office, dog wash area, grooming area, food storage, and a restroom. There will also be a 2,262 square foot caretaker's residence on site. **REQUEST: SECOND EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 23201**, extending the expiration date to November 16, 2013.

SITE MAP



Selected parcel(s):
915-440-040

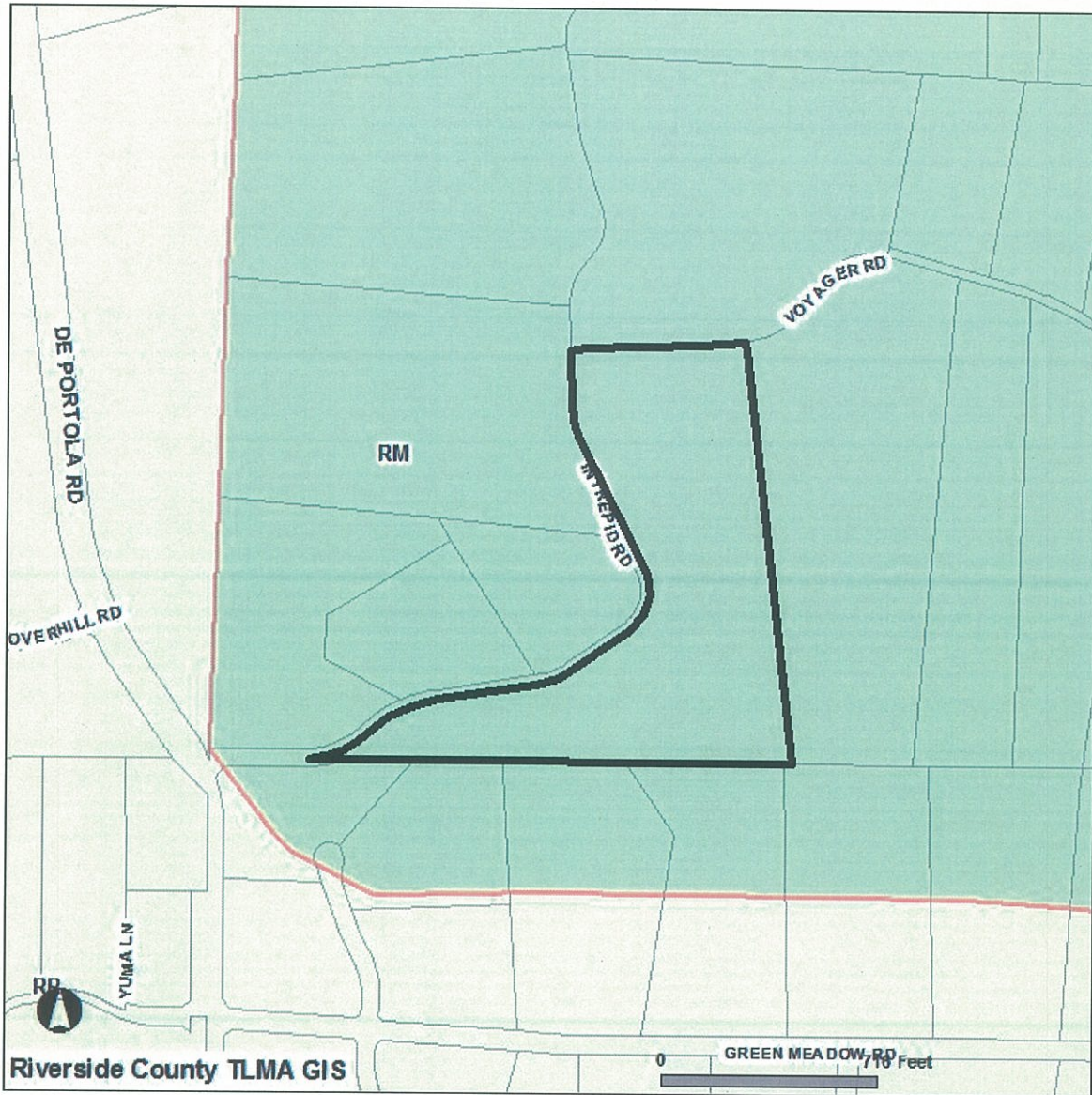
IMPORTANT

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

REPORT PRINTED ON...Wed May 15 08:37:40 2013

Version 130225

GENERAL PLAN



Selected parcel(s):
915-440-040

IMPORTANT

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REPORT PRINTED ON...Wed May 15 08:38:04 2013

Version 130225

ZONING



Selected parcel(s):
915-440-040

IMPORTANT

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

REPORT PRINTED ON...Wed May 15 08:38:24 2013

Version 130225

2011 AERIAL



Selected parcel(s):
915-440-040

IMPORTANT

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

REPORT PRINTED ON...Wed May 15 08:39:26 2013

Version 130225

Extension of Time Environmental Determination

Project Case Number: PP23201
Original E.A. Number: 41655
Extension of Time No.: 2
Original Approval Date: 11-16-09
Project Location: Easterly of De Portola Road, northerly of Green Meadows Road and southerly of Voyager Road
Project Description: The plot plan proposes a Class II dog kennel for 25 dogs.

On May 14, 2013, this Plot Plan and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
Wendell Bugtai, Project Planner

Date: May 14, 2013
For Carolyn Syms Luna, Director

Bugtai, Wendell

From: peterkue@verizon.net
Sent: Monday, May 13, 2013 4:14 PM
To: Bugtai, Wendell
Subject: Re: RE: Plot Plan pp23201

Wendell,

I refer to PP23201. I reviewed the conditions. I am the Extension of Time Applicant and accept the proposed conditions as follows:

60.BS GRADE. 13	USE-BMP CONST NPDES EOT2
60.BS GRADE. 14	USE-APPROVED WQMP EOT2
90.BS GRADE. 9	USE-WQMP BMP INSP EOT2
90.BS GRADE. 10	USE-WQMP BMP CERT EOT2
90.BS GRADE. 11	USE-BMP GPS COORDINATES EOT2
90.BS GRADE. 12	USE-BMP GPS REGISTRATION EOT2

Could you please let me know that you got this email and that it meets your needs.

Sincerely,

Peter Kuechler
PASSION 4 PETS
PO Box 835
Winchester, CA 92596
Phone 951-727-6400
Fax 951-926-2458
peterkue@verizon.net

May 7, 2013 03:24:38 PM, wbugtai@rctlma.org wrote:

Hi Peter,

I have taken over for your previous Planner and will be working with you on the Time Extension for PP23201.

Please see attached letter and conditions for the case. Once you have accepted these conditions, we can schedule your project for Directors Hearing consent calendar.

Regards,

Wendell Bugtai

Urban Regional Planner III

County of Riverside, TLMA

4080 Lemon Street, 2nd Floor

Riverside, CA 92502

wbugtai@rctlma.org

Phone: (951) 955-1816

Fax : (951) 955-1811

From: Weiss, Lela
Sent: Wednesday, May 01, 2013 5:13 PM
To: Bugtai, Wendell
Subject: FW: Plot Plan pp23201

Could you please look into.

Lela Weiss-Agency Program Administrator

Transportation Land Management Agency

4080 Lemon Street, 2nd floor

Riverside, Ca 92502-1605

Phone (951) 955-3629

Fax (951) 955-4146

Please take a moment to complete our Customer Service Survey below:

http://www.rctlma.org/online/content/forms/TLMA_cust_svc_survey2.pdf

From: peterkue@verizon.net [mailto:peterkue@verizon.net]

Sent: Wednesday, May 01, 2013 2:16 PM

To: Weiss, Lela

Subject: Plot Plan pp23201

Good afternoon,

10-30-12 I made Application for Extension of Time for Plot Plan pp23201 to the Planning Dept. and paid the fee of \$698.70 (Please see attachments). Unfortunately I did not get any answer on my request.

Could you please take care of this matter and tell me if I did anything wrong.

Thank you for your consideration.

Best regards,

Peter Kuechler

PASSION 4 PETS

Peter Kuechler

PO Box 835

Winchester, CA 92596

Phone 951-727-6400

Fax 951-926-2458

peterkue@verizon.net

PLOT PLAN:TRANSMITTED Case #: PP23201

Parcel: 915-440-040

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 13 USE- BMP CONST NPDES EOT2 RECOMMND

Prior to the issuance of a grading 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.

60.BS GRADE. 14 USE - APPROVED WQMP EOT2 RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District and that all approved water quality treatment controlled BMPs have been included on the grading plan.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 9 USE-WQMP BMP INSP EOT2 RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 10 USE-WQMP BMP CERT EOT2 RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP

05/07/13
07:36

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:TRANSMITTED Case #: PP23201

Parcel: 915-440-040

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 10 USE-WQMP BMP CERT EOT2 (cont.) RECOMMND

treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 11 USE-BMP GPS COORDINATES EOT2 RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 12 USE - BMP REGISTRATION EOT2 RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: November 5, 2012

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)

Regional Parks & Open Space District
Co. Geologist
Environmental Programs Dept.
P.D. Landscaping Section
P.D. Archaeologist

SECOND EXTENSION OF TIME for PLOT PLAN NO. 23201 – Applicant: Peter Kuechler –Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Mountainous (R: RM) (10 Acre Minimum) – Location: Easterly of De Portola Road, northerly of Green Meadows Road and southerly of Voyager Road - 20.74 Gross Acres - Zoning: Rural Residential (R-R) – APPROVED PROJECT DESCRIPTION: The plot plan proposes a Class II dog kennel for 25 dogs. The kennel operation will include daycare and overnight boarding for the dogs. Overnight boarding will occur within a 2,016 square foot enclosed building, where there will be a total of fourteen (14) kennels. The kennel will consist of indoor and outdoor play areas and exercise runs, and the daycare will be open daily from 7 AM to 7 PM. Overnight boarding will occur indoors where there will be a total of fourteen (14) kennels. The entire enclosed kennel area will be climate controlled and contain an office, dog wash area, grooming area, food storage, and a restroom. There will also be a 2,262 square foot caretaker's residence on site. **REQUEST: SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23201**, extending the expiration date to November 16, 2013.

Please review the attached information, together with your existing records for the subject case. This extension request is being placed on the **December 6, 2012 DRT Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments must complete their review prior to the LDC/DRT Comment date. Failure to complete the review and/or provide comments within the indicated time frame will result in a presumption that the affected Agency/Department has no comment, and the extension request will be moved forward based on that presumption.

Each LDC/DRT Agency or Department may recommend conditions of approval to maintain conformance with the County General Plan, or to ensure the project does not adversely affect the health, safety or welfare of the general public. New or revised conditions of approval should be added to the subject case condition set by the LDC/DRT Comment date and placed in recommend status. After the LDC/DRT Comment date, the Planning Department will then forward all recommended extension of time conditions to the applicant for acceptance prior to moving this request forward for approval.

LDC/DRT MEMBERS ARE ENCOURAGED TO DIFFERENTIATE THOSE CONDITIONS ADDED AS PART OF THE EXTENSION BY ADDING A REFERENCE IN THE CONDITION TITLE AND/OR BODY OF THE CONDITION (ie. "EOT 1, EOT 2)

If any LDC/DRT Agency or Department finds that the project, as approved, cannot be found to be in conformance with the General Plan and/or finds the project adversely affects the general health, safety and welfare of the public without the processing and approval of a Revised Permit to the Approved Plot Plan, said Agency or Department must provide to the Planning such a recommendation and provide details as to what issues such an application must address.

Should you have any questions regarding this item, please do not hesitate to contact Damaris Abraham at micro 5-5719 or via e-mail at dabraham@rctlma.org. You can also send documents to **MAILSTOP# 1070**.

SECOND EXTENSION OF TIME for PLOT PLAN NO. 23201 – Applicant: Peter Kuechler – Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Mountainous (R: RM) (10 Acre Minimum) – Location: Easterly of De Portola Road, northerly of Green Meadows Road and southerly of Voyager Road - 20.74 Gross Acres - Zoning: Rural Residential (R-R) – **APPROVED PROJECT DESCRIPTION:** The plot plan proposes a Class II dog kennel for 25 dogs. The kennel operation will include daycare and overnight boarding for the dogs. Overnight boarding will occur within a 2,016 square foot enclosed building, where there will be a total of fourteen (14) kennels. The kennel will consist of indoor and outdoor play areas and exercise runs, and the daycare will be open daily from 7 AM to 7 PM. Overnight boarding will occur indoors where there will be a total of fourteen (14) kennels. The entire enclosed kennel area will be climate controlled and contain an office, dog wash area, grooming area, food storage, and a restroom. There will also be a 2,262 square foot caretaker's residence on site. **REQUEST: SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23201**, extending the expiration date to November 16, 2013.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: May 7, 2013
TO: Peter Kuechler
FROM: Wendell Bugtai, Project Planner

RE: THIRD EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23201

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on **December 12, 2012**. The LDC has determined it necessary to recommend the addition of ten (10) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. **The Grading Department is recommending the addition of six (6) Conditions of Approval.**

Please review the proposed conditions of approval attached in this correspondence. **If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions.** This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

60.BS GRADE.13
60.BS GRADE.14
90.BS GRADE.9
90.BS GRADE.10
90.BS GRADE.11
90.BS GRADE.12

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for Director's Hearing. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

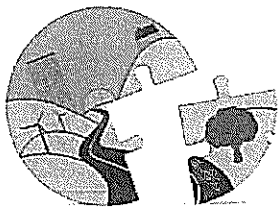
Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

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

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: pp23201 / E.A. 41655 DATE SUBMITTED: 10-30-12 X
Assessor's Parcel Number(s): 915-440-040

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map _____ Attach evidence of public improvement or financing expenditures. X

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: Nov. 16, 2009

Applicant's Name: Peter Kuechler E-Mail: peterkue@verizon.net

Mailing Address: P.O. Box 835
Winchester ^{Street} CA 92596
City State ZIP

Daytime Phone No: (951) 727-6400 Fax No: (951) 926-2458

Property Owner's Name: Peter Kuechler E-Mail: same

Mailing Address: same
georgette U Kuechler
City State ZIP

Daytime Phone No: () same Fax No: () same

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 EXTENSION OF TIME

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.

All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

Peter Kuechler
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Peter Kuechler
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

Georgette U. Kuechler
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

X

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.

Agenda Item No. 1.2
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third/Third
Project Planner: Wendell Bugtai
Directors Hearing:

PLOT PLAN NO. 24268
SECOND EXTENSION OF TIME
Applicant: Gary Winder

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to begin substantial construction. Unless specifically requested by the EOT applicant, this request will not be discussed at the time it is presented to the Board of Supervisors as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 24268

JUSTIFICATION FOR EXTENSION REQUEST:

Additional time for substantial project completion of project.

BACKGROUND:

As part of the review of this Extension of Time request, it has determined necessary to recommend the addition of THREE (3) new condition(s) of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The THREE conditions is/are as follows:

- 60. BS GRADE.12
- 60. BS GRADE.13
- 60. TRANS.3

The Extension of Time applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended condition of approval and the correspondence from the Extension of Time applicant dated March 25, 2013 indicating the acceptance of the recommended conditions.

PLOT PLAN NO. 24268
SECOND EXTENSION OF TIME REQUEST
BOARD OF SUPERVISORS
Page 2 of 2

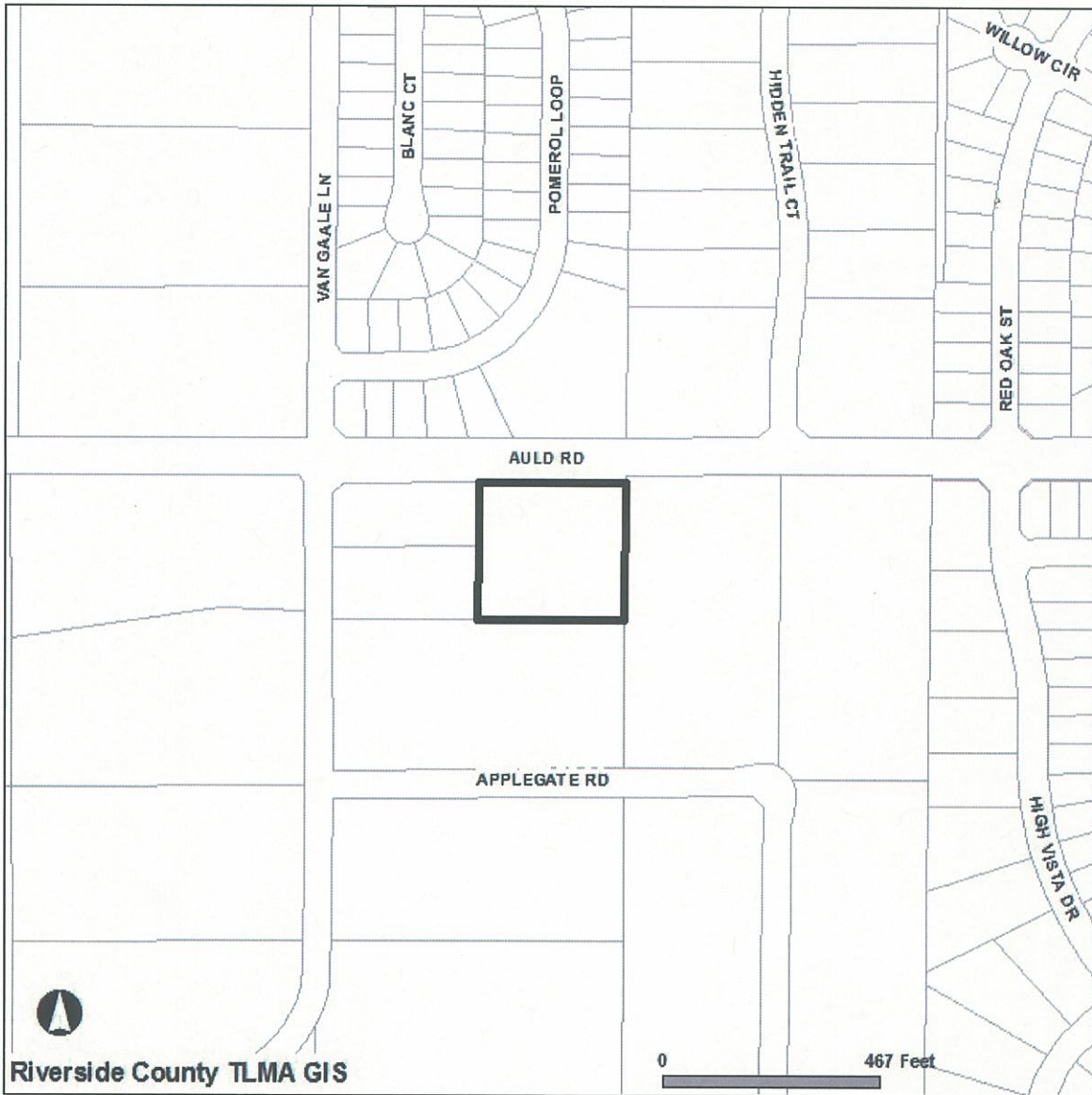
This Plot Plan was initially approved by the Planning Director on November 16, 2009. Approval of the First Extension of Time extended the project's expiration date to November 16, 2012. This, the Second Extension of Time, if approved, will extend the project's expiration date to November 16, 2013. In accordance with Section 18.30. G. of Ordinance 348, the time period in which to "use" a plot plan shall not exceed a total of 5 years; therefore, one (1) additional extension of time requests can be filed, processed, or approved for this project.

RECOMMENDATION:

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 24268**, extending the expiration date to November 16, 2013, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

SECOND EXTENSION OF TIME for PLOT PLAN NO. 24268 - Applicant: Gary Winder - Third /Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan - Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units Per Acre) – Location: Northerly of Applegate Road, southerly of Auld Road, easterly of Van Gaale Lane, and westerly of High Vista Drive – 2.1 Gross Acres - Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) **APPROVED PROJECT DESCRIPTION:** The use hereby permitted is for a 4,900 square foot church and two (2) 800 square foot caretaker's units, with seventy (70) parking spaces. - **REQUEST: SECOND EXTENSION OF TIME for PLOT PLAN NO. 24268**, extending the expiration date to November 16, 2013.

SITE PLAN



Selected parcel(s):
963-040-020

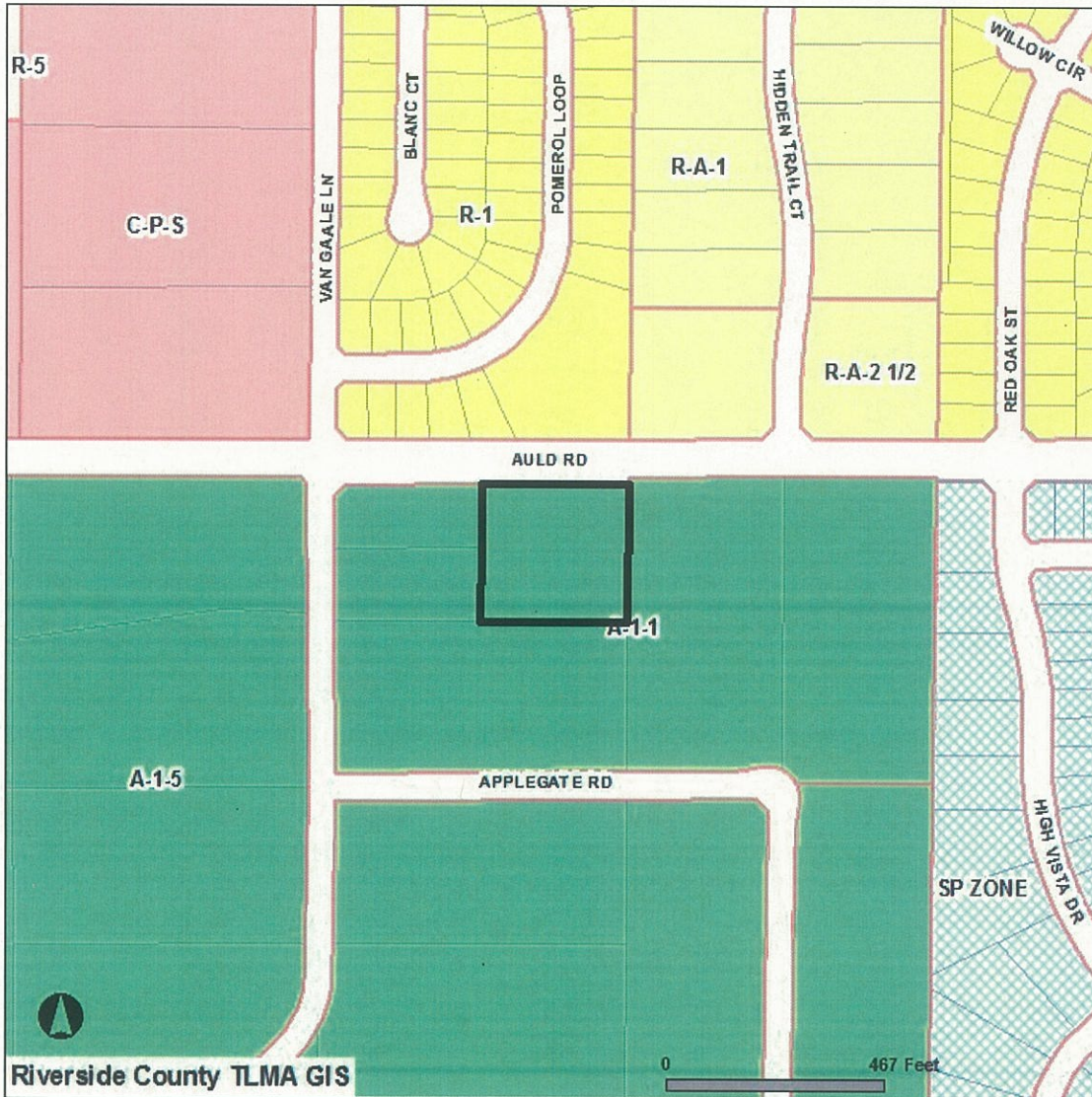
IMPORTANT

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 30 09:47:13 2013

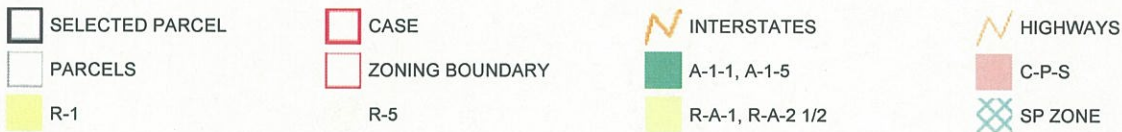
Version 130225

ZONING



Selected parcel(s):
963-040-020

ZONING



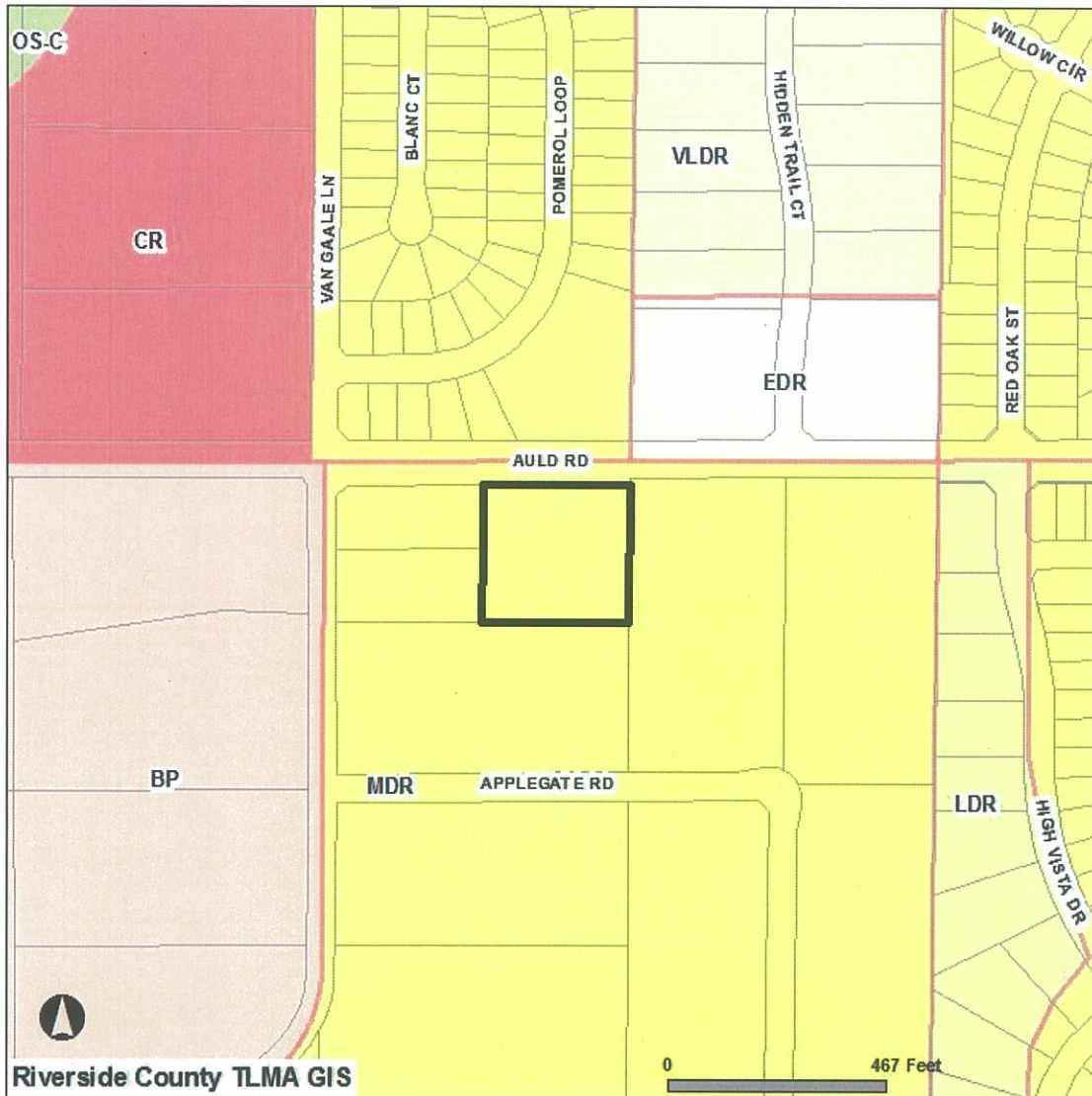
IMPORTANT

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REPORT PRINTED ON...Tue Apr 30 09:47:58 2013

Version 130225

GENERAL PLAN



Selected parcel(s):
963-040-020

LAND USE

- | | | | |
|----------------------------------|------------------------|-------------------------------------|-------------------------------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | PARCELS |
| BP - BUSINESS PARK | CR - COMMERCIAL RETAIL | EDR - ESTATE DENSITY RESIDENTIAL | LDR - LOW DENSITY RESIDENTIAL |
| MDR - MEDIUM DENSITY RESIDENTIAL | OS-C - CONSERVATION | VLDR - VERY LOW DENSITY RESIDENTIAL | |

IMPORTANT

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

REPORT PRINTED ON...Tue Apr 30 09:49:52 2013

Version 130225

2011 AERIALS



Selected parcel(s):
963-040-020

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...Tue Apr 30 09:50:48 2013

Version 130225

Extension of Time Environmental Determination

Project Case Number: PP24268
Original E.A. Number: 41972
Extension of Time No.: 2
Original Approval Date: 11-16-09
Project Location: Northerly of Applegate Road and easterly of Van Gaale

Project Description: Church and Caretakers Unit with Parking Spaces

On April 30, 2013, this Plot Plan and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
Wendell Bugtai, Project Planner

Date: April 30, 2013
For Carolyn Syms Luna, Director

Bugtai, Wendell

From: Gary Winder [gary@stageranch.com]
Sent: Monday, March 25, 2013 10:46 AM
To: Bugtai, Wendell
Cc: Melissa Bergman
Subject: Re: PP 24268

Wendell,

I have reviewed the conditions and have no problem accepting them for the project

Gary indet

Sent from my iPad

On Mar 24, 2013, at 10:32 PM, Gary Winder <gary@stageranch.com> wrote:

Sent from my iPad

Begin forwarded message:

From: "Bugtai, Wendell" <wbugtai@rctlma.org>
Date: March 14, 2013, 10:46:39 AM PDT
To: 'Gary Winder' <gary@stageranch.com>
Subject: RE: PP 24268

Hi Gary,

Please see attached document and provide me with the information requested in order for me to schedule you for final approval.

Regards,

Wendell Bugtai
Urban Regional Planner III
County of Riverside, TLMA
4080 Lemon Street, 2nd Floor
Riverside, CA 92502
wbugtai@rctlma.org
Phone: (951) 955-1816
Fax : (951) 955-1811

-----Original Message-----

From: Gary Winder [<mailto:gary@stageranch.com>]

Sent: Wednesday, March 13, 2013 5:51 PM

To: Bugtai, Wendell

Subject: PP 24268

Wendell,

I was glad to be able to catch you today concerning my second application for PP 24268 on Auld Rd in French Valley. if you need to have me sign to agree to the list of conditions just send them over and I'll look at them.

Thanks

Gary

Sent from my iPad

<Conditional of Approval - Letter - PP24268 - EOT2 - 3-14-13.pdf>

03/14/13
10:36

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:TRANSMITTED Case #: PP24268

Parcel: 963-040-020

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 12 EOT2- PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13 EOT2-BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading 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.

TRANS DEPARTMENT

60.TRANS. 3 USE-PRIOR TO ROAD CONST. EOT2 RECOMMND

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and bench marks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: March 14, 2013
TO: APPLICANT
FROM: Wendell Bugtai, Project Planner

RE: THIRD EXTENSION OF TIME REQUEST for PLOT PLAN NO. 24268

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on **January 17, 2013**. The LDC has determined it necessary to recommend the addition of ten (10) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. **The Grading and Transportation Departments are recommending the addition of three (3) Conditions of Approval.**

Please review the proposed conditions of approval attached in this correspondence. **If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions.** This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

60.BS GRADE.12
60.BS GRADE.13
60.TRANS.3

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for Director's Hearing. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

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

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

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

DATE: December 11, 2012

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)

Regional Parks & Open Space District
Co. Geologist
Environmental Programs Dept.
P.D. Landscaping Section
P.D. Archaeologist – L. Mouriquand

SECOND EXTENSION OF TIME for PLOT PLAN NO. 24268 - Applicant: Gary Winder - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: : Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units Per Acre) – Location: Northerly of Applegate Road, southerly of Auld Road, easterly of Van Gaale Lane, and westerly of High Vista Drive – 2.1 Gross Acres - Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) **APPROVED PROJECT DESCRIPTION:** The use hereby permitted is for a 4,900 square foot church and two (2) 800 square foot caretaker's units, with seventy (70) parking spaces. - **REQUEST: SECOND EXTENSION OF TIME for PLOT PLAN NO. 24268** , extending the expiration date to November 16, 2013.

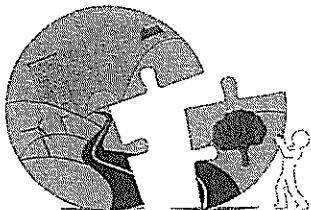
Please review the attached information, together with your existing records for the subject case. This extension request is being placed on the **January 17, 2013 DRT Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments must complete their review prior to the LDC Comment date. Failure to complete the review and/or provide comments within the indicated time frame will result in a presumption that the affected Agency/Department has no comment, and the extension request will be moved forward based on that presumption.

Each LDC Agency or Department may recommend conditions of approval to maintain conformance with the County General Plan, or to ensure the project does not adversely affect the health, safety or welfare of the general public. New or revised conditions of approval should be added to the subject case condition set the by LDC Comment date and placed in recommend status. After the LDC Comment date, the Planning Department will then forward all recommended extension of time conditions to the applicant for acceptance prior to moving this request forward for approval.

LDC MEMBERS ARE ENCOURAGED TO DIFFERENCIATE THOSE CONDITIONS ADDED AS PART OF THE EXTENSION BY ADDING A REFERENCE IN THE CONDITION TITLE AND/OR BODY OF THE CONDITION (ie. "EOT 1, EOT 2)

If any LDC Agency or Department finds that the project, as approved, cannot be found to be in conformance with the General Plan and/or finds the project adversely affects the general health, safety and welfare of the public without the processing and approval of a Revised Permit to the Approved Plot Plan, said Agency or Department must provide to the Planning such a recommendation and provide details as to what issues such an application must address.

Should you have any questions regarding this item, please do not hesitate to contact Catherine Morales at micro 5-1816 or via e-mail at wbugtai@rctlma.org You can also send documents to **MAILSTOP# 1070**.



W.B.

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: PP24268 DATE SUBMITTED: 11/6/12

Assessor's Parcel Number(s): 963-04

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map _____ Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: 11/16/09

Applicant's Name: GARY WINDER E-Mail: GARY@STJOE.POWER.COM

Mailing Address: 42201 VINEYARD PKWY
MURRIETA CA 92562
City State ZIP

Daytime Phone No: (951) 255-4200 Fax No: () _____

Property Owner's Name: FRENCH VALLEY COND. E-Mail: _____
of J. WITNESSES

Mailing Address: _____
SOME _____
City State ZIP

Daytime Phone No: () 255-4200 Fax No: () _____

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
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Palm Desert, California 92211
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**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 *Darryl W. ...* hereafter "Applicant" and *Shirley ...* "Property Owner".

Description of application/permit use:

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

Section 1. Deposit-based Fees

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

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

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

Agenda Item No.: 2.1
Area Plan: Mead Valley Area Plan
Zoning District: Cherry Valley
Supervisory District: First/Fifth
Project Planner: Paul Rull
Directors Hearing: July 22, 2013

TENTATIVE PARCEL MAP NO. 36534
E.A. NO. 42573
Applicant: Virginia Mojica
Engineer/Representative: Love Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

TENTATIVE PARCEL MAP NO. 36534 is a schedule "H" subdivision of 2.9 gross acres into two (2) residential parcels with each parcel being 1.3 acres, and with one proposed parcel encompassing an existing single family residence and the other proposed parcel encompassing an existing guest dwelling unit.

The proposed project will subdivide the parcel so that both dwelling units will be located separately on its own parcel. Guest homes are permitted as an accessory use to a main single family residence on the same parcel. The existing guest house located on proposed parcel 1 has been conditioned to pull building permits requiring the conversion of the guest house to a single family residence, along with the payment of any associated development fees.

The property is northerly of Floral Avenue, easterly of Read Street, southerly of Ellis Avenue, and westerly of Palm Street

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum)
2. Surrounding General Plan Land Use (Ex. #5): Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum)
3. Existing Zoning (Ex. #2): Rural Residential (R-R)
4. Surrounding Zoning (Ex. #2): Rural Residential (R-R)
5. Existing Land Use (Ex. #1): Single Family Residence
6. Surrounding Land Use (Ex. #1): Single Family Residence and vacant
7. Project Data:
Total Acreage: 2.9
Total Proposed Parcel: 2
Proposed Min. Parcel Size: 1.0 Gross acre
Schedule: H
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42573**, 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. 36534**, 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: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) on the Mead Valley Area Plan.
2. The proposed subdivision with residential parcels each 1.3 acres in size are larger than the 1 acre minimum required by the Rural Community: Very Low Density Residential (RC: VLDR) designation.
3. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum).
4. The zoning for the subject site is Rural Residential (R-R).
5. The project site is surrounded by properties which are zoned Rural Residential (R-R).
6. The proposed parcels comply with the Development Standards of the Rural Residential Zone.
7. Similar residential uses have been constructed and are operating in the project vicinity.
8. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan.
9. Environmental Assessment No. 42573 has identified that there are no potentially significant impacts associated with the project.

CONCLUSIONS:

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

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. March Joint Powers Authority Jurisdiction.
 - b. A Tribal Land.
 - c. A General Plan Policy Overlay Area.
 - d. A Specific Plan.
 - e. A Zoning Overlay Area.
 - f. An Agricultural Preserve.
 - g. An Airport Influence Area or Airport Compatibility Zone.
 - h. A High Fire Area.
 - i. A flood zone.
 - j. A fault zone.
 - k. A County Service Area.
3. The project site is located within:
 - a. The City of Perris sphere of influence
 - b. An area of Low Liquefaction Potential.
 - c. An area Susceptible to Subsidence.
 - d. An area of Undetermined Paleontological Sensitivity.
 - e. Zone B of Ordinance No. 655 (Regulating Light Pollution (Mt. Palomar)).
4. The subject site is currently designated as Assessor's Parcel Number 343-090-019.

Vicinity Map - PM36534



Selected parcel(s):
343-090-019

LEGEND

 SELECTED PARCEL

 INTERSTATES

 HIGHWAYS

 PARCELS

IMPORTANT

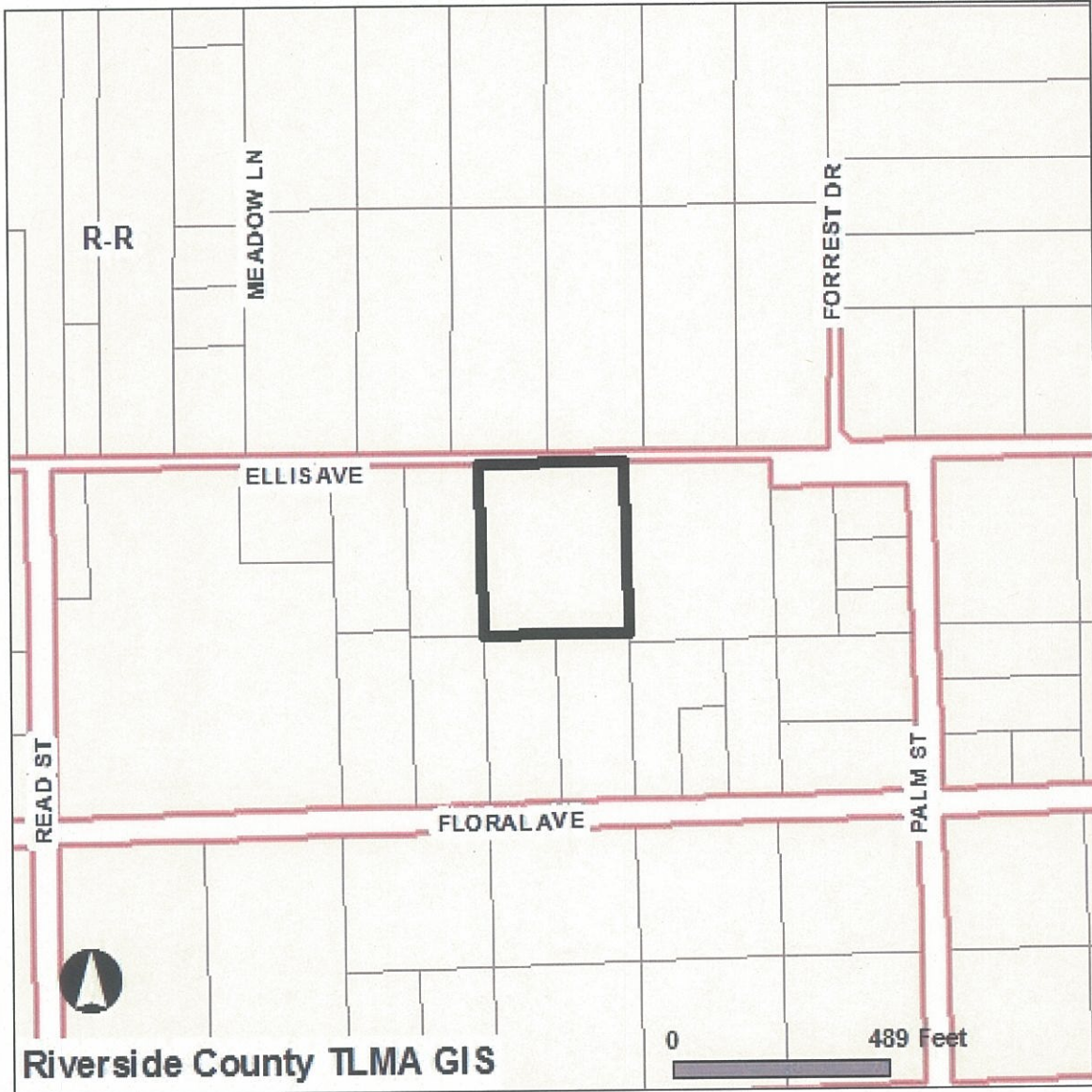
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness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

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Version 130225

Exhibit #1

Zoning Map - PM36534



Selected parcel(s):
343-090-019

ZONING

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

IMPORTANT

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

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Version 130225

Exhibit #2

General Plan Land Use Map - PM36534



Selected parcel(s):
343-090-019

LAND USE

- SELECTED PARCEL
- CASE
- N INTERSTATES
- M HIGHWAYS
- PARCELS
- RC-VLDR - RURAL COMMUNITY - VERY LOW DENSITY RESIDENTIAL
- RR - RURAL RESIDENTIAL

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

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Exhibit #5

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42573
Project Case Type (s) and Number(s): Tentative Parcel Map No. 36534
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Paul Rull, Project Manager
Telephone Number: 951-955-0972
Applicant's Name: Virginia Mojica
Applicant's Address: 21461 Ellis Avenue, Perris CA 92570

I. PROJECT INFORMATION

A. Project Description:

Tentative Parcel Map No. 36534 is a schedule "H" subdivision of 2.9 gross acres into two (2) residential parcels with each parcel being 1.3 acres, and with one proposed parcel encompassing an existing single family residence and the other proposed parcel encompassing an existing guest dwelling unit.

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

C. Total Project Area: 2.9 gross acres

Residential Acres: 2.9	Lots: 2	Units: N/A	Projected No. of Residents: 7.4
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other:			

D. Assessor's Parcel No(s): 343-090-019

E. Street References: Northerly of Floral Avenue, easterly of Read Street, southerly of Ellis Avenue, and westerly of Palm Street

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 3, Township 5 South, Range 4 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located in Mead Valley Area Plan of the Riverside County General Plan. The project is surrounded by existing single family residences. The site currently contains several existing buildings and structures including a 1,782 square foot single family residence, a 1,782 square foot guest house, existing paved residential driveways, and several other ancillary buildings and structures. The topography of the project site is generally flat.

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: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) General Plan Land Use Designation. The proposed project meets all other applicable land use policies.
2. **Circulation:** The proposed project has been reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all other applicable circulation policies of the General Plan
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed project is within an area that has a low susceptibility to liquefaction. The proposed project is not located within any other special hazard zone (including fault zone, high fire hazard area, dam inundation zone etc). The proposed project has allowed for sufficient provision of emergency response to the current and future users of this project through project design and payment of development impacts fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** Sufficient mitigation measures against any foreseeable noise impacts have been incorporated into the design of the project. The proposed project meets all other applicable Noise Element policies.
6. **Housing:** The Tentative Parcel Map is a Schedule 'H' subdivision of 2.9 gross acres into two (2) residential parcels with a one acre minimum lot size within the Rural-Residential (R-R) zoning. There is a less than significant impact to housing as a direct result of this subdivision as both proposed parcels already contain single-family houses. The proposed project meets all other 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): Mead Valley Area Plan

C. Foundation Component(s): Rural Community

D. Land Use Designation(s): Very Low Density Residential (VLDR) (1 Acre Minimum)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding:

1. **Area Plan(s):** Mead Valley Area Plan

2. **Foundation Component(s):** Rural Community

Land Use Designation(s): Very Low Density Residential (VLDR) (1 Acre Minimum)

3. **Overlay(s), if any:** N/A

4. Policy Area(s), if any: N/A

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: N/A

2. Specific Plan Planning Area, and Policies, if any: N/A

I. Existing Zoning: Rural Residential (R-R)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Rural Residential (R-R)

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

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

Paul Rull, Project Manager

Printed Name

5/20/13

Date

For Carolyn Syms Luna, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) The project site is located in a primarily urban area of Riverside County, which has no designated Scenic Highways. The Riverside County General Plan indicates that the project site is not located within a designated scenic corridor. Development of the project site will not affect any scenic resources, as adjacent lands have been developed with uses compatible with the proposed project.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the proposed project will not result in the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

a) The project site is located approximately 37.45 miles from Mt. Palomar Observatory and within Zone B of Ordinance 655. It has the potential to interfere with the Observatory. The project is required to comply with Ordinance No. 655. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. These requirements are considered standard and not mitigation for CEQA purposes; therefore, less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures 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 type="checkbox"/>	<input checked="" 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) The proposed project will not create a new source of light as there is already existing dwelling units on both of the proposed parcels. No new light sources are anticipated. Therefore, there is no impact.

b) Surrounding land uses include single-family residential homes on large lots. The project proposes the creation of two single-family residential lots, of which there are already two existing single-family homes. The amount of light that is created is consistent with existing levels and not considered substantial; therefore, surrounding residential properties will not be exposed to unacceptable light levels. Impacts to light levels are considered less than significant.

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	<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
use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?				
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<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 conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) The proposed project is designated as Other Lands and will not 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 California Resources agency, to a non-agricultural use. Therefore, no impact will occur.

b) The project site is surrounded by large-lot single-family residential homes. The site is not located within an Agricultural Preserve. Therefore, no impact will occur.

c) The proposed project is not located within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). Therefore, no impact will occur.

d) The project site 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. Therefore, no impact will occur.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
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.

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

a) The County does not have zoning that is specific to the preservation of forest land or timberland. Therefore the proposed project will not conflict with any forest land zoning.

b & c) The site has been used as single family residential, and there are no forest areas or non-man made groves. Therefore, the project will not result in the loss of any forest land.

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 Table 6-2

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

a) The 2003 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan Land Use designations, and population estimates. The population proposed by this project will not obstruct the implementation of the 2003 AQMP. Therefore, there is no impact.

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

b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term, construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading (Condition of Approval 10.BS GRADE. 5). This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. However, due to the fact that there are existing homes on both proposed parcels; it is highly unlikely that any site preparation necessitating the use of grading equipment will occur. Therefore, no impact would occur.

c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to an applicable federal or state ambient air quality standard. Therefore, less than significant impacts are expected.

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 homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities, commercial or manufacturing uses, or generate significant odors. Therefore, there is no impact.

e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.

f) The project proposes a two parcel subdivision and will not create objectionable odors affecting a substantial number of people. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>50, Code of Federal Regulations (Sections 17.11 or 17.12)?</u>				
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP, On-site Inspection, EPD review

Findings of Fact:

a) The proposed project is not located within a Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell. A review was done by the Environmental Programs Division of the Planning Department to assure consistency with the MSHCP plan. No inconsistencies were reported. Therefore, the impact is considered less than significant after mitigation.

b) The County of Riverside Environmental Programs Division (EPD) did not identify the presence of any endangered or threatened species which are listed in the Title 14 of the California Codes of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). Based on the review by EPD, there will be less than significant impacts related to threatened or endangered species.

c) A review by EPD indicated that no conservation is required, no riparian areas are present. The project site has had single-family buildings and activities for some time. The project will not impact wildlife significantly, either directly or through habitat modifications, on those species identified as 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. Therefore, the impacts will be less than significant.

d-f) The site features no water bodies or waterways. The site contains no significant suitable habitat, as the entire site is actively used as single-family residential activities. Therefore there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) Based on a review by EPD, the project is consistent with all biological policies of the General Plan, the MSHCP, and all other policies that impact the site. The project is consistent with all applicable Ordinances. There are no Oak Trees on the site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures required.

CULTURAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Riverside County General Plan Figure OS-7, County Archaeologist Review, Project Application Materials,

Findings of Fact:

a) A Cultural Resource review by the County Archaeologist found no record of a historic site within the boundaries of the project site. The project will not alter or destroy a historic site. The project will have no impact to historic resources.

b) No historical resources as defined in California Code of Regulations, Section 15064.5 exist on the project site. The proposed subdivision will not include any grading activities that could potentially expose historic resources and therefore monitoring is not recommended or required. A Cultural Resource review by the County Archaeologist has determined that the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials, County Archaeologist Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-c) Based on the Cultural Resources review by the County Archaeologist, there is no possibility of archeological artifacts to be found on the project site. The proposed subdivision will not include any grading activities that could potentially expose archeological resources or disturb any human remains (as there are no cemeteries in the vicinity), and therefore monitoring is not recommended or required.

d) The project will not restrict existing religious or sacred uses within the potential impact area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to RCLIS (GIS database) and reviewed by the County Geologist, the project site is located in an area that is designated as undetermined potential for paleontological sensitivity. A condition of approval was added to assist in the event that Paleontological resources are found on site (Condition of Approval Planning 10.PLANNING.19). The proposed subdivision will not include any grading activities that could potentially expose paleontological resources and therefore monitoring is not recommended or required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

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

Findings of Fact:

a-b) According to RCLIS (GIS database), the proposed project is not located within a fault zone. Based on the review of the aerial photos, site mapping and literature research, there is no evidence of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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active faults crossing trending toward the subject site. In addition, the site is not located within one-half miles from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

a) According to RCLIS, there is a low potential for this site to be affected by seismically induced liquefaction. Less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

a) 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)

Findings of Fact:

a) According to General Plan Figure S-4, the proposed project site is not located in an area which is susceptible to landslide risk as a result of seismic activity. The proposed development will be required to comply with the latest edition of the California Building Code (CBC 2010) which takes into consideration earthquake risk. This requirement is not considered unique mitigation for CEQA purposes. The proposed project will have a less than significant impact with regard to ground shaking.

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
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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: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The project site is generally flat and according to Figure S-5, the proposed project is not located within with slopes greater than 25%; and therefore no potential for landslides. The project site and surrounding area does not consist of rocky terrain and therefore the project is not subject to rock fall hazards. No impacts will occur as a result.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

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: On-site Inspection, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Based on a review by the County Geologist, the proposed project is not located within areas that is subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: Riverside County General Plan figure S-5 "Regions Underlain by Steep Slopes", Building and Safety – Grading Review, Project Application Materials

Findings of Fact:

a) The proposed subdivision will not include any grading activities, and therefore the project will have no impact to the existing topography.

b) The project will not cut or fill slopes greater than 2:1. The proposed subdivision will not include any grading activities, and therefore the project will have no impact.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2010), 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

a) The development of the project site may have the potential to result in soil erosion during grading and construction. Standard Conditions of Approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes (Condition of Approval. 10.BS GRADE. 4). However, the proposed subdivision will not include any grading activities, and therefore the project will have no impact on soil erosion or loss of topsoil.

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

c) The area does not feature a sewer system. The residential structures ultimately resulting from this proposed land subdivision will require the use of individual septic tanks. This project will require the installation of a septic tank and leach lines. However, due to the large amount of acreage for the overall site; the installation of septic tanks will not cause significant environmental effects.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

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

Source: Flood Control District review, Building and Safety – Grading Review, Project Materials

Findings of Fact:

a-b) The project site is currently developed with existing single-family homes and accessory structures/buildings. The proposed subdivision will not include any grading activities that would change the deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake, or result in the any increase in water erosion either on or off site, and therefore the project will no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The project site lies within a moderate area of wind erosion. The project site is not anticipated to be impacted by blowsand from off site because current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (Condition of Approval 10 BS.GRADE.5). This is a standard condition and, therefore, is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

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?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Application materials

Findings of Fact:

a) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. The proposed project is consistent with the General Plan. Currently the existing small-scale residential development 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 types of residential development associated with the current development does not exceed 2 primary 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32.

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 type="checkbox"/>	<input checked="" 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, Department of Environmental Health Review

Findings of Fact:

a) The project does not propose any use that would involve the transport, use, or disposal of hazardous material beyond the use of typical household cleaners. Therefore, less than significant impacts are expected.

b) The proposed project is not anticipated to 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. Therefore, there is no impact.

c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Therefore, there is no impact.

d) There are no existing or proposed schools within one-quarter mile of the project site or in the project vicinity. Also, the proposed project does not propose the transportation of substantial amounts of hazardous materials (refer to Finding of Fact 20a). Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The proposed 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, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?

b) Require review by the Airport Land Use Commission?

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

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

Findings of Fact:

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission (ALUC).

c) The proposed project is not 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, and will 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. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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residences are intermixed with wildlands?

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

Findings of Fact:

a) According to GIS, the project site is not located within a high fire area. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project receives minimal offsite runoff from the east. Except for nuisance nature local runoff that may transverse portions of the property, the project is considered free from ordinary storm flood hazard. The proposed project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.

b) The project will not violate any water quality standards or waste discharge requirements, and has been conditioned to comply with standard water quality conditions of approval.

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. The two proposed lots are currently receiving potable water service from the Eastern Municipal Water District (EMWD). Therefore, the project will have a less than significant impact.

d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. Therefore, the impact is considered less than significant.

e) The proposed project is not located within a 100-year flood zone. The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, no impacts are anticipated.

f) The proposed project is not located within a 100-year flood zone. The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows. Therefore, no impacts are anticipated.

g) The proposed project will not violate any water quality standards or waste discharge requirements and it will not substantially deplete or degrade groundwater supplies or interfere substantially with groundwater recharge.

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: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
result in flooding on- or off-site?				
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input 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 project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.

b) Since the project proposes no impervious surfaces, the existing absorption rates and the amount of surface runoff will not be affected. Therefore, no impact will occur.

c) The project site is not located in an area susceptible to the impacts of the failure of levee or dam. Therefore, there are no impacts.

d) The proposed project is not expected to change the amount of surface water in any body of water. No buildings or obstructions will be allowed to block, concentrate or divert drainage flows. Therefore, less than significant impacts to the amount of surface water are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The Tentative Parcel Map proposes a subdivision of 2.9 gross acres into two residential parcels with a minimum size of one (1) gross acre. This subdivision is consistent with the Community Development: Very Low Density Residential (CD: VLDR) (1 acre minimum) land use designation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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This project is consistent with the requirements of this policy and is therefore consistent with this policy and all other policies of the General Plan. The proposed project will not result in an alteration of the present or planned land use of this area.

b) According to RCLIS (GIS Database), the proposed project is located within a city sphere of influence for the City of Perris. The proposed project contains existing single-family residences and accessory structures which are consistent with the types of homes in the City of Perris. Therefore, the proposed project will not affect the land use in the adjacent city and no impact would occur.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed project is consistent with the standards for the Rural Residential (R-R) zoning. No impacts related to zoning will occur.

b) The site is surrounded by land which is zoned Rural Residential (R-R) zoning. Therefore, the proposed project is compatible with the existing surrounding zoning.

c) The proposed project is surrounded by single family homes. The project is proposing one-acre, single family parcels which will be compatible with existing and future land uses in the area within the County.

d) The Tentative Parcel Map proposes a subdivision of 2.9 gross acres into two residential parcels with a minimum size of one (1) gross acre. This subdivision is consistent with the Rural Community Development: Very Low Density Residential 1 Acre Minimum (RC: VLDR). This project is consistent with the policies of the General Plan and will not result in an alteration of the present or planned land use of this area.

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

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

Monitoring: No monitoring measures 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed project is located within an area designates as MRZ-3a: "Areas where the available geologic information indicates that mineral deposits are likely to exist". However, the significance of the deposits is undetermined. The project area has not been used for mining. Therefore, the project would 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. Therefore, the impact is considered less than significant.

b) The project site has not been used for mineral resources; therefore, 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. Therefore, there is no impact.

c) Surrounding the project site are residential homes on large lots and vacant land. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.

d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

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

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

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable

C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a) The proposed project site is not located within an Airport Influence Area; therefore, the project will not expose people residing on the project site to excessive noise levels related to air traffic. Therefore, no impacts are expected.

b) The proposed project site is not located within the vicinity of a private air strip; therefore, the project will not expose people residing on the project site to excessive noise levels. No impacts are expected.

Mitigation: No mitigation required.

Monitoring: No monitoring 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 proposed project is not located in the vicinity of any railroads. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The proposed project is not located in the vicinity of a major highway. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database, County Ordinance No. 847 (Regulating Noise in Riverside County)

Findings of Fact:

The proposed project has existing dwelling units onsite which is consistent with the surrounding existing neighborhood.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed project will not raise the current ambient noise levels in the area as the project site has already been developed and occupied with a single family residence and a guest house, which is the maximum number of homes permitted in the Rural Community: Very Low Density Residential (1 Acre Minimum) land use designation. The project proposes the creation of minimum 1-acre residential lots which are similar in intensity to properties in the vicinity. The development of the proposed project will not substantially increase ambient noise levels. Therefore, this impact is considered less than significant.

b) The proposed project will not create any substantial temporary ambient noise levels during construction as there is no construction proposed as part of this project. Both proposed parcels contain existing single-family homes and driveway improvements have already been made. With no construction being proposed, there will be no temporary or periodic increase in ambient noise. Therefore no impact will occur.

c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Therefore, impacts are expected to be less than significant.

d) The proposed project will not exposure people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

- a) The proposed project site currently contains two residential dwelling. The map will not displace those living on the site. Thus, the proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- b) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.
- c) See 35a.
- d) The project is located within the County's I-215 Redevelopment Project Area. However, since both homes currently exist, the proposed subdivision will not significantly affect this project area. Therefore, impacts will be less than significant.
- e) The project proposes the subdivision of 2.9 acres into two (2) residential parcels, which could equate to an increase to a total of nine (9) persons¹. This population increase will not exceed official regional or local population projections.
- f) The project will not induce substantial population growth in an area.

Mitigation: No mitigation required.

Monitoring: No monitoring 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 proposed project will have a less than significant impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the Applicant shall comply with the provisions of Ordinance 659.10 which requires payment of the appropriate fees related to the funding and construction of facilities necessary to address the direct cumulative environmental effect generated by new development projects (Condition of Approval 10.PLANNING.14). With compliance to Ordinance No 659.10, impacts to Fire services are viewed as less than significant.

¹ According to 2010 United States Census Bureau data generation factor of 3.2

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Additionally, the project will not 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. As such, this project will not cause the construction that could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

a) The Riverside County Sheriff’s Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will incrementally increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will not create a significant impact on sheriff services. Riverside County’s development impact fee Ordinance No. 659.10 also collects fees for sheriff services, which is intended to offset any incremental increases in need for sheriff services (Condition of Approval 10.PLANNING.14). The proposed project is required to pay these development impact fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659.10, the proposed project will have a less than significant impact on sheriff services and no mitigation measures are required.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

38. Schools

Source: GIS database

Findings of Fact:

a) The Perris and Perris Union High School District provides public education services for the project area. The applicant of this project is conditioned to pay the school impact fees for residential uses as set by State Law. Fees are required to be paid prior to issuance of building permits (Conditions of Approval 80.PLANNING. 7). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, with payment of school fees the potential impact is mitigated to a less than significant level.

Mitigation: No mitigation measures are required.

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

39. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The proposed development will have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659.10 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project is required to pay these development impact fees prior to issuance of building permits (Condition of Approval 10.PLANNING.14). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The project will not create a significant additional need for additional health services. However, these types of services are normally user fee or tax-supported services. No shortage in the provision of health care service is expected as a result of the proposed project. The proposed project will not have a significant impact on health services and no mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 scope of the proposed project does not involve the construction or expansion of recreational facilities. Therefore, the impact is considered less than significant.

b) Future residents of the project site could potentially use neighboring recreational facilities. Due to the size of the proposed development, which entails the addition of approximately nine (9) persons to the area, it is not anticipated that the project will could generate significant impacts to nearby parks or recreational facilities. Therefore, the impact is considered less than significant.

c) The proposed project could potentially incrementally increase the use of some types of recreational facilities in the Mead Valley Area. The project site is not located within a Community Service Area (CSA). Thus, impacts would not be considered significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The proposed project has not incorporated any trails into its design; therefore, the project will have no impact on recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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, Riverside County Transportation Department Review, Riverside County Fire Department Review

Findings of Fact:

a) The proposed project will not increase vehicular traffic from existing levels as both proposed parcels already have existing dwelling units. The Transportation Department did not require a traffic study for the proposed project. The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system. Nor will the project conflict with any County policy regarding mass transit. The impact is considered less than significant.

b) The project site meets all parking requirements of Ordinance 348 Section 18.12 "Off-Street Parking." Therefore, there is no impact. Nor will the project conflict with an applicable congestion management plan.

c & d) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). The design of the streets for the project includes no such features. Therefore, there is no impact.

f) The project will not cause an increase in the population of the area as there are existing single-family homes currently existing on both of the proposed parcels. A portion of property taxes are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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provided to the Community Services District to offset the increased cost of maintenance. Therefore, there is a less than significant impact.

g) The project is located in a rural area with minimal residents. The project is located on a two-way local road. There is no construction proposed as part of this subdivision. Therefore no impact will occur.

h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.

i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

The project is not located adjacent to or nearby and designated bike trails. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a) The proposed project is served by the Eastern Municipal Water District will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project will be served by the Eastern Municipal Water District. Therefore, it is anticipated that the project will have sufficient water supplies available and would not require new or expanded entitlements to serve the project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a) The project has existing onsite wastewater treatment systems that are connected to each dwelling unit. A C42 certification was submitted for each treatment system and was determined to be satisfactory by the County's Department of Environmental Health. There will be no new construction of wastewater treatment facilities. Therefore, no impact will occur.

b) The proposed project features onsite septic. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

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

a-b) The project is relatively small and will not generate significant amounts of construction or demolition waste. The project will be served by Riverside County Waste Management Department. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

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

Source: Riverside County General Plan

Findings of Fact:

a,b,c) The project proposes no construction as there exists a single family dwelling and a guest home onsite. Both homes have existing connections to electricity, natural gas and communication systems. No construction is required to connect utilities to the existing homes. Therefore, no impact will occur.

d) Storm water drainage will perpetuate the natural drainage patters of the area, off the project site. There will be no impacts to the surrounding areas.

e) Cumulative traffic impacts from the project will not result in the need for additional street lights. Should the Community Services District elect to require any street lights at the building permit stage, electricity is available at the project site. These impacts are considered less than significant based on the availability of existing public facilities that support local systems.

f) Based on data available at this time, no offsite utility improvements will be required to support this project.

g) The project will not require additional government services.

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
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49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

Source:

Findings of Fact:

a) The County has not adopted any energy conservation plans, nor do any State or Federal energy conservation plans apply to the project site. There is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

OTHER

50. Other:

Source: Staff review

Findings of Fact:

Mitigation:

Monitoring:

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Staff review, Project Application Materials

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

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

CAPCOA, CEQA and Climate Change, January 2008.

GIS: Riverside County Geographic Information System database.

WRCMSHCP: Western Riverside County Specie's Habitat Conservation Program, Adopted June 17, 2003.

Riverside County General Plan, Adopted October 7, 2003.

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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PARCEL MAP Parcel Map #: PM36534

Parcel: 343-090-019

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a schedule "H" subdivision of 2.9 gross acres into two residential parcels, with each parcel being 1.3 acres, and with one proposed parcel encompassing an existing single family residence and the other proposed parcel encompassing an existing guest dwelling unit.

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, 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, 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 #: PM36534

Parcel: 343-090-019

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. 36534 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36534, dated 5/8/13.

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. 2 MAP - GIN VARY INTRO RECOMMND

Parcel Map No. 36534 proposes a Schedule "H" subdivision of 2.9 gross acres into two residential lots. Both parcels have been developed and the existing residences are to remain. The Grading Division does not object to this proposal with the following included conditions of approval.

10.BS GRADE. 3 MAP - 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. 6 MAP - 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,

PARCEL MAP Parcel Map #: PM36534

Parcel: 343-090-019

10. GENERAL CONDITIONS

10.BS GRADE. 6

MAP - NPDES INSPECTIONS (cont.)

RECOMMND

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 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

PARCEL MAP Parcel Map #: PM36534

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10. GENERAL CONDITIONS

10.BS GRADE. 6 MAP - NPDES INSPECTIONS (cont.) (cont.) RECOMMND
ordinances and regulations.

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND
All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 11 MAP - MINIMUM DRNAGE GRADE RECOMMND
Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 22 MAP - FINISH GRADE RECOMMND
Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1 EMWD POTABLE WATER SERVICE RECOMMND
The two (2) lots under Parcel Map 36534 are currently receiving potable water service from Eastern Municipal Water District (EMWD). It is the responsibility of each property owner to ensure that all requirements to continue receiving potable water service are met with EMWD as well as all other applicable agencies.

10.E HEALTH. 2 PM 36534 - COMMENTS RECOMMND
Parcel Map 36534 is proposing split a 2.79 acre lot into two (2) equally divided parcels. After the completion of this lot split, each lot will contain an existing dwelling that is connected to its own dedicated onsite wastewater treatment system (OWTS). A C42 Certification (c/o Darrell's Pumping) was submitted for each existing OWTS on 2-4-13 and revealed the following:

Lot "A" - Existing 1,828 square foot dwelling containing 3 bedrooms and 23 fixture units.

OWTS = 1,000 gallon septic tank with 450 square feet of leach line bottom area (3 leach lines each 50 feet in length).

PARCEL MAP Parcel Map #: PM36534

Parcel: 343-090-019

10. GENERAL CONDITIONS

10.E HEALTH. 2 PM 36534 - COMMENTS (cont.) RECOMMND

Lot "B" - Existing 1,828 square foot dwelling containing 4 bedrooms and 23 fixture units.

OWTS - 1,500 gallon septic tank with 600 square feet of leach line bottom area (2 leach lines each 100 feet in length with plastic chambers).

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Parcel Map 36534 is a schedule H proposal to subdivide a site of approximately 2.79 acres into two residential parcels. This site is located in the Good Hope area of unincorporated Riverside County bounded to the north by Ellis Avenue, to the west by Meadow Lane, to the east by Forrest Road, and to the south by Floral Avenue.

This proposed project receives minimal offsite runoff from the east. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with Section 1B of Ordinance 457, by elevating the finished floor a minimum of one foot above the adjacent ground, measured at the upstream edge of the structure.

Even though no grading, building or any other improvements is associated with this proposal, but there are existing structures on these lots, therefore this proposal falls under the category of significant redevelopment. Any new construction or grading may require a project specific Water Quality Management Plan (WQMP). A note shall be place on an Environmental Constraint Sheet (ECS) stating "A final WQMP may be required prior to issuance of grading or building permit." This WQMP shall comply with the latest MS4 permit.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - MAP ACT COMPLIANCE RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of

PARCEL MAP Parcel Map #: PM36534

Parcel: 343-090-019

10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - MAP ACT COMPLIANCE (cont.) RECOMMND

County Ordinance No. 460, Schedule H, unless modified by the conditions listed herein.

10.PLANNING. 2 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. 7 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Rural Residential (R-R) zone.

10.PLANNING. 10 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 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.

PARCEL MAP Parcel Map #: PM36534

Parcel: 343-090-019

10. GENERAL CONDITIONS

10.PLANNING. 11

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.

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.

PARCEL MAP Parcel Map #: PM36534

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10. GENERAL CONDITIONS

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.

10.TRANS. 4 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 5 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. 6 MAP - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along Ellis Avenue due to existing improvements.

PARCEL MAP Parcel Map #: PM36534

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 MAP - GUEST HOME CONVERSION RECOMMND

The applicant shall pull building permits for the conversion of the existing guest home on proposed parcel 1 to a single family residence within 2 weeks of Parcel Map No. 36534 being recorded as referenced in Condition of Approval 50.PLANNING.21 and constructed soon after.

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP WQMP NOTE ON ECS RECOMMND

A note shall be place on an Environmental Constraint Sheet (ECS) stating "A final WQMP may be required prior to issuance of grading or building permit." This WQMP shall comply with the latest MS4 permit.

50.FLOOD RI. 2 MAP SUBMIT ECS & FINAL MAP RECOMMND

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

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 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

PARCEL MAP Parcel Map #: PM36534

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST (cont.) RECOMMND

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 1 gross acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Rural Residential (R-R) 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. 18 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to the County Planning Department - Land Use Division that all structures for human occupancy presently existing and proposed for retention comply with Ordinance No. 457.

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 divider's successor-in-interest.

50.PLANNING. 21 MAP - GUEST HOUSE CONVERSION RECOMMND

Prior to recordation, building plans for a guest home conversion to a single family residence for proposed parcel 1 must be submitted, paid for, reviewed and approved by the Building and Safety Department.

PARCEL MAP Parcel Map #: PM36534

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50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 1 MAP - SUFFICIENT R-O-W/SUR

RECOMMND

Sufficient right-of-way along Ellis Avenue shall be dedicated for public use to provide for a 30-foot half-width right-of-way.

50.TRANS. 2 MAP - IRREVOCABLE OFFER OF DED

RECOMMND

Prior to recordation of the final map, the project proponent shall file and record an irrevocable offer of dedication for public use on Ellis Avenue to provide for a 20-foot half-width right-of-way.

NOTE: This irrevocable offer of dedication shall be in addition to the right-of-way dedication required under 50.TRANS.1. The irrevocable offer of dedication shall include the following statement:

"At the time the County of Riverside accepts the herein described Irrevocable Offer of Dedication; upon request of the Director of Transportation and at the owner's expense, the owner shall demolish/relocate any and all encroachments and/or structures immediately. Any requirement for a new Water Quality Management Plan that may apply shall be provided by the owner at his/her expense. No additional encroachments shall be allowed within the ultimate 50' right-of-way dedication."

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - 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

PARCEL MAP Parcel Map #: PM36534

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 MAP - NPDES/SWPPP (cont.) RECOMMND

(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. 4 MAP - GEOTECH/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. 6 MAP - DRNAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 11 MAP - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 12 MAP- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading 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

PARCEL MAP Parcel Map #: PM36534

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12 MAP- BMP CONST NPDES PERMIT (cont.) RECOMMND

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.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - ARCHAEO RECORDS SEARCH RECOMMND

PRIOR TO THE ISSUANCE OF A GRADING PERMIT, THE FOLLOWING CULTURAL RESOURCES STUDY SHALL BE SUBMITTED AND APPROVED BY THE COUNTY ARCHAEOLOGIST:
A records search at the Eastern Information Center (EIC), University of California at Riverside, must be conducted by a County approved cultural resources consultant selected by the applicant. The report shall meet current County standards for such reports and be prepared by an approved professional archaeologist currently listed on the County's Cultural Resources Consultant List posted on the TLMA - Planning website. Once the records search is completed, the CULTURAL RESOURCE CONSULTANT must send the records search results, including any site records within or adjacent to the project area, ONLY to the County Archaeologist. Based on the results of the records search, and a review of the materials by the County Archaeologist, a Phase I study, may or may not, be necessary prior to the issuance of a grading permit. For further information, please contact the County Archaeologist at (951) 955-3025 or rrhoades@rctlma.org. *NOTE* RECORDS SEARCH RESULTS ARE CONFIDENTIAL AND MUST NOT BE SENT TO ANYONE ELSE BUT RHOADES. Only after review of the records search results by the County Archaeologist, and the information contained deemed adequate, can this condition be cleared.

60.PLANNING. 17 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 MAP - SKR FEE CONDITION (cont.) RECOMMND

which is anticipated to be 2.9 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.

60.PLANNING. 18 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.

TRANS DEPARTMENT

60.TRANS. 1 MAP-SBMT/APPVD GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - SITE EVALUATION RECOMMND

Prior to the issuance of any building permits, the applicant shall obtain 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.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP- BMP CONST NPDES PERMIT RECOMMND

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.

PLANNING DEPARTMENT

80.PLANNING. 7 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Perris School District and Perris Union High 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

PLANNING DEPARTMENT

90.PLANNING. 6 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set 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 2.9 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount

05/30/13
07:47

Riverside County LMS
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6

MAP - SKR FEE CONDITION (cont.)

RECOMMND

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.

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: February 20, 2013

TO:

Riv. Co. Transportation Dept.
Riv. Co. Surveyor
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District

Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
1st District Supervisor
1st District Planning Commissioner
Perris Valley Municipal Council

City of Perris Planning Dept.
Perris Union High School Dist.
Eastern Municipal Water District
Southern California Edison Co.
Southern California Gas Co.
Eastern Information Center -UCR

PARCEL MAP NO. 36534 – EA42573 – Applicant: Virginia Mojica – Engineer/Representative: Tom Love, Love Engineering – First/Fifth Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) – Location: Northerly of Floral Avenue, easterly of Read Street, southerly of Ellis Avenue and westerly of Palm Street – 2.9 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** Proposed Schedule "H" subdivision of 2.9 gross acres into two residential lots.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on March 14, 2013**. All LDC/DRT 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 **Paul Rull**, Project Planner, at **(951) 955-0972** or email at **prull@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH: PC: BOS:

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.

March 7, 2013

Paul Rull, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RECEIVED
MAR 11 2013

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

RE: Tentative Parcel Map No. 36534
Proposal: Divide 2.9 acres into two parcels

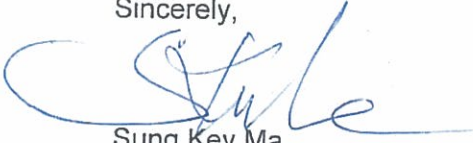
Dear Mr. Rull:

The Riverside County Waste Management Department has reviewed the proposed project located northerly of Floral Avenue, southerly of Ellis Avenue, westerly of Palm Street, and easterly of Read Street within the Mead Valley Area Plan. This project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project's applicant should implement the following measures, as feasible:

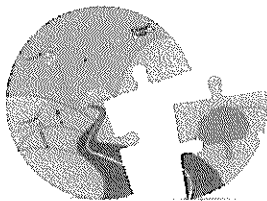
- Recycle the project's construction and demolition (C&D) waste through a C&D recycling facility. Contact the Franchise Hauler for additional information.
- Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3283.

Sincerely,


Sung Key Ma
Planner IV

PD#133765



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP
- REVISIED MAP
- PARCEL MAP
- MINOR CHANGE
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP
- VESTING MAP
- EXPIRED RECORDABLE MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: Tentative Parcel 36534 DATE SUBMITTED: 2/13/13

APPLICATION INFORMATION

Applicant's Name: Virginia Mojica E-Mail: VirginiaMojica@yahoo.com

Mailing Address: 21461 Ellis Avenue
Perris, CA 92570
City State ZIP

Daytime Phone No: (951) 710-0704 Fax No: ()

Engineer/Representative's Name: Love Engineering/Tom Love E-Mail: Tom@LoveCivil.com

Mailing Address: 31915 Rancho California Rd, Suite 200-166
Temecula, CA 92591
City State ZIP

Daytime Phone No: (951) 440-8149 Fax No: (951) 303-6701

Property Owner's Name: Virginia Mojica E-Mail: VirginiaMojica@yahoo.com

Mailing Address: 21461 Ellis Avenue
Perris, CA 92570
City State ZIP

Daytime Phone No: (951) 710-0704 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

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

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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.

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.

Virginia Mojica
PRINTED NAME OF APPLICANT Virginia Mojica
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.

Antonio Mojica & Virginia Mojica
PRINTED NAME OF PROPERTY OWNER(S) Antonio Mojica Virginia Mojica
SIGNATURE OF PROPERTY OWNER(S)
Jose Navarrete & Maria Navarrete
PRINTED NAME OF PROPERTY OWNER(S) Jose C. NAVARRETE Maria Navarrete
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 owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 343-090-019
Section: 3 Township: 5S Range: 4W
Approximate Gross Acreage: 2.8 acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Highway 74, South of Eucalyptus Ln, East of Read St, West of Interstate 215.

Thomas Brothers map, edition year, page number, and coordinates: 2011, Page 807, Grid A-5

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):

Subdivide 2.79 acre parcel into two equal size parcels.

Existing structures to remain, no development proposed.

Related cases filed in conjunction with this request:

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

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

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

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

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

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

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

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

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: N/A - Development not proposed

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/20/2013.

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

APN (s) or case numbers Pm 36534 For

Company or Individual's Name Planning Department.

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

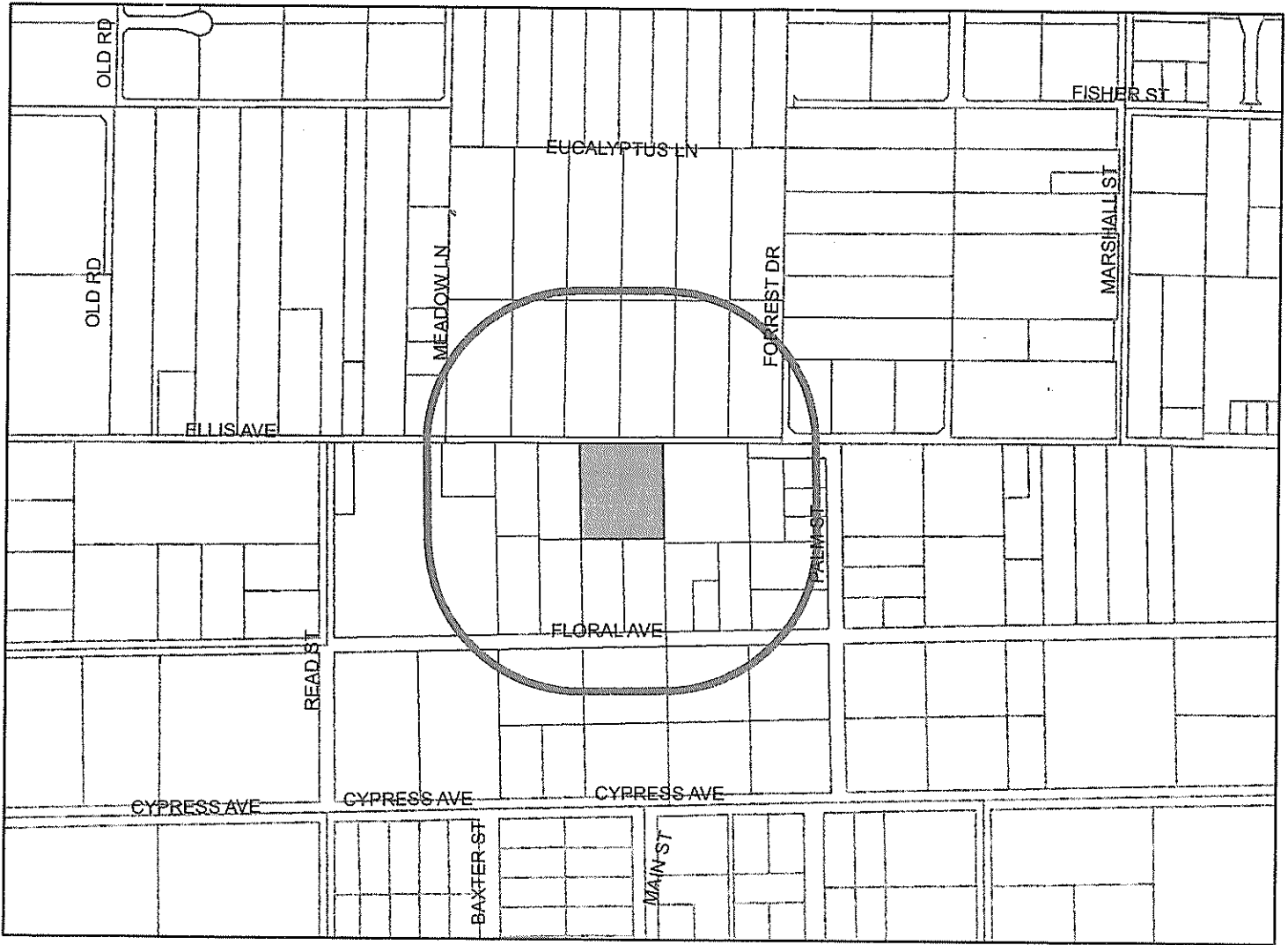
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

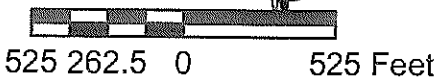
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

PM36534 (600 feet buffer)



Selected Parcels

343-090-023	343-090-022	325-070-038	343-130-017	343-130-038	325-060-016	343-130-034	343-130-035	343-090-024	343-130-019
343-130-039	343-090-018	343-130-033	343-090-019	343-130-020	325-050-019	325-060-015	343-090-011	343-130-036	343-130-041
343-090-012	343-130-037	343-130-040	343-090-005	343-090-020	325-060-022	343-090-003	325-060-023	325-060-014	325-060-018
325-070-002	343-090-004	325-060-013	325-050-018	343-090-013	325-060-021	325-060-019	325-060-020		



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: 325050018, APN: 325050018
ANTONIO GONZALEZ, ETAL
21492 ELLIS ST
PERRIS, CA. 92570

ASMT: 325060019, APN: 325060019
TAKAYO OCHI, ETAL
730 S LINCOLN AVE
MONTEREY PARK CA 91755

ASMT: 325050019, APN: 325050019
KENNETH GRANGER
P O BOX 6124
GARDEN GROVE CA 92846

ASMT: 325060020, APN: 325060020
PAM SANTI, ETAL
18888 VAN BUREN
RIVERSIDE CA 92508

ASMT: 325060013, APN: 325060013
SANDRA FIGUEROA
23270 MARSHALL ST
PERRIS CA 92570

ASMT: 325060021, APN: 325060021
LISA MARQUEZ, ETAL
21640 ELLIS AVE
PERRIS, CA. 92570

ASMT: 325060014, APN: 325060014
LUZ MEDINA, ETAL
21635 EUCALYPTUS LN
PERRIS, CA. 92570

ASMT: 325060022, APN: 325060022
OMAR GONZALEZ
21690 ELLIS AVE
PERRIS, CA. 92570

ASMT: 325060015, APN: 325060015
TONI WEBSTER, ETAL
21615 EUCALYPTUS LN
PERRIS, CA. 92570

ASMT: 325060023, APN: 325060023
WILLIE GAMBRELL, ETAL
21730 ELLIS AVE
PERRIS, CA. 92570

ASMT: 325060016, APN: 325060016
WILLIAM WEBSTER, ETAL
C/O TAX SERVICE
23811 WASHINGTON C110 141
MURRIETA CA 92562

ASMT: 325070002, APN: 325070002
NATALIA CERVANTES, ETAL
2036 SELDON PL
POMONA CA 91768

ASMT: 325060018, APN: 325060018
MEGUK WONG, ETAL
1554 ECHO PARK AVE
LOS ANGELES CA 90026

ASMT: 325070038, APN: 325070038
LETICIA IGLESIAS, ETAL
21770 ELLIS AVE
PERRIS, CA. 92570

ASMT: 343090003, APN: 343090003
PATRICIA JOHNSON
19 MAJESTIC AVE
SAN FRANCISCO CA 94112

ASMT: 343090019, APN: 343090019
MARIA NAVARRETE, ETAL
21461 ELLIS AVE
PERRIS, CA. 92570

ASMT: 343090004, APN: 343090004
SALLY BORRA
21289 ELLIS AVE
PERRIS, CA. 92570

ASMT: 343090020, APN: 343090020
CARMEN ISUN, ETAL
24497 LIOLIOS WAY
MORENO VALLEY CA 92551

ASMT: 343090005, APN: 343090005
MARY BORRA
21385 ELLIS AVE
PERRIS, CA. 92570

ASMT: 343090022, APN: 343090022
JOSEFINA GUTIERREZ, ETAL
21380 FLORAL AVE
RIVERSIDE CA 92570

ASMT: 343090011, APN: 343090011
LUIS CARDONA
810 E 3RD ST
SANTA ANA CA 92701

ASMT: 343090023, APN: 343090023
ALEJANDRO VAZQUEZ
21401 ELLIS ST
PERRIS, CA. 92570

ASMT: 343090012, APN: 343090012
SALVADOR PANIAGUA, ETAL
P O BOX 2382
PERRIS CA 92572

ASMT: 343090024, APN: 343090024
JOAQUIN HERNDON
5565 ACKERFIELD AVE 503
LONG BEACH CA 90805

ASMT: 343090013, APN: 343090013
ROSE PUENTE, ETAL
STEPHEN SR & ROSE MARIE PUENTE
21451 FLORAL AVE
PERRIS, CA. 92570

ASMT: 343130017, APN: 343130017
GLORIA RODRIGUEZ, ETAL
21530 FLORAL AVE
PERRIS, CA. 92570

ASMT: 343090018, APN: 343090018
MARIA OCHOA, ETAL
22342 LOUISE ST
PERRIS CA 92570

ASMT: 343130019, APN: 343130019
ELEANOR ORTIZ, ETAL
7752 CHESTER AVE
STANTON CA 90680

ASMT: 343130020, APN: 343130020
GLORIA REYES, ETAL
2055 N PERRIS BLV NO A6
PERRIS CA 92571

ASMT: 343130039, APN: 343130039
ESTELA LEON, ETAL
24055 PALM ST
PERRIS, CA. 92570

ASMT: 343130033, APN: 343130033
BETTY WRIGHT, ETAL
21501 ELLIS AVE
PERRIS, CA. 92570

ASMT: 343130040, APN: 343130040
MARK TAYLOR
24075 PALM ST
PERRIS, CA. 92570

ASMT: 343130034, APN: 343130034
FOREMAN DAWSON
P O BOX 1567
PLACENTIA CA 92871

ASMT: 343130041, APN: 343130041
MARIA BIBIAN
21511 ELLIS ST
PERRIS, CA. 92570

ASMT: 343130035, APN: 343130035
IVAN RODRIGUEZ
24099 PALM AVE
PERRIS, CA. 92570

ASMT: 343130036, APN: 343130036
MARGARET DOMINGUEZ
P O BOX 1416
PERRIS CA 92572

ASMT: 343130037, APN: 343130037
GEORGINA ARMENTA, ETAL
21510 FLORAL AVE
PERRIS, CA. 92570

ASMT: 343130038, APN: 343130038
CATALINA PICAZO
24025 PALM ST
PERRIS, CA. 92570

City of Perris
Attn: Planning Director
135 N. D St
Perris CA 92570

Perris Valley MAC
Send to 5th District Supervisors office
requesting them to fwd to MAC

Elsinore Valley Municipal Water District
31315 Chaney Street
Lake Elsinore CA 92530

Perris Unified School District
Val Verde Unified School District
975 W. Morgan St.
Perris, CA 92571-3103

Perris Union High School District
ATTN: Emmanuelle Reynolds
155 E. 4th St.
Perris, CA 92570

Virginia Mojica
21461 Ellis Avenue
Perris CA 92570

Love Engineering
31915 Rancho California
Suite 200-166
Temecula CA 92591

Virginia Mojica
21461 Ellis Avenue
Perris CA 92570

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Perris CA 92570

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31915 Rancho California
Suite 200-166
Temecula CA 92591



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.

Tentative Parcel Map No. 36534

Project Title/Case Numbers

Paul Rull
County Contact Person

951-955-0972
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Virginia Mojica
Project Applicant

21461 Ellis Avenue, Perris CA 92570
Address

Northerly of Floral Avenue, easterly of Read Street, southerly of Ellis Avenue, westerly of Palm Street
Project Location

A schedule "H" subdivision of 2.9 gross acres into two (2) residential parcels with each parcel being 1.3 acres, and with one proposed parcel encompassing an existing single family residence and the other proposed parcel encompassing an existing guest dwelling unit.
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A 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 NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the 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

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Case Files-Riverside office\PM36534\DH-PC-BOS Hearings\DH-PC\NOD Form.docx

Please charge deposit fee case#: ZEA42573 ZCFG05949 .

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

NEGATIVE DECLARATION

Project/Case Number: Tentative Parcel Map No. 36534

Based on the Initial Study, it has been determined that the proposed project, 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: Paul Rull Title: Project Planner Date: May 21, 2013

Applicant/Project Sponsor: Virginia Mojica Date Submitted: February 13, 2013

ADOPTED BY: Planning Director

Person Verifying Adoption: _____ Date: _____

The 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 Paul Rull, Project Manager at 951-955-0972.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PM36534\DH-PC-BOS Hearings\DH-PC\Negative Declaration.docx

Please charge deposit fee case#: ZEA42573 ZCFG05949

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1301356

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: MOJICA VIRGINIA \$50.00
paid by: CK 194
EA42573
paid towards: CFG05949 CALIF FISH & GAME: DOC FEE
at parcel: 21461 ELLIS AVE PERR
appl type: CFG3

By _____ Feb 13, 2013 15:49
MGARDNER posting date Feb 13, 2013

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

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

Agenda Item No.:
Supervisory District: Fourth/Fourth
Project Planner: Bahelila Boothe
Director's Hearing: July 22, 2013

PLOT PLAN NO: 25372
Applicant: Chris Hinojosa
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 2,412 square foot detached RV garage with attached 614 square foot patio cover on .61 Acres.

ISSUES OF RELEVANCE:

The proposed detached structures shall maintain a 10 feet rear yard setback.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25372, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

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

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

1. The project has a primary dwelling on the parcel where the detached accessory building is proposed.
2. The project site is designated Rural Community: Very Low Density Residential (1 Acre Minimum) on Western Coachella Valley Area Plan.
3. The proposed detached accessory use is a permitted use in the general plan designation.
4. The proposed detached accessory building is a permitted use, subject to approval of a plot plan in the R-1-20,000 One Family Dwellings) zone.

5. The proposed detached accessory building use is consistent with the development standards set forth in the R-1-20,000 zone.
6. The proposed 2,412 square foot detached RV garage with attached 614 square foot patio cover is considered detached accessory building under Section 18.18 of Ordinance No. 348.
7. The detached accessory 2,412 square foot detached RV garage with attached 614 square foot patio cover is compatible with the character of the surrounding community.
8. The detached accessory 2,412 square foot detached RV garage with attached 614 square foot patio cover is located 40 feet from the main building and is compatible with the architecture of the main building.
9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

PLOT PLAN:ADMINISTRATIVE Case #: PP25372

Parcel: 607-432-009

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 2,412 square foot detached RV garage with attached 614 square foot patio on .61 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 #: PP25372

Parcel: 607-432-009

10. GENERAL CONDITIONS

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

RECOMMND

No. 25372 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25372, Exhibit A, dated June 4, 2013. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25372, Exhibit B, dated June 4, 2013. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25372, Exhibit C, dated June 4, 2013. (Floor Plan)

BS PLNCK DEPARTMENT

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

RECOMMND

The proposed 2,415 sq. ft. privaye garage with an attached 602 sq. ft. patio cover shall comply with the following:

PERMIT ISSUANCE:

Per section 105.1 (2010 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building or structure.

In residential applications, each separate structure will require a separate building permit.

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting

PLOT PLAN:ADMINISTRATIVE Case #: PP25372

Parcel: 607-432-009

10. GENERAL CONDITIONS

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

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. 25372 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the

PLOT PLAN:ADMINISTRATIVE Case #: PP25372

Parcel: 607-432-009

10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - NO HOME OCCUPATIONS (cont.)

RECOMMND

licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.

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

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

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

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

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

10.PLANNING. 3

PPA - SETBACKS IN HIGH FIRE

RECOMMND

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

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

10.PLANNING. 4

USE - CAUSES FOR REVOCATION

RECOMMND

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

06/25/13
16:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP25372

Parcel: 607-432-009

10. GENERAL CONDITIONS

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

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.

06/25/13
16:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:ADMINISTRATIVE Case #: PP25372

Parcel: 607-432-009

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2

PPA - CONFORM TO FLOOR PLANS

RECOMMND

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

2011 AERIAL



Selected parcel(s):
607-432-009

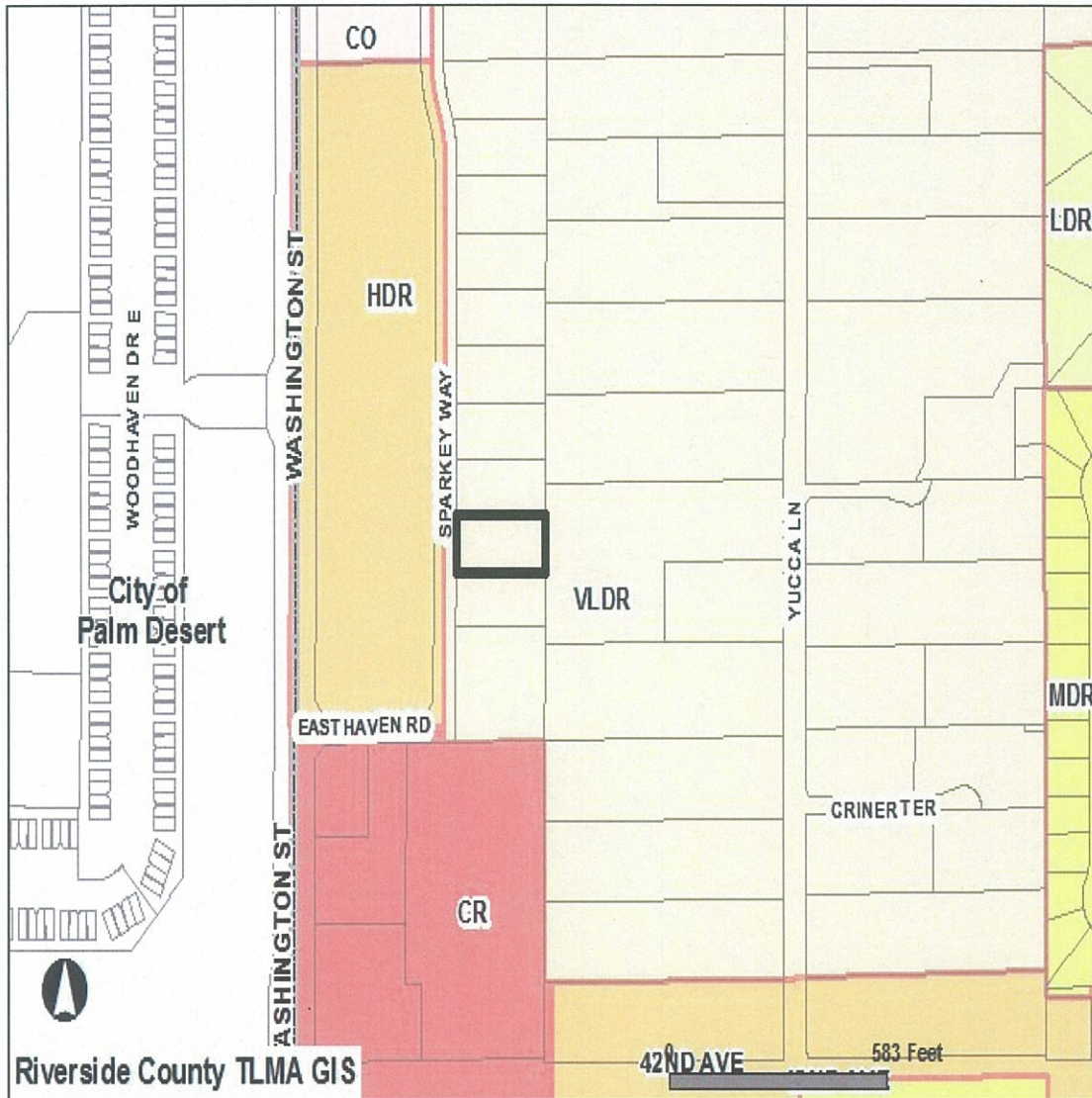
IMPORTANT

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

REPORT PRINTED ON...Thu Jun 20 10:35:09 2013

Version 130523

LAND USE



Selected parcel(s):
607-432-009

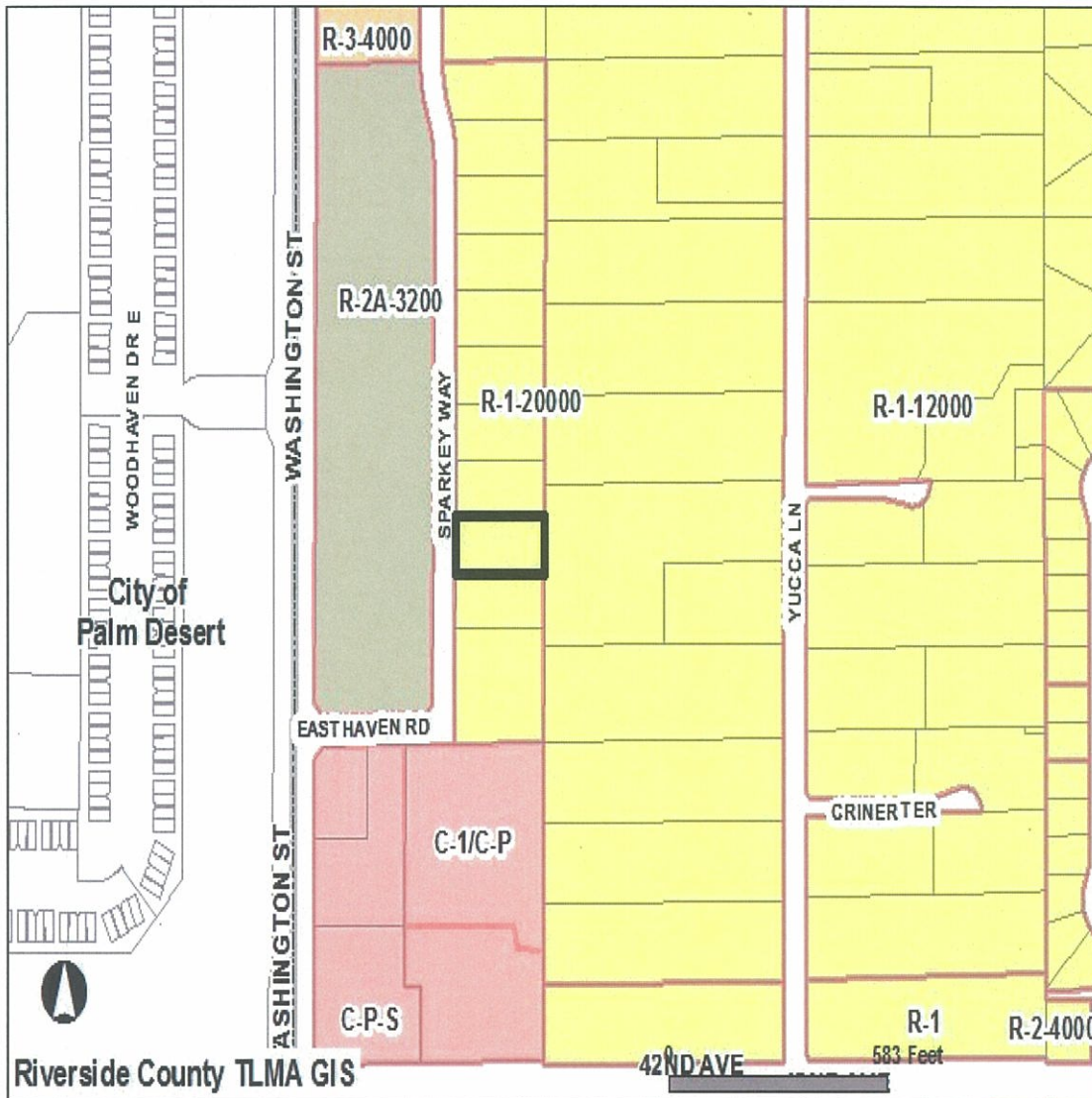
LAND USE

- | | | | |
|-------------------------------|----------------------------------|-------------------------------------|--------------------------------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | CO - COMMERCIAL OFFICE | CR - COMMERCIAL RETAIL | HDR - HIGH DENSITY RESIDENTIAL |
| LDR - LOW DENSITY RESIDENTIAL | MDR - MEDIUM DENSITY RESIDENTIAL | VLDR - VERY LOW DENSITY RESIDENTIAL | |

IMPORTANT
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REPORT PRINTED ON...Thu Jun 20 10:37:01 2013
 Version 130523

ZONING



Selected parcel(s):
607-432-009

ZONING



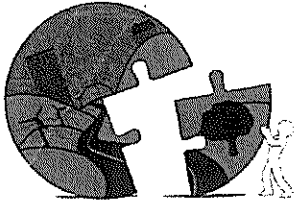
IMPORTANT

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.

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Version 130523

\$ 2,500 DEPOSIT



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25372

DATE SUBMITTED: 5/30/13

APPLICATION INFORMATION

Applicant's Name: Terry Basquin

E-Mail: kbasquin@roadrunner.com

Mailing Address: 41-610 Sparkey Way
Bermuda Dunes City Ca. State 92203 ZIP

Daytime Phone No: (760) 345-3379 Fax No: () _____

Engineer/Representative's Name: Chris Hinojosa E-Mail: cmh@cmhvisions.com

Mailing Address: PO Box 5939
La Quinta City Ca. State 92248 ZIP

Daytime Phone No: (760) 396-5888 Fax No: (760) 396-5889

Property Owner's Name: Terry Basquin E-Mail: kbasquin@roadrunner.com

Mailing Address: 41-610 Sparkey Way
Bermuda Dunes City Ca. State 92203 ZIP

Daytime Phone No: (760) 345-3379 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).

Terry Basquin Terry Basquin
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):

Terry Basquin Terry Basquin
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
Kimberly Basquin Kimberly Basquin
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

PROJECT INFORMATION

Proposal (describe the project and reference the applicable Ord. No. 348 section): New 2412 sq.ft. detached garage.

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 607-432-009

APPLICATION FOR MINOR PLOT PLAN

Section: 7 Township: 55 Range: 7E

Approximate Gross Acreage: 0.61

General location (nearby or cross streets): North of 42nd Ave., South of Country Club Dr., East of Washington St., West of Adams St.

Thomas Brothers Map, edition year, page no., and coordinates: 22nd edition 2004, 290, D5

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.

APPLICATION FOR MINOR PLOT PLAN

4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.
8. Current processing deposit-based fee.

AGRICULTURAL DWELLING

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. Complete Agricultural Mobile Home Supplement (Form 295-1025)
4. Six (6) scaled copies of floor plan and elevations of the agricultural dwelling. See floor plan and elevation details described on page 12 for more information.
5. Current processing deposit-base fee.

NOTE: Agricultural dwellings are allowed only in A-1, A-2, A-P, A-D, R-A, and W-2 zones. There must be at least 10 acres in active farming uses occurring on the subject property (however, in the A-P zone, for a poultry operation, the number of birds must not be less than 15,000.) A maximum of one agricultural dwelling for each 10 acres, up to four (4) units may be permitted. Each unit must be occupied by either the owner, the operator, or an employee of the farming operation, and may not be rented or held out for lease to anyone other than an employee of the farming operation. Each unit must be screened from view by trees or shrubs from front property line and be located no closer than 50 feet from any property line.

BEAUTY SHOP

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, plus the additional following items:
 - A. Parking spaces, numbered and dimensioned
 - B. Parking requirements: One (1) parking space for every 150 square feet of gross floor area or, one (1) parking space for each employee plus two (2) parking spaces for each barber chair/beautician station, whichever is greater.
3. Six (6) scaled copies of a floor plan. See floor plan and elevation details described on page 12 for more information.
4. Current processing deposit-based fee.

NOTE: Beauty shops operated from a home are allowed with an approved minor plot plan in R-R, R-1, R-1A, R-A, R-2, R-2A, R-3, A-1, A-2, and R-D Zones.

TEMPORARY SALES TRAILER



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 Kimberly Pasquin hereafter "Applicant" and Kimberly Pasquin "Property Owner".

Description of application/permit use:

New 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): 607-432-009

Property Location or Address:

41-610 Sparkey Way, Bermuda Dunes, Ca. 92203

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Kimberly Basquin

Phone No.: 760-345-8814

Firm Name: N/A

Email: kbasquin@roadrunner.com

Address: 41-610 Sparkey Way
Bermuda Dunes, Ca. 92203

3. APPLICANT INFORMATION:

Applicant Name: Same

Phone No.: _____

Firm Name: _____

Email: _____

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: [Signature] Date: 5-30-13

Print Name and Title: Kimberly Basquin - OWNER

Signature of Property Owner: [Signature] Date: 5-30-13

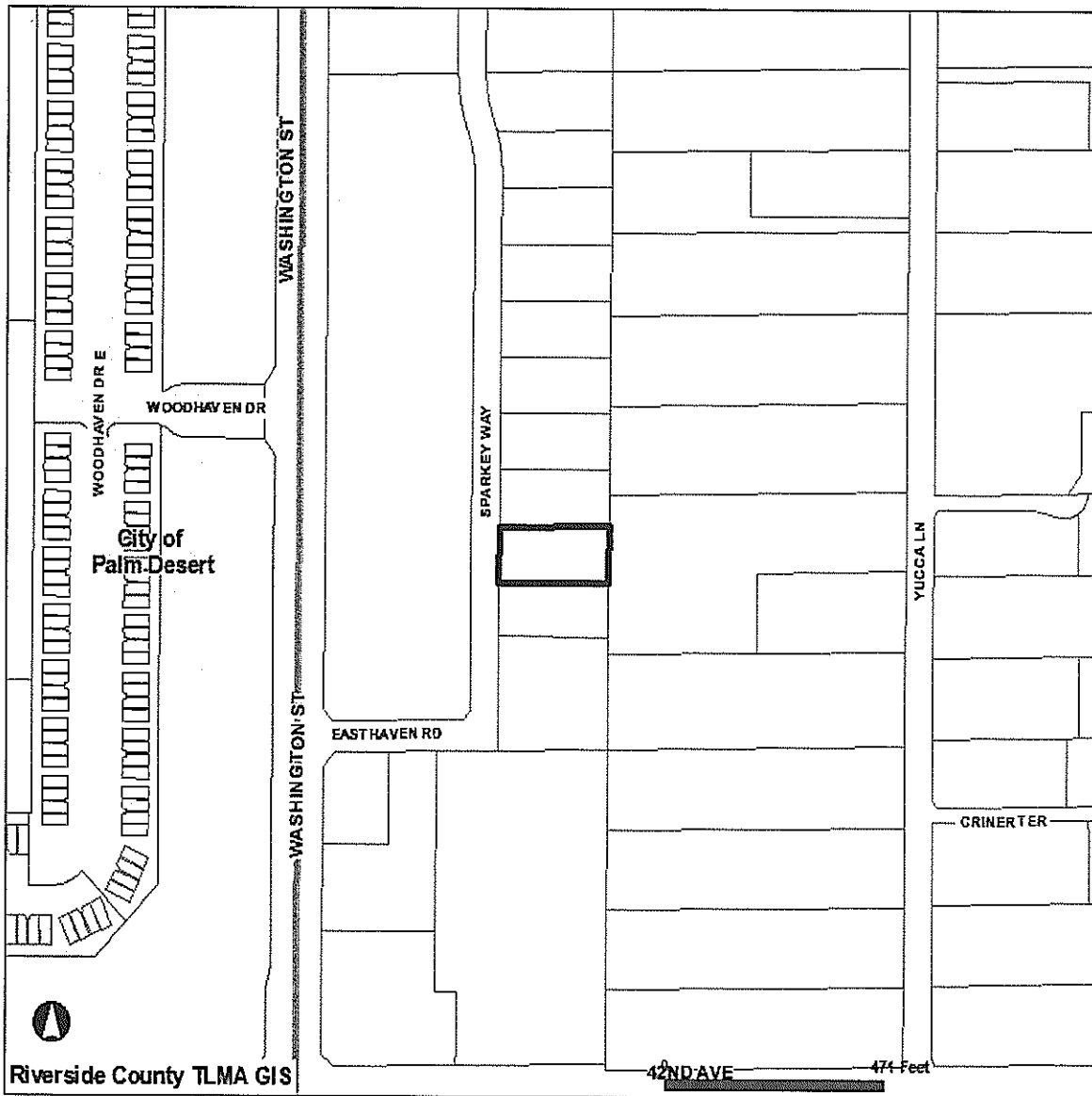
Print Name and Title: Kimberly Basquin - OWNER

Signature of the County of Riverside, by [Signature] Date: 5/30/13

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	<u>PP 25372</u>
Set #:	Application Date: _____

RIVERSIDE COUNTY GIS



Selected parcel(s):
607-432-009

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

607-432-009-9

OWNER NAME / ADDRESS

KIMBERLY A BASQUIN
TERRY J BASQUIN
41610 SPARKEY WAY
INDIO, CA. 92201

MAILING ADDRESS

(SEE OWNER)
41610 SPARKEY
BERMUDA DUNES CA. 92203

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 211/5
SUBDIVISION NAME: TR 23440
LOT/PARCEL: 10, BLOCK: NOT AVAILABLE
TRACT NUMBER: 23440

LOT SIZE

RECORDED LOT SIZE IS 0.61 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 4028 SQFT., 4 BDRM/ 3 BATH, 1 STORY, ATTACHED GARAGE(766 SQ. FT), CONST'D 2005 TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 819 GRID: F4

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: PALM DESERT
ANNEXATION DATE: OCT. 25, 2007
LAFCO CASE #: 2006-89-4
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

T5SR7E SEC 7

ELEVATION RANGE

ELEVATION NOT AVAILABLE

PREVIOUS APN

607-110-012

PLANNING

LAND USE DESIGNATIONS

VLDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

WESTERN COACHELLA VALLEY

COMMUNITY ADVISORY COUNCILS

BERMUDA DUNES (CC)

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-1-20000 (CZ 5202)

ZONING DISTRICTS AND ZONING AREAS

BERMUDA DUNES DISTRICT

ZONING OVERLAYS

IN OR PARTIALLY WITHIN THE BERMUDA DUNES NEIGHBORHOOD PRESERVATION OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE
NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS
NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS
BERMUDA DUNES

AIRPORT COMPATIBILITY ZONES
BERMUDA DUNES ZONE D

ENVIRONMENTAL

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

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

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

WRMSHCP CELL NUMBER
NOT IN A CELL

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

VEGETATION (2005)
NO DATA AVAILABLE

FIRE

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

FIRE RESPONSIBILITY AREA
NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
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.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

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

ROAD BOOK PAGE
207B

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
CVWD

FLOOD CONTROL DISTRICT
COACHELLA VALLEY WATER DISTRICT

WATERSHED
WHITEWATER

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
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
DESERT SANDS UNIFIED

COMMUNITIES
BERMUDA DUNES

COUNTY SERVICE AREA
IN OR PARTIALLY WITHIN
BERMUDA DUNES #121 -
STREET LIGHTING

LIGHTING (ORD. 655)
ZONE B, 42.14 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
045206

FARMLAND
URBAN-BUILT UP LAND

- 075112
- CITRUS PEST CONTROL 2
- COACH VAL CO WTR STORM WTR UNIT
- COACHELLA VAL JT BLO HIGH
- COACHELLA VALLEY COUNTY WATER
- COACHELLA VALLEY PUBLIC CEMETERY
- COACHELLA VALLEY REC AND PARK
- COACHELLA VALLEY RESOURCE CONSER
- COUNTY FREE LIBRARY
- COUNTY SERVICE AREA 121*
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- CV MOSQ & VECTOR CONTROL
- CVC WTR IMP DST 1 DEBT SV
- DESERT COMMUNITY COLLEGE
- DESERT SANDS UNIFIED SCHOOL
- GENERAL
- GENERAL PURPOSE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SUPERVISORIAL ROAD DISTRICT 4

SPECIAL NOTES

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

CODE COMPLAINTS

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

BUILDING PERMITS

Case #	Description	Status
BGR040069	GRADING FOR SFDWLG 100 CY FILL; 100 CUYDS CUT	FINAL
BRS041032	SFD 3401SQFT ATT/GARAGE 1245SQFT	FINAL
BRS070416	ATTACHED CASITA 587 SQFT	FINAL
BXX070943	BLOCK WALL W/9 PILASTERS 1680 SQFT CO STANDARDS	EXPIRED

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

PLANNING PERMITS

Case #	Description	Status
CZ07697	ORD AMD 348.4636 TO EST PROPERTY MAINT STANDARDS	APPROVED
MT040384	TR 23440 LOT 10	PAID
MT042413	TR23440 LOT 10	VOID
MT071727	TR23440 LOT 10	PAID

REPORT PRINTED ON...Thu May 30 13:56:22 2013
Version 130225

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/25/2013,

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

APN (s) or case numbers PP 25372 For

Company or Individual's Name Planning Department,

Distance buffered 700'.

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

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

NAME: Vinnie Nguyen

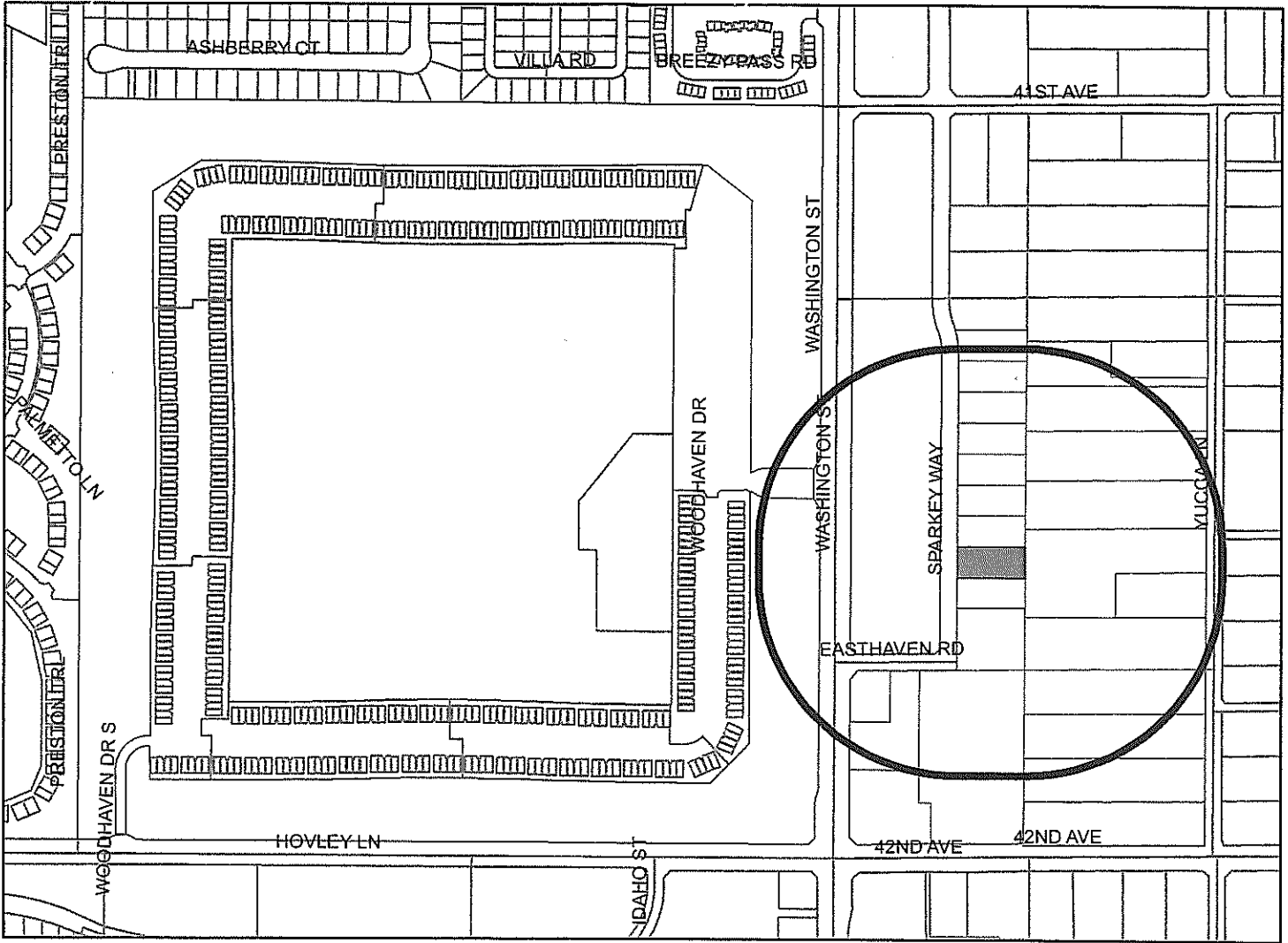
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25372 (700 feet buffer)



Selected Parcels

- | | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 607-130-013 | 607-432-006 | 607-110-010 | 607-130-010 | 607-130-012 | 607-090-009 | 607-432-013 | 607-431-001 | 607-432-003 | 607-432-010 |
| 607-110-013 | 607-130-014 | 607-130-006 | 607-432-004 | 607-432-002 | 607-432-007 | 607-432-009 | 607-130-007 | 607-130-008 | 607-090-008 |
| 607-432-005 | 607-110-009 | 607-110-006 | 607-090-010 | 607-090-011 | 607-432-008 | 632-100-010 | 632-100-014 | 632-101-065 | |



550 275 0 550 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: 607090008, APN: 607090008
KENNEDY ROCKER, ETAL
41385 YUCCA LN
BERMUDA DUNES CA 92203

ASMT: 607110013, APN: 607110013
PENNY LEE, ETAL
3300 EDISON WAY
FREMONT CA 94538

ASMT: 607090009, APN: 607090009
LAURICE ELKINS, ETAL
41441 YUCCA LN
BERMUDA DUNES CA 92203

ASMT: 607130006, APN: 607130006
HENRIETTE MORRIS
41755 YUCCA LN
BERMUDA DUNES CA 92203

ASMT: 607090010, APN: 607090010
LEANNE POST, ETAL
41363 YUCCA LN
BERMUDA DUNES CA 92203

ASMT: 607130007, APN: 607130007
SHARI THATCHER, ETAL
41865 YUCCA LN
INDIO, CA. 92203

ASMT: 607090011, APN: 607090011
CHER RICCIARDI, ETAL
41325 YUCCA LN
BERMUDA DUNES CA 92203

ASMT: 607130008, APN: 607130008
CHRISTINA PIERSON, ETAL
41951 YUCCA LN
BERMUDA DUNES CA 92203

ASMT: 607110006, APN: 607110006
PETER LIVRERI
41555 YUCCA LN
BERMUDA DUNES CA 92203

ASMT: 607130010, APN: 607130010
POLK MEADOWS, ETAL
16400 PAC COAST HWY NO 207
HUNTINGTON BEACH CA 92649

ASMT: 607110009, APN: 607110009
PAUL PAVAO
41695 YUCCA LN
BERMUDA DUNES CA 92203

ASMT: 607130012, APN: 607130012
POLK MEADOWS, ETAL
C/O THRIFTY PAYLESS INC
P O BOX 3165
HARRISBURG PA 17105

ASMT: 607110010, APN: 607110010
FRANCES KRAFT, ETAL
41645 YUCCA LN
INDIO, CA. 92203

ASMT: 607130013, APN: 607130013
42ND AVENUE
C/O LUKO MANAGEMENT
16400 PACIFIC COAST 207
HUNTINGTON BEACH CA 92649

ASMT: 607130014, APN: 607130014
42ND AVENUE, ETAL
C/O ATAOLLAH JOHN AMINPOUR
10660 WILSHIRE BLV NO 409
LOS ANGELES CA 90024

ASMT: 607432007, APN: 607432007
LYNN BOLTON, ETAL
41530 SPARKEY WAY
INDIO, CA. 92201

ASMT: 607431001, APN: 607431001
EASTHAVEN PARTNERSHIP
C/O WILLIAM C BUSTER JR
1399 COLTON AVE STE 5
REDLANDS CA 92374

ASMT: 607432008, APN: 607432008
BARBARA BRADLEY, ETAL
41570 SPARKEY WAY
BERMUDA DUNES CA 92201

ASMT: 607432002, APN: 607432002
VICKIE KEARNEY, ETAL
41330 SPARKEY WAY
BERMUDA DUNES CA 92201

ASMT: 607432009, APN: 607432009
TERRY BASQUIN, ETAL
41610 SPARKEY
BERMUDA DUNES CA 92203

ASMT: 607432003, APN: 607432003
ANNETTE DEBOER, ETAL
41370 SPARKEY WAY
BERMUDA DUNES CA 92203

ASMT: 607432010, APN: 607432010
ROBIN COTTON, ETAL
41650 SPARKEY WAY
INDIO, CA. 92201

ASMT: 607432004, APN: 607432004
JUDY DEWYER, ETAL
41410 SPARKEY WAY
BERMUDA DUNES CA 92201

ASMT: 607432013, APN: 607432013
RACHELLE VANBUSKIRK, ETAL
79465 CAMEBACK DR
BERMUDA DUNES CA 92203

ASMT: 607432005, APN: 607432005
MIKA AMATO, ETAL
P O BOX 1334
TEHACHAPI CA 93581

ASMT: 632100014, APN: 632100014
WOODHAVEN COUNTRY CLUB HOMEOWNERS
C/O CARL MCCULLOUGH
41865 BOARDWALK STE 101
PALM DESERT CA 92211

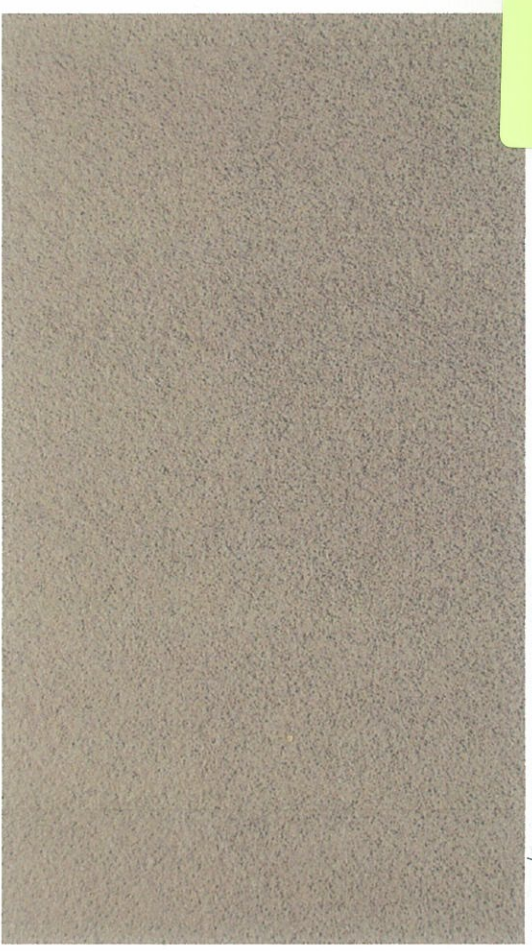
ASMT: 607432006, APN: 607432006
ARLENE CASTRO, ETAL
41490 SPARKEY WAY
BERMUDA DUNES CA 92203

ASMT: 632101065, APN: 632101065
WOODHAVEN DEVELOPERS INC
41555 WOODHAVEN DR E
PALM DESERT CA 92211

Exhibit M (Materials/Colors)
PP25372 date 6/4/13
Bbooth

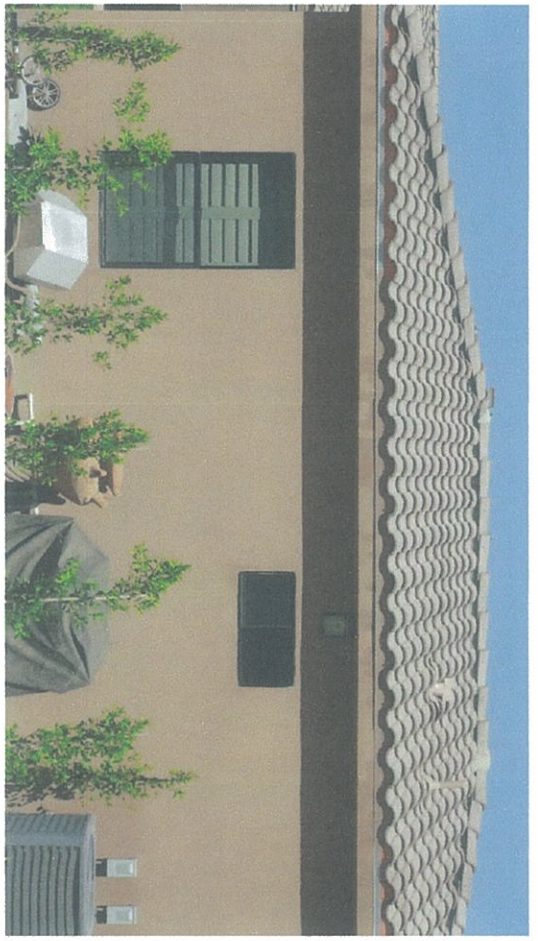


ROOF STYLE & COLOR



EXTERIOR STUCCO FINISH & COLOR

BASQUIN GARAGE
41-610 SPARKY WAY
BERMUDA DUNES, CA.



COLORS & STYLES TO MATCH EXISTING
RESIDENCE (SHOWN)

Agenda Item No.: 253
Supervisory District: Fifth/Fifth
Project Planner: Bahelila Boothe
Director's Hearing: July 22, 2013

PLOT PLAN NO: 25134
Applicant: Carol and Raymond Clark
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 3,000 square foot detached metal storage building on 1.8 acres.

ISSUES OF RELEVANCE:

Property is located in a High Fire Area. Project has been reviewed and cleared by Riverside County Fire Department. Project was also reviewed and conditioned by Riverside County Health Department and Riverside County Flood Control.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25134, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

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

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

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

Agenda Item No.:
Supervisory District: Fifth/Fifth
Project Planner: Bahelila Boothe
Director's Hearing: July 22, 2013

PLOT PLAN NO: 25134
Applicant: Carol and Raymond Clark
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

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

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

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

4. The proposed detached accessory building is a permitted use, subject to approval of a plot plan in the Residential Agricultural (R-A-1) zone.
5. The proposed detached accessory building use is consistent with the development standards set forth in the R-A-1 zone.
6. The proposed 3,000 square foot detached metal storage building is considered detached accessory building under Section 18.18 of Ordinance No. 348.
7. The detached accessory 3,000 square foot detached metal storage building is compatible with the character of the surrounding community.
8. The detached accessory 3,000 square foot detached metal storage building is located more than 40 feet from the main building and is consistent with the character of the surrounding community. Color treatment of proposed 3,000 square foot detached metal storage building as approved on Exhibit M, dated May 30, 2013.
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 #: PP25134

Parcel: 402-130-017

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 3,000 square foot detached metal storage building on 1.8 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. 25134 shall be henceforth defined as follows:

PLOT PLAN:ADMINISTRATIVE Case #: PP25134

Parcel: 402-130-017

10. GENERAL CONDITIONS

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

APPROVED EXHIBIT A = Plot Plan No. 25134, Exhibit A, dated May 30, 2013. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25134, Exhibit B, dated May 30, 2013. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25134, Exhibit C, dated May 30, 2013. (Floor Plan)

APPROVED EXHIBIT M = Plot Plan No. 25134, Exhibit M, dated May 30, 2013. (Colors)

BS PLNCK DEPARTMENT

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

The proposed 3,000 square foot metal private garage is at the maximum allowable area per the 2010 California Residential Building Code (CRC). The applicant shall submit building plans to the building department for review and obtain a building permit prior to construction or placement on the property.

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

All building department plan submittal and fee requirements shall apply.

E HEALTH DEPARTMENT

10.E HEALTH. 1 MAINTAIN ALL SETBACKS RECOMMND

All setbacks as required in the Uniform Plumbing Code and Department of Environmental Health Technical Guidance Manual shall be maintained.

10.E HEALTH. 2 NO PLUMBING PROPOSED RECOMMND

Plot Plan#25134 is proposing a 3,000 square foot detached steel storage building without any plumbing.

PLOT PLAN:ADMINISTRATIVE Case #: PP25134

Parcel: 402-130-017

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SUP FLOOD HAZARD REPORT

RECOMMND

Plot Plan 25134 is a proposal to install 3,000 sq. ft of detached steel storage building on 1.8-acre site. The site is located in the Cherry Valley area on the south side of Dutton Street, north of High Street, west of Bellflower Avenue, and east of Winesap Avenue.

The site is not within the FEMA flood plain but is within the floodplain identified by ordinance 458. Our review indicates the site is subject to sheet flow storm runoff from both the north and the east. There is proposed Beaumont Master Drainage Plan Marshal Creek Channel along the eastern boundary that may protect the site when constructed. Until the facility is constructed, all new construction shall be floodproofed by elevating the finished floor a minimum of 18 inches above the highest adjacent ground. Mobile homes shall be placed on a permanent foundation. All new construction should comply with all applicable ordinances and grading should perpetuate the natural drainage patterns for the area. Based on the exhibit received by the District it appears that this project falls under the category of significant redevelopment but since the impervious area is less than 5000 sq. ft no preliminary Water Quality Management Plan (WQMP) is required. But if in future this project creates or adds 5000 square feet or more of impervious area, then it would require a preliminary site specific WQMP.

10.FLOOD RI. 2 SUP ELEVATE 18"

RECOMMND

All new construction shall be floodproofed by elevating the finished floor a minimum of 18 inches above the highest adjacent ground. Mobile homes shall be placed on a permanent foundation.

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. 25134 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

PLOT PLAN:ADMINISTRATIVE Case #: PP25134

Parcel: 402-130-017

10. GENERAL CONDITIONS

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

RECOMMND

are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 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.

PLOT PLAN:ADMINISTRATIVE Case #: PP25134

Parcel: 402-130-017

10. GENERAL CONDITIONS

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

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

10.PLANNING. 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.

10.PLANNING. 6 PPA - GUEST QUARTER RECOMMND

This approval is for a guest quarter, no kitchen is permitted to be placed in a guest quarter.

A guest quarter shall be used exclusively by occupants of the premises and their non-paying guests.

PLOT PLAN:ADMINISTRATIVE Case #: PP25134

Parcel: 402-130-017

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP

RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

FIRE DEPARTMENT

60.FIRE. 1 MAP - HFA REVIEW & APPROVAL

INEFFECT

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

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - E.HEALTH CLEARANCE REQ.

MET

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT. THE APPLICANT SHALL PROVIDE AN ORIGINAL COPY OF C42 CERTIFICATION OF THE EXISTING SEPTIC SYSTEM ALONG WITH A DETAILED CONTOURED PLOT PLAN WET SIGNED BY THE C42 LICENSED CONTRACTOR.

06/24/13
15:55

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 7

PLOT PLAN:ADMINISTRATIVE Case #: PP25134

Parcel: 402-130-017

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

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

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

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

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

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

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

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

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

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

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 MAP - VERIFICATION INSPECTION INEFFECT

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

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

2011 AERIALS



Selected parcel(s):
402-130-017

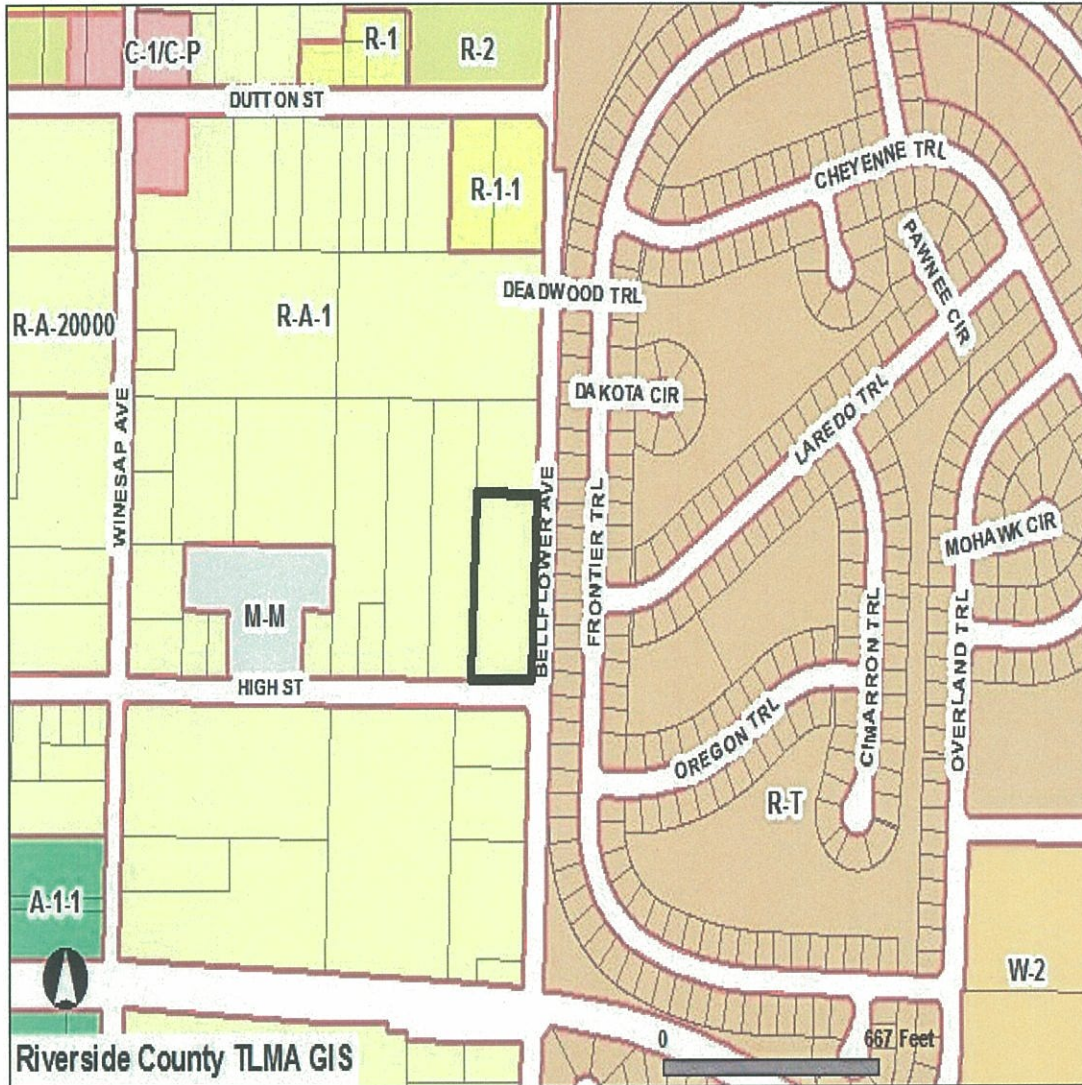
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Version 130523

ZONING



Selected parcel(s):
402-130-017

ZONING

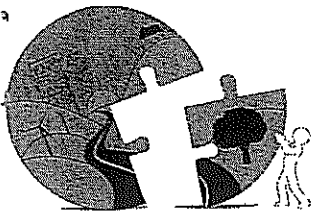


IMPORTANT

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REPORT PRINTED ON...Thu Jun 20 13:55:01 2013

Version 130523



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP2513A DATE SUBMITTED: 5/29/12

APPLICATION INFORMATION

Applicant's Name: Patrick Casey E-Mail: CRETEMAN06@yahoo.co

Mailing Address: 39585 Vineland ST
Cherry Valley CA 92223
City State ZIP

Daytime Phone No: (951) 634-4730 Fax No: (951) 845-7654

Engineer/Representative's Name: Jeffrey Van Dam Engineering E-Mail: _____

Mailing Address: 1844 W. 11th ST, Suite D
Upland CA 91786
City State ZIP

Daytime Phone No: (909) 931-5070 Fax No: (909) 931-5072

Property Owner's Name: Sam Baldi E-Mail: _____

Mailing Address: 10315 Bellflower ST
Cherry Valley CA 92223
City State ZIP

Daytime Phone No: (951) 906-9577 Fax No: () _____

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

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

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR MINOR PLOT PLAN

Section: _____ Township: T2SR1W ^{sec 26} Range: _____

Approximate Gross Acreage: 1.8 Acres

General location (nearby or cross streets): North of High ST, South of Dutton ST, East of Winesap ST, West of Bellflower ST.

Thomas Brothers Map, edition year, page no., and coordinates: 2010, Pg. 691, Grid B4

MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:

(Note: All exhibits shall be folded to a maximum 8½" x 14" size)

COMMERCIAL/INDUSTRIAL

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

ACCESSORY BUILDING

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

GUEST HOUSE

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



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



George A. Johnson
Agency Director

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

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Patrick Casuy hereafter "Applicant" and Salvatore Baldi "Property Owner".

Description of application/permit use:
New Metal Building for storage (Accessory Building)

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

Section 1. Deposit-based Fees

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

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

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

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

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 402-130-017

Property Location or Address: 10315 Bellflower Ave. Cherry Valley CA 92223

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Salvatore Baldi Phone No.: 951-906-9577

Firm Name: _____ Email: _____

Address: 10315 Bellflower Ave
Cherry Valley CA 92223

3. APPLICANT INFORMATION:

Applicant Name: Patrick Casey Phone No.: 951-634-4730

Firm Name: Casey's Concrete Email: creteman06@yahoo.com

Address (if different from property owner)
39585 Inland St
Cherry Valley CA 92223

4. SIGNATURES:

Signature of Applicant: Patrick Casey Date: 5-17-12
Print Name and Title: _____

Signature of Property Owner: Dawndra Baldi Date: 5-17-12
Print Name and Title: SALVATORE BALDI Dawndra Baldi 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: _____

APPLICATION FOR MINOR PLOT PLAN

5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.
8. Current processing deposit-based fee.

AGRICULTURAL DWELLING

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. Complete Agricultural Mobile Home Supplement (Form 295-1025)
4. Six (6) scaled copies of floor plan and elevations of the agricultural dwelling. See floor plan and elevation details described on page 12 for more information.
5. Current processing deposit-base fee.

NOTE: Agricultural dwellings are allowed only in A-1, A-2, A-P, A-D, R-A, and W-2 zones. There must be at least 10 acres in active farming uses occurring on the subject property (however, in the A-P zone, for a poultry operation, the number of birds must not be less than 15,000.) A maximum of one agricultural dwelling for each 10 acres, up to four (4) units may be permitted. Each unit must be occupied by either the owner, the operator, or an employee of the farming operation, and may not be rented or held out for lease to anyone other than an employee of the farming operation. Each unit must be screened from view by trees or shrubs from front property line and be located no closer than 50 feet from any property line.

BEAUTY SHOP

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, plus the additional following items:
 - A. Parking spaces, numbered and dimensioned
 - B. Parking requirements: One (1) parking space for every 150 square feet of gross floor area or, one (1) parking space for each employee plus two (2) parking spaces for each barber chair/beautician station, whichever is greater.
3. Six (6) scaled copies of a floor plan. See floor plan and elevation details described on page 12 for more information.
4. Current processing deposit-based fee.

NOTE: Beauty shops operated from a home are allowed with an approved minor plot plan in R-R, R-1, R-1A, R-A, R-2, R-2A, R-3, A-1, A-2, and R-D Zones.

TEMPORARY SALES TRAILER

1. Completed Application form.

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).

Patrick Casey
PRINTED NAME OF APPLICANT

Patrick O. Casey
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):

Salvatore Baldi
PRINTED NAME OF PROPERTY OWNER(S)

Salvatore Baldi
SIGNATURE OF PROPERTY OWNER(S)

Dawndra Baldi
PRINTED NAME OF PROPERTY OWNER(S)

Dawndra Baldi
SIGNATURE OF PROPERTY OWNER(S)

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

PROJECT INFORMATION

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

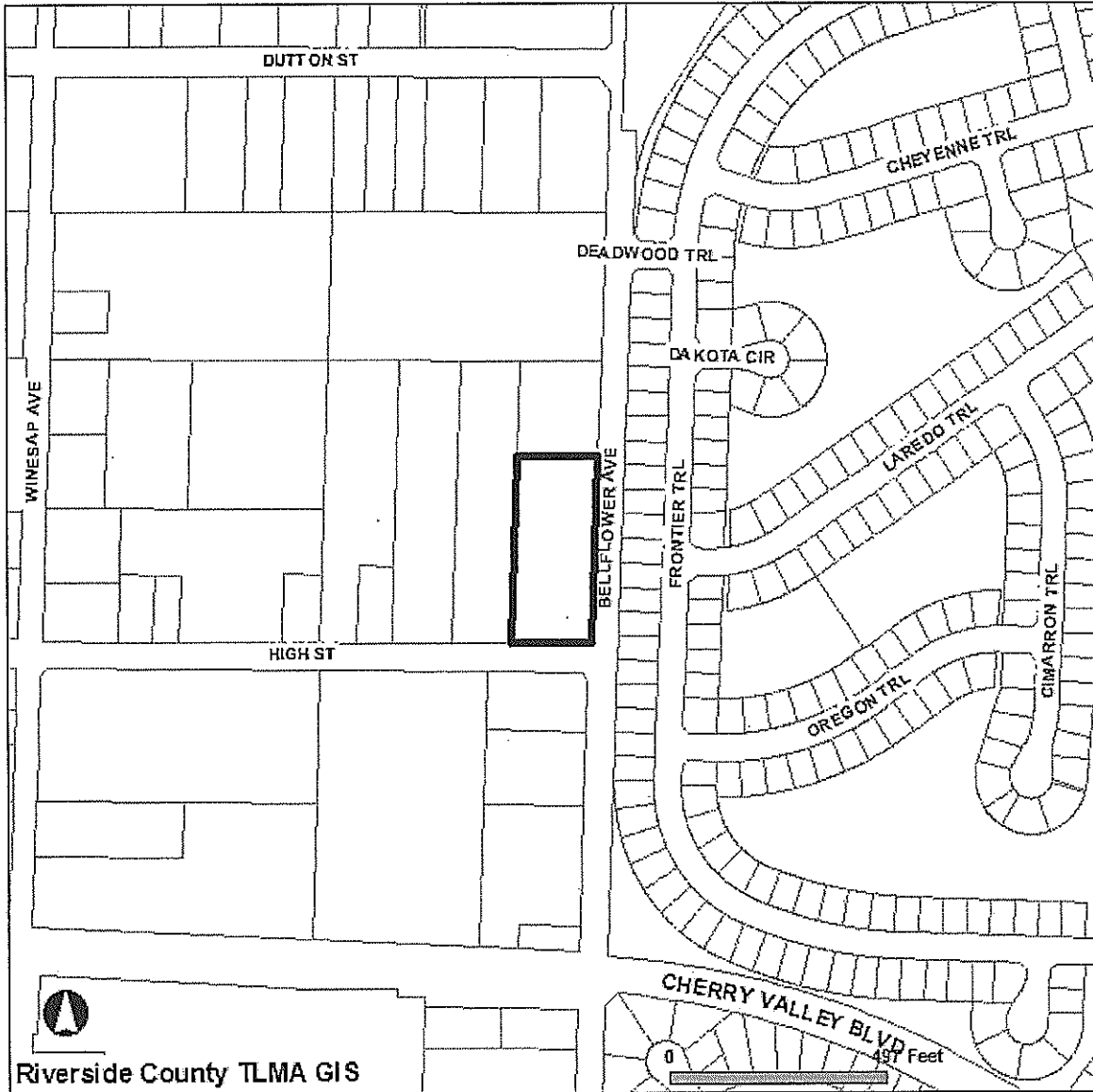
New Metal Building for storage (Accessory Building)
3000 sq ft

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 402-130-017

RIVERSIDE COUNTY GIS



Selected parcel(s):
402-130-017

IMPORTANT

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

STANDARD WITH PERMITS REPORT

APNs

402-130-017-6

OWNER NAME / ADDRESS

SALVATORE BALDI
DAWNDR A D BALDI
10315 BELLFLOWER BLV
BEAUMONT, CA. 92223

MAILING ADDRESS

(SEE OWNER)
10315 BELLFLOWER BLV
CHERRY VALLEY CA. 92223

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 6/58
SUBDIVISION NAME: APPLE VALLEY
LOT/PARCEL: 8, BLOCK: P
Par. TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 1.8 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 5026 SQFT., 3 BDRM/ 2.75 BATH, 2 STORY, DETACHED GARAGE(528 SQ. FT), CONSTD 2008TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 691 GRID: B4

CITY BOUNDARY/SPHERE

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

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)

MARION ASHLEY, DISTRICT 5

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T2SR1W SEC 26

ELEVATION RANGE

2936/2956 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RC-VLDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

THE PASS

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

CHERRY VALLEY POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

R-A-1

ZONING DISTRICTS AND ZONING AREAS

CHERRY VALLEY DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

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 REVIEWPROCESS)
NONE

VEGETATION (2005)
DEVELOPED/DISTURBED LAND

FIRE

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

FIRE RESPONSIBILITY AREA
NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

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

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

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

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

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

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

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

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE

91A

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS

NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

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

WATER DISTRICT

SGPWA

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA ANA RIVER

GEOLOGIC

FAULT ZONE

COUNTY FAULT ZONE

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

FAULTS

WITHIN A 1/2 MILE OF

BANNING FAULT

UNNAMED FAULT

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

LIQUEFACTION POTENTIAL

LOW

SUBSIDENCE

SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY

UNDETERMINED POTENTIAL.

AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE

UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A

FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST.

MISCELLANEOUS

SCHOOL DISTRICT

BEAUMONT UNIFIED

COMMUNITIES

CHERRY VALLEY

COUNTY SERVICE AREA

IN OR PARTIALLY WITHIN

CHERRY VALLEY #27 -

STREET LIGHTING

LIGHTING (ORD. 655)

ZONE B, 42.64 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

043809

FARMLAND

OTHER LANDS

TAX RATE AREAS

- 056014
- BEAUMONT CHERRY VAL REC & PARK
- BEAUMONT LIBRARY
- BEAUMONT UNIFIED SCHOOL
- COUNTY SERVICE AREA 27 *
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 5
- GENERAL
- GENERAL PURPOSE
- INLAND EMPIRE JT(33,36)RES.
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN GORGONIO PASS MEM HOSPITAL
- SAN GORGONIO PASS WTR AG DEBT SV
- SAN GORGONIO SERIES BOND A
- SUMMIT CEMETERY DISTRICT

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

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

BUILDING PERMITS

Case #	Description	Status
007746	SITE PREP MH PERM FOUNDATION	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
007751	GARAGE TO BE ATT TO MH BY AWNING	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
028267	PATIO TO MH	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
056535	SPA 158-4 ROOM ENCLOSURE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
096272	PRODUCE STAND 12X12 (P/P 8423)	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BDE080060	DEMO OF ORIG MH & SEPTIC AS COND/FINAL BRS068274	FINAL
BGR051312	GRADING - SINGLE FAMILY RESIDENCE (REPLACEMENT)	FINAL
BMR010878	PERMANENT FOUNDATION TO EXSTG MOBILEHOME	FINAL
BRS068274	4746SF SFD (REPLACEMENT)	FINAL

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHS055278	SEPTIC VERIFICATION	APPLIED
EHS064449	SEPTIC VERIFICATION	APPLIED
EHS080487	SEPTIC VERIFICATION	APPLIED
EHS081339	SEPTIC VERIFICATION	APPLIED

PLANNING PERMITS

Case #	Description	Status
MT065350	APPLE VALLEY BLOCK 4 LOT 8 POR	VOID

REPORT PRINTED ON...Tue May 29 09:46:05 2012
Version 120405

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/20/2013

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP 25134 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

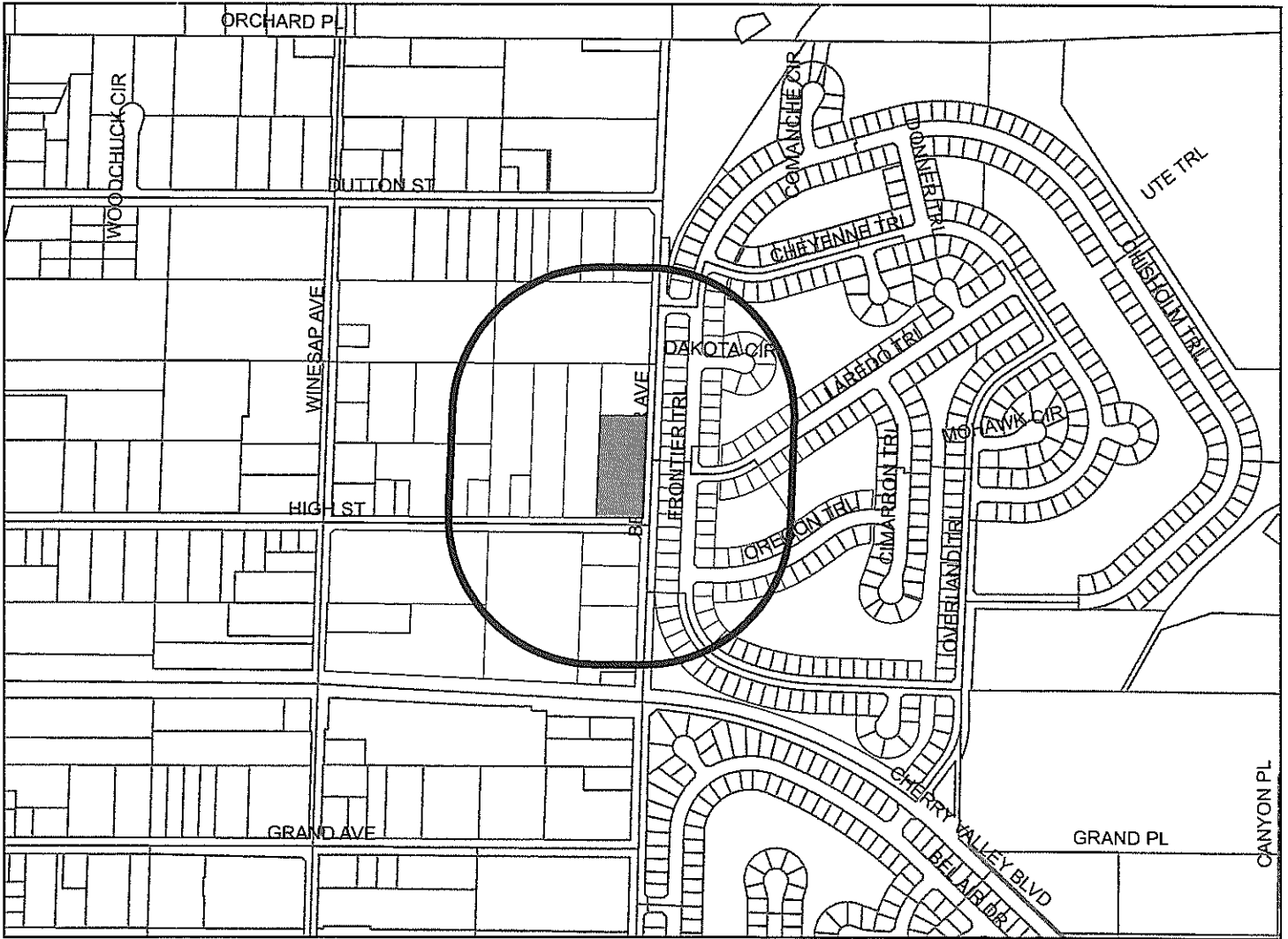
NAME: Vinnie Nguyen

TITLE GIS Analyst

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

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

PP25134 (600 feet buffer)



Selected Parcels

402-351-004	402-341-002	402-352-006	402-130-010	402-333-037	402-352-007	402-352-001	402-342-014	402-331-010	402-130-028
402-331-003	402-332-012	402-331-004	402-342-012	402-140-014	402-070-010	402-351-011	402-341-006	402-333-033	402-320-027
402-352-010	402-332-004	402-331-006	402-352-003	402-341-001	402-352-002	402-341-008	402-351-018	402-341-005	402-070-006
402-351-012	402-351-002	402-333-041	402-332-016	402-331-008	402-332-008	402-332-001	402-333-072	402-361-001	402-080-013
402-320-033	402-332-025	402-342-015	402-351-014	402-351-010	402-361-003	402-331-002	402-130-027	402-331-007	402-332-015
402-140-016	402-320-032	402-331-005	402-332-002	402-332-007	402-130-033	402-342-013	402-320-028	402-130-029	402-070-012
402-332-014	402-333-040	402-332-011	402-320-030	402-351-001	402-352-009	402-140-011	402-140-012	402-351-013	402-341-003
402-351-008	402-351-015	402-070-009	402-130-011	402-361-002	402-351-016	402-351-009	402-332-003	402-332-009	402-351-007
402-130-004	402-130-009	402-320-029	402-352-008	402-341-004	402-333-032	402-332-010	402-342-011	402-351-017	402-352-004
402-070-014	402-140-015	402-333-034	402-320-031	402-331-001	402-130-017	402-331-009	402-351-006	402-070-015	402-333-038
402-351-003	402-332-005	402-352-011	402-333-035	402-332-006	402-333-031	402-140-009	402-352-005	402-351-005	402-333-039
402-333-036	402-332-013	402-341-007							



525 262.5 0 525 Feet

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ASMT: 402070006, APN: 402070006
THERESIA ALTRICHTER, ETAL
10214 WINESAP AVE
BEAUMONT CA 92223

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

ASMT: 402070009, APN: 402070009
MARY RATCLIFF
706 6TH ST
LAKE OSWEGO OR 97034

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

ASMT: 402070010, APN: 402070010
DAVID PAIGE
40687 DUTTON ST
CHERRY VALLEY CA 92223

ASMT: 402130017, APN: 402130017
DAWNDRA BALDI, ETAL
10315 BELLFLOWER BLV
CHERRY VALLEY CA 92223

ASMT: 402070012, APN: 402070012
HELENE SEEMAYER, ETAL
10203 BELLFLOWER AVE
BEAUMONT, CA. 92223

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

ASMT: 402070014, APN: 402070014
RODNEY GUYSE
P O BOX 516
YUCAIPA CA 92399

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

ASMT: 402070015, APN: 402070015
GEORGENE DOWNS, ETAL
40715 DUTTON ST
BEAUMONT, CA. 92223

ASMT: 402130029, APN: 402130029
VERA JASBINSEK, ETAL
967 W HARVARD PL
ONTARIO CA 91762

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

ASMT: 402130033, APN: 402130033
RUTHE ROBLES, ETAL
10285 BELLFLOWER AVE
CHERRY VALLEY CA 92223

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

ASMT: 402320028, APN: 402320028
LINDA WEBB, ETAL
10405 FRONTIER TR
CHERRY VALLEY CA 92223

ASMT: 402140011, APN: 402140011
DONNA HALL, ETAL
40747 HIGH ST
BEAUMONT, CA. 92223

ASMT: 402320029, APN: 402320029
PHILLIP GIANUNZIO
10395 FRONTIER TR
CHERRY VALLEY CA 92223

ASMT: 402140012, APN: 402140012
MANUEL SANCHEZ
10401 BELLFLOWER AVE
BEAUMONT, CA. 92223

ASMT: 402320030, APN: 402320030
LARRY THORPE
10385 FRONTIER TR
BEAUMONT, CA. 92223

ASMT: 402140014, APN: 402140014
RICHARD SWARTZ, ETAL
C/O ERIC S SWARTZ
10483 BELLFLOWER AVE
CHERRY VALLEY CA 92223

ASMT: 402320031, APN: 402320031
RUBY DOYLE
40871 CHEYENNE TRL
CHERRY VALLEY CA 92223

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

ASMT: 402320032, APN: 402320032
JANE HUGO
10365 FRONTIER TR
BEAUMONT, CA. 92223

ASMT: 402140016, APN: 402140016
PAMELA WILEY, ETAL
14650 ARIZONA ST
FONTANA CA 92336

ASMT: 402331001, APN: 402331001
RICHARD HARPSTER, ETAL
10355 FRONTIER TR
BEAUMONT, CA. 92223

ASMT: 402320027, APN: 402320027
GERTRUDE BELOAT, ETAL
10415 FRONTIER TR
BEAUMONT, CA. 92223

ASMT: 402331002, APN: 402331002
CAROL FULTZ, ETAL
10345 FRONTIER TR
BEAUMONT, CA. 92223



ASMT: 402331003, APN: 402331003
STEVEN SMITH, ETAL
6249 E MARINA VIEW DR
LONG BEACH CA 90803

ASMT: 402331010, APN: 402331010
GAIL HALL, ETAL
10265 FRONTIER TR
CHERRY VALLEY CA 92223

ASMT: 402331004, APN: 402331004
COLETTE WISECARVER
10325 FRONTIER TR
BEAUMONT, CA. 92223

ASMT: 402332001, APN: 402332001
HENRY NICHOLS
40775 LAREDO TR
BEAUMONT, CA. 92223

ASMT: 402331005, APN: 402331005
CHRISTINE MCARTHUR, ETAL
PO BOX 2634
PAGE AZ 86040

ASMT: 402332002, APN: 402332002
DEBBIE JIMENEZ, ETAL
40765 LAREDO TRL
CHERRY VALLEY CA 92223

ASMT: 402331006, APN: 402331006
CAROL LIST, ETAL
10305 FRONTIER TR
BEAUMONT, CA. 92223

ASMT: 402332003, APN: 402332003
NORMA DUDLEY
40755 LAREDO TR
BEAUMONT, CA. 92223

ASMT: 402331007, APN: 402331007
DONNA LESTER, ETAL
40882 CHEYENNE TR
CHERRY VALLEY CA 92223

ASMT: 402332004, APN: 402332004
SANDRA SMITH, ETAL
10276 FRONTIER TR
BEAUMONT, CA. 92223

ASMT: 402331008, APN: 402331008
GLENDA BARNETT
10285 FRONTIER TR
BEAUMONT, CA. 92223

ASMT: 402332005, APN: 402332005
THOMAS KUHN
10286 FRONTIER TR
CHERRY VALLEY CA 92223

ASMT: 402331009, APN: 402331009
SANDRA COX
10275 FRONTIER TR
BEAUMONT, CA. 92223

ASMT: 402332006, APN: 402332006
VICKI ANDREWS
10296 FRONTIER TR
CHERRY VALLEY CA 92223

ASMT: 402332007, APN: 402332007
MARSHA LANDINI, ETAL
10306 FRONTIER TR
CHERRY VALLEY CA 92223

ASMT: 402332014, APN: 402332014
CHARLES ANDERSON, ETAL
40824 OREGON TR
CHERRY VALLEY CA 92223

ASMT: 402332008, APN: 402332008
HELEN HAPP
10320 FRONTIER TR
BEAUMONT, CA. 92223

ASMT: 402332015, APN: 402332015
JAMES WALTERS
40836 OREGON TR
CHERRY VALLEY CA 92223

ASMT: 402332009, APN: 402332009
OPAL STEVENS
10330 FRONTIER TR
BEAUMONT, CA. 92223

ASMT: 402332016, APN: 402332016
GLADYS GUMM
40848 OREGON TR
BEAUMONT, CA. 92223

ASMT: 402332010, APN: 402332010
RICHARD DOUGLAS
40764 OREGON TR
BEAUMONT, CA. 92223

ASMT: 402333031, APN: 402333031
VIOLA BARRIOS
10426 FRONTIER TR
BEAUMONT, CA. 92223

ASMT: 402332011, APN: 402332011
KIRSTEN VILLARREAL
P O BOX 9267
FOUNTAIN VALLEY CA 92708

ASMT: 402333032, APN: 402333032
PEGGY GRIFFIN, ETAL
10410 FRONTIER TR
CHERRY VALLEY CA 92223

ASMT: 402332012, APN: 402332012
MARIE MATTHEWS, ETAL
40800 OREGON TR
BEAUMONT, CA. 92223

ASMT: 402333033, APN: 402333033
DIANE COSENTINO
10390 FRONTIER TR
CHERRY VALLEY CA 92223

ASMT: 402332013, APN: 402332013
WILLIAM MCMULLEN
10460 FRONTIER TRL
CHERRY VALLEY CA 92223

ASMT: 402333034, APN: 402333034
JUDY POLMAN, ETAL
10374 FRONTIER TR
CHERRY VALLEY CA 92223

ASMT: 402333035, APN: 402333035
BARBARA PATTEN, ETAL
10360 FRONTIER TR
BEAUMONT, CA. 92223

ASMT: 402333072, APN: 402333072
HIGHLAND SPRINGS VILLAGE OWNERS ASSN
10370 OVERLAND TR
BEAUMONT CA 92223

ASMT: 402333036, APN: 402333036
DARLENE MCKERRACHER, ETAL
40757 OREGON TR
BEAUMONT, CA. 92223

ASMT: 402341001, APN: 402341001
CONNIE RICCIUTI, ETAL
40750 LAREDO TR
BEAUMONT, CA. 92223

ASMT: 402333037, APN: 402333037
B JONES
40765 OREGON TR
BEAUMONT, CA. 92223

ASMT: 402341002, APN: 402341002
ALLEN COOK
40762 LAREDO TR
CHERRY VALLEY CA 92223

ASMT: 402333038, APN: 402333038
THERESA BROWN
40789 OREGON TR
BEAUMONT, CA. 92223

ASMT: 402341003, APN: 402341003
PETER OSTAPOW, ETAL
40774 LAREDO TR
BEAUMONT, CA. 92223

ASMT: 402333039, APN: 402333039
HELEN PIKE, ETAL
40801 OREGON TR
CHERRY VALLEY CA 92223

ASMT: 402341004, APN: 402341004
SHELBY CRESCE, ETAL
40786 LAREDO TR
BEAUMONT, CA. 92223

ASMT: 402333040, APN: 402333040
PEARL MARKS, ETAL
40815 OREGON TR
BEAUMONT, CA. 92223

ASMT: 402341005, APN: 402341005
ELVA TOWNSEND, ETAL
40796 LAREDO TR
BEAUMONT, CA. 92223

ASMT: 402333041, APN: 402333041
GEORGE MOSES
40825 OREGON TR
BEAUMONT, CA. 92223

ASMT: 402341006, APN: 402341006
DELLA RUSSELL
40806 LAREDO TR
BEAUMONT, CA. 92223

ASMT: 402341007, APN: 402341007
MARJORIE ROBERTS, ETAL
40812 LAREDO TR
BEAUMONT, CA. 92223

ASMT: 402351001, APN: 402351001
SUSANNE KARR, ETAL
315 SLACK PL
CALIMESA CA 92320

ASMT: 402341008, APN: 402341008
ELFRIEDE KAISER
40824 LAREDO TR
CHERRY VALLEY CA 92223

ASMT: 402351002, APN: 402351002
DOROTHY MCWILLIAMS, ETAL
10236 FRONTIER TR
BEAUMONT, CA. 92223

ASMT: 402342011, APN: 402342011
JOAN MATTHEW 2003 TRUST, ETAL
1660 BENT TREE TR
PRESCOTT AZ 86303

ASMT: 402351003, APN: 402351003
THERESA BUTORAC
24751 VIA SAN FERNANDO
MISSION VIEJO CA 92692

ASMT: 402342012, APN: 402342012
CRISTI PARIS
40805 LAREDO TR
BEAUMONT, CA. 92223

ASMT: 402351004, APN: 402351004
BEVERLY GIBSON, ETAL
10216 FRONTIER TR
BEAUMONT, CA. 92223

ASMT: 402342013, APN: 402342013
JOAN PAINE
40795 LAREDO TR
CHERRY VALLEY CA 92223

ASMT: 402351005, APN: 402351005
BONITA SPYKERMAN, ETAL
10206 FRONTIER TR
BEAUMONT, CA. 92223

ASMT: 402342014, APN: 402342014
ALVERA PRICE, ETAL
40785 LAREDO TR
BEAUMONT, CA. 92223

ASMT: 402351006, APN: 402351006
DANIELLE MCCOLLUM, ETAL
10196 FRONTIER TR
BEAUMONT, CA. 92223

ASMT: 402342015, APN: 402342015
HIGHLAND SPRINGS VILLAGE OWNERS ASSO
HIGHLAND SPRINGS VLG ASSN C/O WESTPAR
1900 AVE OF THE STARS #940
LOS ANGELES CA 90067

ASMT: 402351007, APN: 402351007
ROSE LACLAIR, ETAL
40765 DAKOTA CIR
BEAUMONT, CA. 92223



ASMT: 402351008, APN: 402351008
MARILYN JONES
40775 DAKOTA CIR
BEAUMONT, CA. 92223

ASMT: 402351015, APN: 402351015
SHARON BALL, ETAL
10150 FRONTIER TR
CHERRY VALLEY CA 92223

ASMT: 402351009, APN: 402351009
NORMA ARMENTEROS
40785 DAKOTA CIR
BEAUMONT, CA. 92223

ASMT: 402351016, APN: 402351016
NAT GEORGE
10140 FRONTIER TR
CHERRY VALLEY CA 92223

ASMT: 402351010, APN: 402351010
SHARON SLATER, ETAL
40780 DAKOTA CIR
BEAUMONT, CA. 92223

ASMT: 402351017, APN: 402351017
THELMA STEWART, ETAL
10130 FRONTIER TR
CHERRY VALLEY CA 92223

ASMT: 402351011, APN: 402351011
PATRICIA FISHER, ETAL
40770 DAKOTA CIR
BEAUMONT, CA. 92223

ASMT: 402351018, APN: 402351018
ELIZABETH CHRISTENSON
40751 CHEYENNE TR
CHERRY VALLEY CA 92223

ASMT: 402351012, APN: 402351012
BARBARA SUNNY, ETAL
40760 DAKOTA CIR
CHERRY VALLEY CA 92223

ASMT: 402352001, APN: 402352001
IVAGENE WOODRING, ETAL
10155 FRONTIER TR
BEAUMONT, CA. 92223

ASMT: 402351013, APN: 402351013
MARGARITA MCCANN
C/O THOMAS J MCCANN
10170 FRONTIER TR
BEAUMONT, CA. 92223

ASMT: 402352002, APN: 402352002
EILEEN CROSS
10165 FRONTIER TR
BEAUMONT, CA. 92223

ASMT: 402351014, APN: 402351014
ILSE FABIAN
10160 FRONTIER TR
CHERRY VALLEY CA 92223

ASMT: 402352003, APN: 402352003
ELIZABETH HIETT, ETAL
10175 FRONTIER TR
BEAUMONT, CA. 92223



ASMT: 402352004, APN: 402352004
RITA ROSAS, ETAL
C/O ANDREA BRADLEY
3335 JACINTO VIEW RD
BANNING CA 92220

ASMT: 402352011, APN: 402352011
DIANNE ROSAUER, ETAL
10255 FRONTIER TR
BEAUMONT, CA. 92223

ASMT: 402352005, APN: 402352005
CHARLOTTE SMITH, ETAL
10195 FRONTIER TR
CHERRY VALLEY CA 92223

ASMT: 402361001, APN: 402361001
HIGHLAND SPRINGS VILLAGE OWNERS ASSN
10500 ARAPAHOE CIR
CHERRY VALLEY CA 92223

ASMT: 402352006, APN: 402352006
ANITA ROUNSAVALL
10205 FRONTIER TR
BEAUMONT, CA. 92223

ASMT: 402361002, APN: 402361002
MICHAEL MEDLEY
10135 FRONTIER TR
BEAUMONT, CA. 92223

ASMT: 402352007, APN: 402352007
BECKY AVALOS
40445 HIGH ST
CHERRY VALLEY CA 92223

ASMT: 402361003, APN: 402361003
DORIS BURBICK, ETAL
10125 FRONTIER TR
BEAUMONT, CA. 92223

ASMT: 402352008, APN: 402352008
WATTANA SRISOOPAN, ETAL
10225 FRONTIER TR
BEAUMONT, CA. 92223

ASMT: 402352009, APN: 402352009
ROBERTA MILESKI, ETAL
10235 FRONTIER TR
BEAUMONT, CA. 92223

ASMT: 402352010, APN: 402352010
CHARLOTTE SHILLING, ETAL
10245 FRONTIER TR
CHERRY VALLEY CA 92223



SMARTKOTE™ Color Availability (Kynar/Hylar) Cool Coatings



SmartKote™ coatings feature vivid, fade-resistant color, incredible durability and environmentally friendly "cool" technology originally developed for Stealth Aircraft in the U.S. Military.

Wall Panels: Long Span III, Architectural III, Shadow Panel

Regal White	Reflective White	Warm White	Pearl Gray
Light Stone	Taupe Sand	Surrey Beige	Slate Gray
Dark Bronze	Terra Cotta	Evergreen	Regal Blue

Roof Panels: Standing Seam 360, Standing Seam II, Loc-Seam, Seam-Loc

Dark Bronze	Hemlock Green	Evergreen	Pearl Gray
Regal Blue	Slate Gray	Terra Cotta	Light Bronze
Surrey Beige	Taupe Sand	Warm White	Reflective White

Exhibit M (Colors)
PP25134, date May 30, 2013
Bbooth

Trim

Regal White	Reflective White	Warm White	Pearl Gray
Light Stone	Taupe Sand	Surrey Beige	Slate Gray
Light Bronze	Terra Cotta	Hemlock Green	Evergreen
Dark Bronze	Regal Blue		



Agenda Item No.: 2.4
Supervisory District: Fifth/Fifth
Project Planner: Bahelila Boothe
Director's Hearing: July 22, 2013

PLOT PLAN NO: 25368
Applicant: Carol and Raymond Clark
CEQA Exempt

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 3,000 square foot detached garage on 4.82 acres.

ISSUES OF RELEVANCE:

Property is located in a High Fire Area. Project has been reviewed and cleared by Riverside County Fire Department. Project was also reviewed and conditioned by Riverside County Health Department.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25368, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

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

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

1. The project has a primary dwelling on the parcel where the detached accessory building is proposed.
2. The project site is designated Rural: Rural Residential (5 Acres Minimum) on The Pass Area Plan.
3. The proposed detached accessory use is a permitted use in the general plan designation.
4. The proposed detached accessory building is a permitted use, subject to approval of a plot plan in the Controlled Development (W-2) zone.

5. The proposed detached accessory building use is consistent with the development standards set forth in the W-2 zone.
6. The proposed 3,000 square foot detached garage is considered detached accessory building under Section 18.18 of Ordinance No. 348.
7. The detached accessory 3,000 square foot detached garage is compatible with the character of the surrounding community.
8. The detached accessory 3,000 square foot detached garage is located more than 100 feet from the main building and is compatible with the architecture of the main building.
9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

ZONING



Selected parcel(s):
413-020-031

ZONING

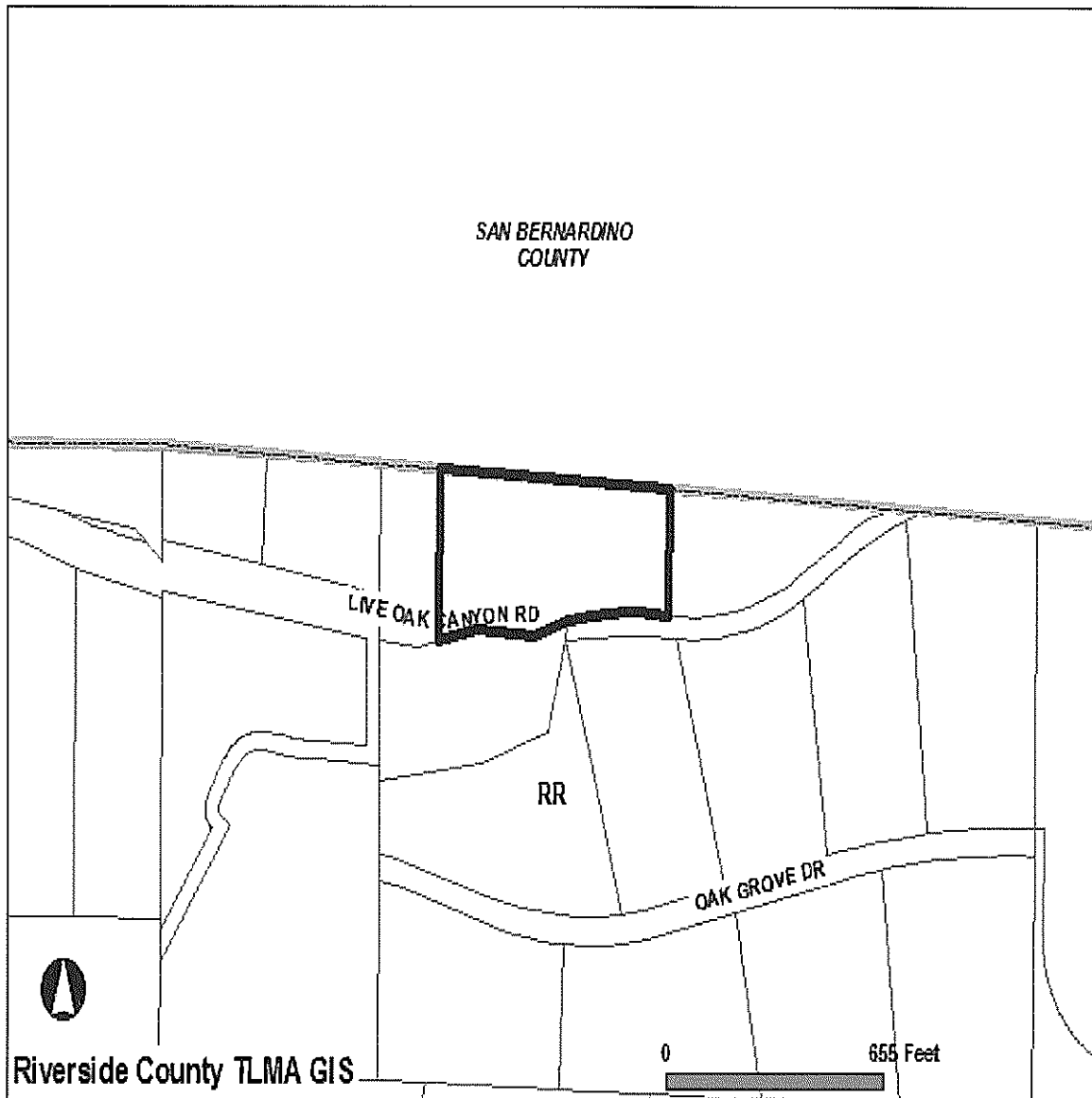
- SELECTED PARCEL
- ZONING BOUNDARY
- N INTERSTATES
- R-A-5
- N HIGHWAYS
- W-2
- PARCELS

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 Jun 20 08:47:03 2013
Version 130523

LAND USE



Selected parcel(s):
413-020-031

LAND USE



SELECTED PARCEL



INTERSTATES



HIGHWAYS



PARCELS

RR - RURAL RESIDENTIAL

IMPORTANT

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

REPORT PRINTED ON...Thu Jun 20 08:47:53 2013

Version 130523

2011 AERIAL



Selected parcel(s):
413-020-031

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.

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Version 130523

PLOT PLAN:ADMINISTRATIVE Case #: PP25368

Parcel: 413-020-031

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 3,000 square foot detached garage on 4.82.

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. 25368 shall be henceforth defined as follows:

06/24/13
15:49

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:ADMINISTRATIVE Case #: PP25368

Parcel: 413-020-031

10. GENERAL CONDITIONS

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

APPROVED EXHIBIT A = Plot Plan No. 25368, Exhibit A, dated May 28, 2013. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25368, Exhibit B, dated May 28, 2013. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25368, Exhibit C, dated May 28, 2013. (Floor Plan)

BS PLNCK DEPARTMENT

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

The current proposal to construct a 3,000 square foot detached single story RV garage equipped with one water closet and lavatory complies with maximum area size and one story limitations for private garage group "U" occupancy classification standards.

PERMIT ISSUANCE:

Per section 105.1 (2010 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building or structure.

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting

PLOT PLAN:ADMINISTRATIVE Case #: PP25368

Parcel: 413-020-031

10. GENERAL CONDITIONS

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

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 PP 25368 - REQUIREMENTS RECOMMND

Plot Plan 25368 is proposing to construct a 3,000 square foot detached RV Garage with plumbing (7 total fixture units - 1 toilet and 1 lavatory).

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, the applicant shall meet the following requirements:

a) Provide a copy of the floor plan to the Department of Environmental Health for review to ensure proper onsite wastewater treatment system (OWTS) sizing. Please note that these floor plans must match the set of plans that were submitted to Building and Safety for plan check.

b) Provide a C42 Certification of the existing onsite wastewater treatment system (OWTS) along with an appropriately scaled contoured plot plan wet signed by the C42 Licensed Contractor showing the location of all required information including all existing OWTS components.

b) If the existing OWTS is not adequately sized to handle the additional wastewater flows, the proposed structure shall be required to connect to a new appropriately sized OWTS. Please note that any new OWTS shall require a soils percolation report performed in accordance with

c) If the existing OWTS is not adequately sized to handle the additional wastewater flows, the proposed structure shall be required to connect to a new appropriately sized OWTS. Please note that any new OWTS shall require a soils percolation report performed in accordance with the Department of Environmental Health (DEH) Technical Guidance Manual.

d) A site evaluation shall be required at the discretion of DEH.

PLOT PLAN:ADMINISTRATIVE Case #: PP25368

Parcel: 413-020-031

10. GENERAL CONDITIONS

10.E HEALTH. 1 PP 25368 - REQUIREMENTS (cont.) RECOMMND

e) Applicable fees shall apply.

f) Further requirements may apply pending review of all requested items.

FIRE DEPARTMENT

10.FIRE. 1 USE-#21-HAZARDOUS FIRE AREA RECOMMND

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.1.

10.FIRE. 2 USE-#005-ROOFING MATERIAL RECOMMND

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

10.FIRE. 3 USE-#50-BLUE DOT REFLECTOR RECOMMND

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

10.FIRE. 4 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. 5 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.

PLOT PLAN:ADMINISTRATIVE Case #: PP25368

Parcel: 413-020-031

10. GENERAL CONDITIONS

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. 25368 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS

RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

c. A home occupation shall not be conducted in an accessory

PLOT PLAN:ADMINISTRATIVE Case #: PP25368

Parcel: 413-020-031

10. GENERAL CONDITIONS

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

structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

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

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

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

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

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

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

10.PLANNING. 4 USE - CAUSES FOR REVOCATION RECOMMND

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

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25368

Parcel: 413-020-031

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - E.HEALTH CLEARANCE REQ.

RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

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

06/24/13
15:49

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 8

PLOT PLAN:ADMINISTRATIVE Case #: PP25368

Parcel: 413-020-031

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

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

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

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

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to 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

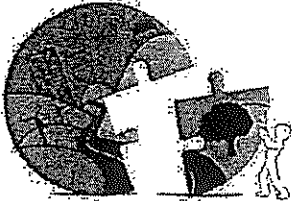
From: Jones, David
Sent: Wednesday, June 05, 2013 10:49 AM
To: Boothe, Bahelila
Subject: PP25368

The site is located in the County's subsidence zone and low to moderate liquefaction hazard potential zone. The site is located in an area of high potential for paleo resources at the ground surface. The site has been disturbed by previous permitted development, hence, the potential for significant archaeological resources at the site are slim.

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


David L. Jones
Chief Engineering Geologist
TLMA- Planning

#510
\$2000-3000



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25308 DATE SUBMITTED: 5/21/13

APPLICATION INFORMATION

Applicant's Name: RAY CLARK E-Mail: _____

Mailing Address: 30130 LIVE OAK CANYON RD
REDLANDS CA 92373
City State ZIP

Daytime Phone No: (951) 315-2698 Fax No: () _____

Engineer/Representative's Name: PAUL EGAN E-Mail: pegan@decinc.com

Mailing Address: 3955 CAMELIA DR
SAN BERNARDINO CA 92404
City State ZIP

Daytime Phone No: (907) 453-0553 Fax No: (909) 386-1830

Property Owner's Name: RAY CLARK E-Mail: _____

Mailing Address: SAME AS ABOVE
Street City State ZIP

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

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

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

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

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

APPLICATION FOR MINOR PLOT PLAN

Section: NORTHWEST 14-18 Township: 2 SOUTH Range: 2 WEST

Approximate Gross Acreage: 4.82

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

SAN BERNARDINO County East of _____, West of _____

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

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



George A. Johnson
Agency Director

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

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and RAY CLARK hereafter "Applicant" and Same "Property Owner".

Description of application/permit use:
3000 sq 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.

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. 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. 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): 413-020-031-8

Property Location or Address: 30130 LIVE OAK CANYON RD REDLANDS, CA 92371

2. PROPERTY OWNER INFORMATION:

Property Owner Name: RAY & CAROL CLARK

Phone No.: 951-315-2698

Firm Name: NONE

Email: RAYC@CLARKSNUTRITION.COM

Address: 30130 LIVE OAK CANYON RD
REDLANDS CA 92373

3. APPLICANT INFORMATION:

Applicant Name: RAY & CAROL CLARK

Phone No.: 951-315-2698

Firm Name: ~~SAME AS~~

Email: _____

Address (if different from property owner)
SAME AS ABOVE

4. SIGNATURES:

Signature of Applicant: [Signature] Date: 5-17-2013
Print Name and Title: RAY CLARK

Signature of Property Owner: [Signature] Date: 5-17-2013
Print Name and Title: CAROL CLARK

Signature of the County of Riverside, by [Signature] Date: 5/21/13
Print Name and Title: CATHERINE MORANES, LAND USE TECH II

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#: PP25368

Set #: N/A Application Date: 5/21/13

RIVERSIDE COUNTY GIS



Selected parcel(s):
413-020-031

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 REPORT

APNs

413-020-031-8

OWNER NAME / ADDRESS

RAYMOND J CLARK
CAROL A CLARK
30130 LIVE OAK CANYON RD
REDLANDS, CA. 92373

MAILING ADDRESS

(SEE OWNER)
(SEE SITUS)

LEGAL DESCRIPTION

LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 4.82 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 2846 SQFT., 3 BDRM/ 3 BATH, 2 STORY, ATTACHED GARAGE(1012 SQ. FT), CONST'D 2005TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 648 GRID: H7

CITY BOUNDARY/SPHERENOT WITHIN A CITY
CITY SPHERE: CALIMESA
ANNEXATION DATE: NOT APPLICABLE
LAFCO CASE #: PRO
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)

MARION ASHLEY, DISTRICT 5

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T2SR2W SEC 18

ELEVATION RANGE

1764/1884 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

RR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

THE PASS

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)

W-2

ZONING DISTRICTS AND ZONING AREAS

PASS & 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

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS
NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS
NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

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

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

WRMSHCP CELL NUMBER
NOT IN A CELL

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

VEGETATION (2005)
DEVELOPED/DISTURBED LAND
GRASSLAND
RIPARIAN SCRUB, WOODLAND, FOREST

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.PASS

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

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

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

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

87

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS

NOT IN A CETAP CORRIDOR.

HYDROLOGY**FLOOD PLAIN REVIEW**

NOT REQUIRED

WATER DISTRICT

SGPWA

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA ANA RIVER

GEOLOGIC**FAULT ZONE**

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

LOW

SUBSIDENCE

SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY

HIGH SENSITIVITY (HIGH A).

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

MISCELLANEOUS**SCHOOL DISTRICT**

BEAUMONT UNIFIED

COMMUNITIES

SAN TIMETO CANYON

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

NOT APPLICABLE, 47.19 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

043805

FARMLAND

OTHER LANDS

TAX RATE AREAS

056006

- BEAUMONT CHERRY VAL REC & PARK
- BEAUMONT UNIFIED SCHOOL

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 5
- GENERAL
- GENERAL PURPOSE
- INLAND EMPIRE JT(33,36)RES.
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN GORGONIO PASS MEM HOSPITAL
- SAN GORGONIO PASS WTR AG DEBT SV
- SAN GORGONIO SERIES BOND A
- SUMMIT CEMETERY DISTRICT

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

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

REPORT PRINTED ON...Tue May 21 16:14:33 2013
Version 130225

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/20/2013

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP 25368 For

Company or Individual's Name Planning Department

Distance buffered 2400'

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

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

NAME: Vinnie Nguyen

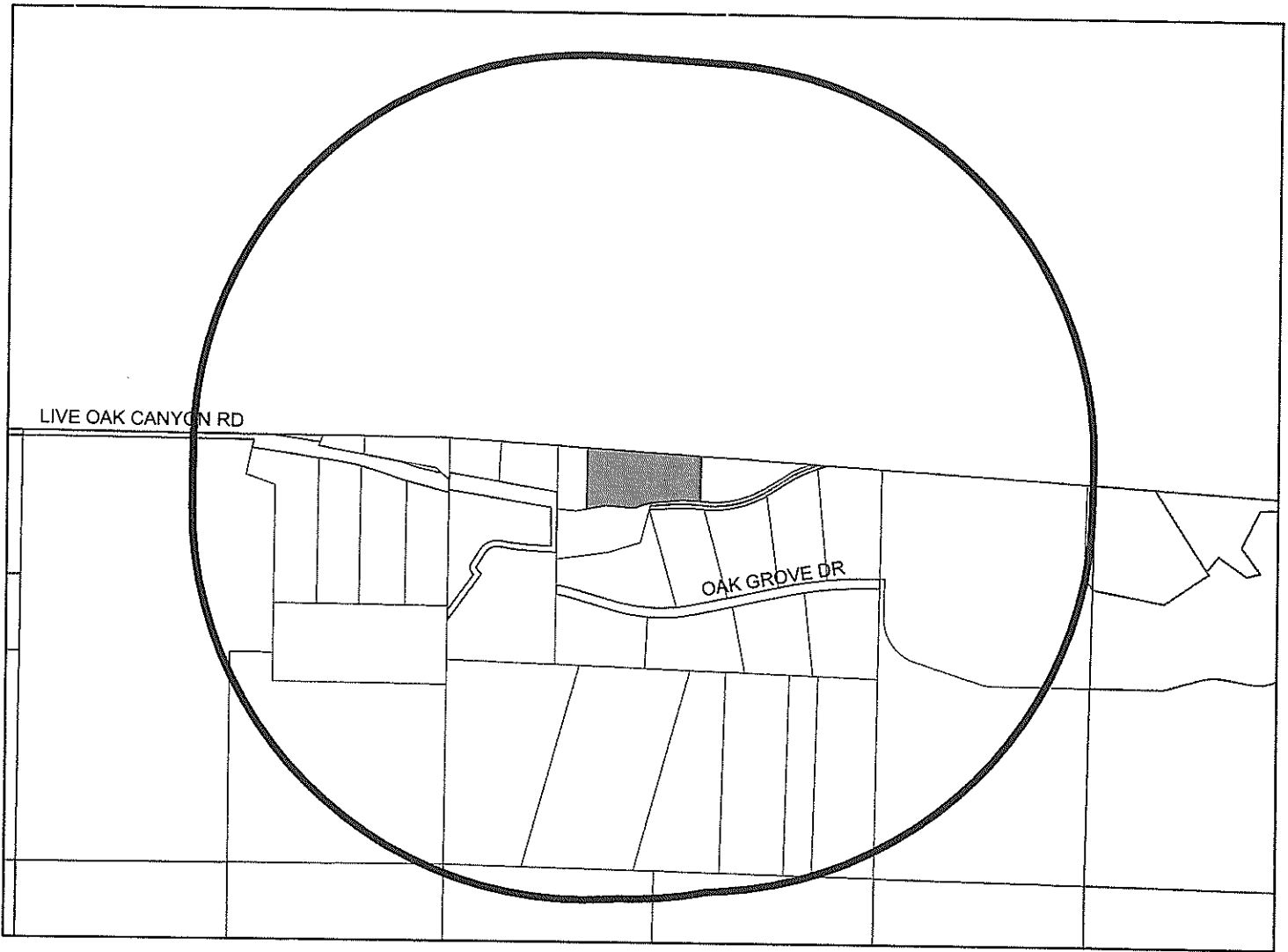
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

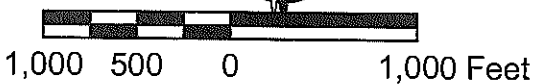
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

PP25368 (2400 feet buffer)



Selected Parcels

413-020-035 413-020-036 413-430-006 473-040-009 473-040-010 413-020-045 413-020-021 413-430-004 413-430-005 413-430-007
413-020-010 413-020-011 413-020-012 413-020-023 413-020-024 413-020-025 413-030-001 413-030-021 473-040-015 473-040-016
473-040-019 473-040-025 473-040-026 473-050-013 413-430-001 413-430-003 413-020-058 413-430-008 413-020-056 413-020-057
413-430-002 413-020-031 473-040-020 473-040-023 473-040-024 473-040-027 413-020-032 413-430-009 413-020-002



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ASMT: 413020002, APN: 413020002
BCR INV INC, ETAL
C/O BCR INV INC
PO BOX 10458
SAN BERNARDINO CA 92423

ASMT: 413020057, APN: 413020057
MARY BAKER
30500 LIVE OAK CYN RD
REDLANDS, CA. 92373

ASMT: 413020021, APN: 413020021
DAVID MATUSZAK
30320 LIVE OAK CANYON RD
REDLANDS, CA. 92373

ASMT: 413020058, APN: 413020058
M OLLIS
30075 LIVE OAK CANYON RD
REDLANDS, CA. 92373

ASMT: 413020031, APN: 413020031
CAROL CLARK, ETAL
30130 LIVE OAK CANYON RD
REDLANDS, CA. 92373

ASMT: 413430001, APN: 413430001
LINCOLN CREW INC
1026 FULLER ST
SANTA ANA CA 92701

ASMT: 413020032, APN: 413020032
SALLY MAAS, ETAL
30001 LIVE OAK CANYON RD
REDLANDS, CA. 92373

ASMT: 413430002, APN: 413430002
MARIA RODRIGUEZ, ETAL
30306 OAK GROVE DR
REDLANDS, CA. 92373

ASMT: 413020036, APN: 413020036
BCR INVESTMENTS INC
P O BOX 685
MENTONE CA 92359

ASMT: 413430003, APN: 413430003
LOMA LINDA UNIVERSITY
R445 TRUST ADMIN BC 203
LOMA LINDA CA 92350

ASMT: 413020045, APN: 413020045
WENDY ROSS, ETAL
30901 LIVE OAK CANYON RD
REDLANDS, CA. 92373

ASMT: 413430005, APN: 413430005
DIXIE DUKE TURNQUIST, ETAL
P O BOX 667
YUCAIPA CA 92399

ASMT: 413020056, APN: 413020056
MARY BAKER
30500 LIVE OAK CANYON RD
REDLANDS CA 92373

ASMT: 413430006, APN: 413430006
BETTY CULLER
30471 OAK GROVE DR
REDLANDS, CA. 92373

ASMT: 413430007, APN: 413430007
CLAYANA JIZMEJIAN, ETAL
27 HASTINGS ST
REDLANDS CA 92373

ASMT: 413430008, APN: 413430008
JEAN BADER, ETAL
30301 OAK GROVE DR
REDLANDS CA 92373

ASMT: 413430009, APN: 413430009
JULIE SHARPLESS, ETAL
30211 OAK GROVE DR
REDLANDS CA 92373

ASMT: 473040010, APN: 473040010
BRENT RIEGER
1199 OPAL AVE
MENTONE CA 92359

ASMT: 473040027, APN: 473040027
JO ANKRUM, ETAL
1427 E HIGHLAND AVE
SAN BERNARDINO CA 92404

ASMT: 473050013, APN: 473050013
LINDA PRUN, ETAL
27131 PACIFIC HEIGHTS DR
MISSION VIEJO CA 92692



Agenda Item No.: 2.5
Supervisory District: First/First
Project Planner: Bahelila Boothe
Director's Hearing: July 22, 2013

PLOT PLAN NO: 25336
Applicant: Fen Yong
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 1,035 square foot detached barn on 10 acres.

ISSUES OF RELEVANCE:

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

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25336, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

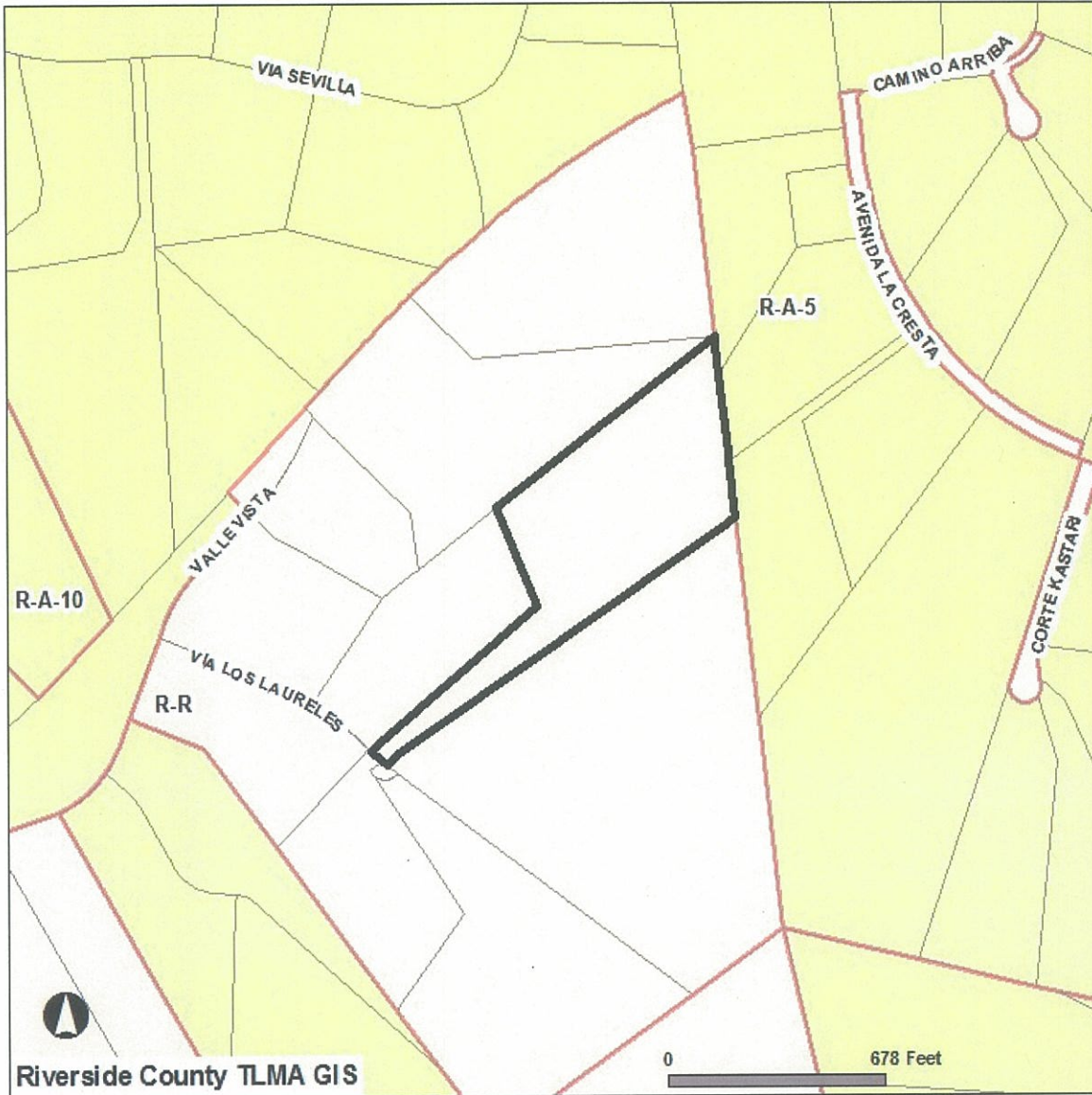
1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural: Rural Mountainous (10 Acres Minimum) on Southwest Area Plan.
3. The proposed accessory use is a permitted use in the general plan designations.
4. The proposed accessory building is a permitted use, subject to approval of a plot plan in the Rural Residential R-R zone.
5. The proposed accessory building use is consistent with the development standards set forth in the R-R Zone.
6. The proposed 1,053 square foot detached barn is considered detached accessory building under Section 18.18 of Ordinance No. 348.
7. The accessory building 1,053 square foot detached barn is located more than 10 feet from the main building.
8. The accessory buildings are compatible with the architecture of the main residence.

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

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.

ZONING



Selected parcel(s):
930-160-015

ZONING

- SELECTED PARCEL
- ZONING BOUNDARY
- N INTERSTATES
- R-A-10, R-A-5
- M HIGHWAYS
- R-R
- 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 Apr 29 14:00:13 2013

Version 130225

RIVERSIDE COUNTY GIS



Selected parcel(s):
930-160-015

LEGEND

SELECTED PARCEL

INTERSTATES

HIGHWAYS

PARCELS

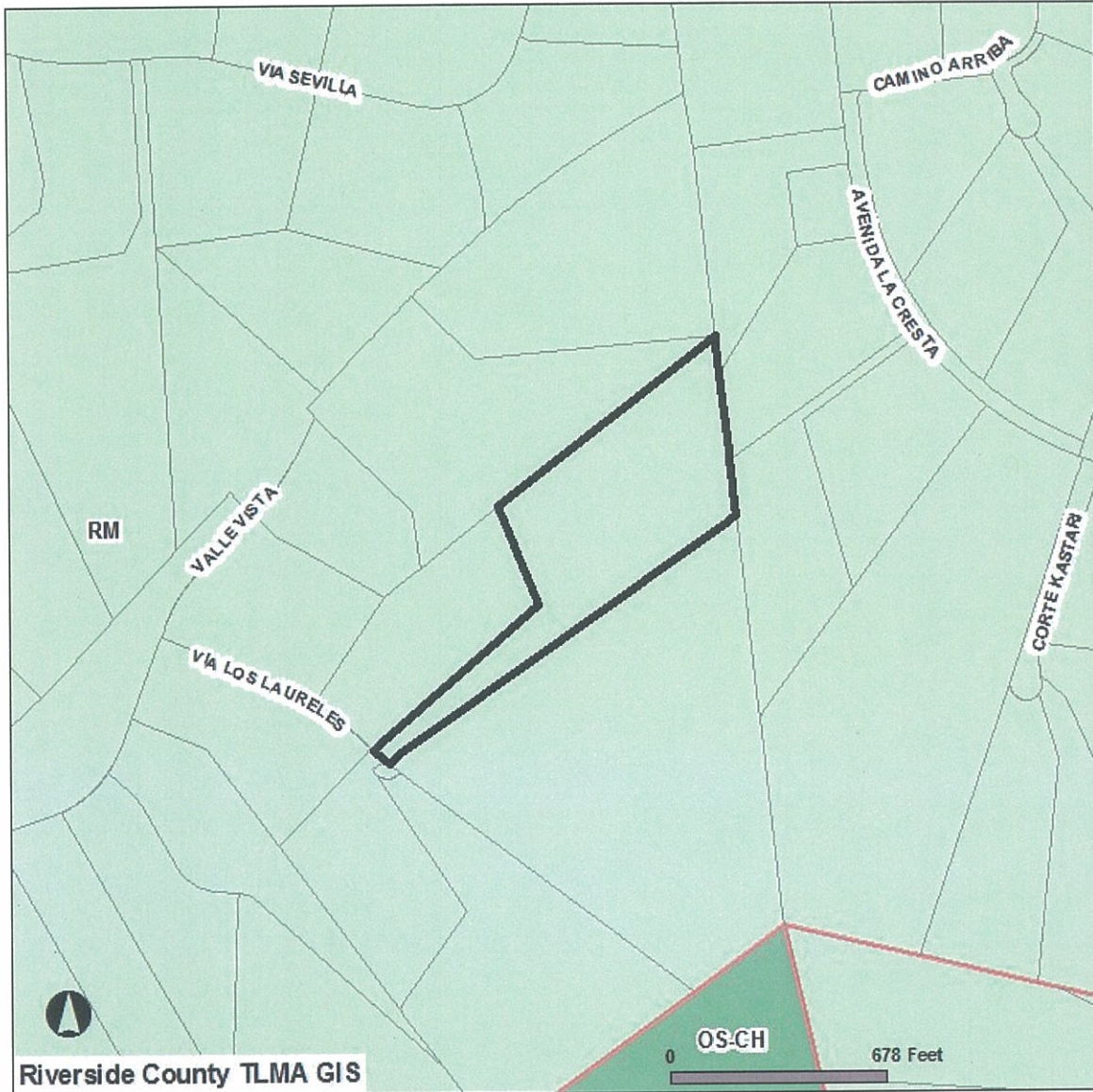
IMPORTANT

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REPORT PRINTED ON...Mon Apr 29 14:03:23 2013

Version 130225

LAND USE



Selected parcel(s):
930-160-015

LAND USE

- SELECTED PARCEL
- OS-CH - CONSERVATION HABITAT
- PARCELS
- N INTERSTATES
- N HIGHWAYS
- RM - RURAL MOUNTAINOUS

IMPORTANT

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Version 130225

PLOT PLAN:ADMINISTRATIVE Case #: PP25336

Parcel: 930-160-015

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is proposed to permit a 1,035 square foot detached barn on 10 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. 25336 shall be henceforth defined as follows:

07/01/13
12:03

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:ADMINISTRATIVE Case #: PP25336

Parcel: 930-160-015

10. GENERAL CONDITIONS

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

APPROVED EXHIBIT A = Plot Plan No. 25336, Exhibit A, dated April 2, 2013. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25336, Exhibit B/C, dated April 2, 2013. (Elevations and Floor Plan)

BS PLNCK DEPARTMENT

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

PERMIT ISSUANCE:

Per section 105.1 (2010 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building or structure.

Records indicate a previous grading permit for a single lot. An additional grading permit may be required for the additional detached garage pad.

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California

PLOT PLAN:ADMINISTRATIVE Case #: PP25336

Parcel: 930-160-015

10. GENERAL CONDITIONS

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

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

10.FIRE. 1 USE-#21-HAZARDOUS FIRE AREA RECOMMND

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.1.

10.FIRE. 2 USE-#005-ROOFING MATERIAL RECOMMND

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

10.FIRE. 3 USE-#50-BLUE DOT REFLECTOR RECOMMND

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

10.FIRE. 4 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. 5 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.

PLOT PLAN:ADMINISTRATIVE Case #: PP25336

Parcel: 930-160-015

10. GENERAL CONDITIONS

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. 25336 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS

RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

c. A home occupation shall not be conducted in an accessory

PLOT PLAN:ADMINISTRATIVE Case #: PP25336

Parcel: 930-160-015

10. GENERAL CONDITIONS

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

structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

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

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

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

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

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

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

10.PLANNING. 4 USE - CAUSES FOR REVOCATION RECOMMND

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

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25336

Parcel: 930-160-015

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

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 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.

07/01/13
12:03

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 7

PLOT PLAN:ADMINISTRATIVE Case #: PP25336

Parcel: 930-160-015

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2

PPA - CONFORM TO FLOOR PLANS

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

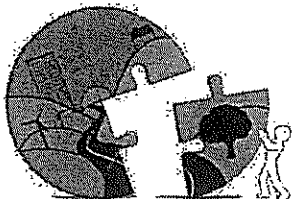
FIRE DEPARTMENT

90.FIRE. 1

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.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25336 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: FEN YONG E-Mail: lakeshonengineering@yahoo

Mailing Address: 26811 Wadi Circle, STE # 13
MURRIETA Street CA State 92562 ZIP

Daytime Phone No: (951) 329-6730 Fax No: () -

Engineer/Representative's Name: FEN YONG E-Mail: SAME AS ABOVE

Mailing Address: SAME AS ABOVE
_____ Street _____ State _____ ZIP

Daytime Phone No: () - Fax No: () -

Property Owner's Name: RICK SNYDER E-Mail: _____

Mailing Address: 21128 VIA LOS LAURELES
MURRIETA Street CA State 92562 ZIP

Daytime Phone No: (951) 205-4129 Fax No: () -

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

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

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR MINOR PLOT PLAN

Section: 226 Township: 75 Range: 4W

Approximate Gross Acreage: 10 ACRES

General location (nearby or cross streets): North of VIA LOS LAURELES, South of PVE. LA CUESTA, East of VALLE VISTA, West of CLINTON KEITH.

Thomas Brothers Map, edition year, page no., and coordinates: 927, A7 957, A1

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.

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).

FEN YONGE [Signature]
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):

X [Signature] RICK SMITH
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
X [Signature] SHARIE SMITH
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 pro perty.

PROJECT INFORMATION

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

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 930-016-015-



**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 FEN YONG hereafter "Applicant" and PICK SNYDER "Property Owner".

Description of application/permit use:
DETACHED GARAGE (1035 S.F.)

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

Section 1. Deposit-based Fees

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

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

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

RIVERSIDE COUNTY GIS



Selected parcel(s):
930-160-015

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

930-160-015-7

OWNER NAME / ADDRESS

RICKEY L SNYDER
SHERRIE L SNYDER
21128 VIA LOS LAURELES
MURRIETA, CA. 92562

MAILING ADDRESS

(SEE OWNER)
21128 VIA LOS LAURELES
MURRIETA CA. 92562

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 130/98
SUBDIVISION NAME: PM 19993
LOT/PARCEL: 3, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 10 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 3970 SQFT., 5 BDRM/3.5 BATH, 2 STORY, ATTACHED GARAGE(705 SQ. FT), CONST'D 1989TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING, POOL

THOMAS BROS. MAPS PAGE/GRID

PAGE: 927 GRID: A7
PAGE: 957 GRID: A1

CITY BOUNDARY/SPHERE

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

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)

KEVIN JEFFRIES, DISTRICT 1

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE

T7SR4W SEC 22

ELEVATION RANGE

2064/2228 FEET

PREVIOUS APN

930-160-008

PLANNING

LAND USE DESIGNATIONS

RM

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

SOUTHWEST AREA

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

SANTA ROSA PLATEAU POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

R-R

ZONING DISTRICTS AND ZONING AREAS

RANCHO CALIFORNIA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

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

NOT IN A CELL GROUP

WRMSHCP CELL NUMBER

NOT IN A CELL

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

NONE

VEGETATION (2005)

CHAPARRAL
COASTAL SAGE SCRUB
DEVELOPED/DISTURBED LAND
WOODLAND AND FORESTS

FIRE

HIGH FIRE AREA (ORD. 787)

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

FIRE RESPONSIBILITY AREA

STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)

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

ROAD & BRIDGE DISTRICT

SOUTHWEST AREA C

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)

NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)

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

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

SOUTHWEST AREA

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

NOT WITHIN AN SKR FEE AREA.

- 082003
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- ELS MURRIETA ANZA RESOURCE CONS
- ELSINORE AREA ELEM SCHOOL FUND
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 7
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST
- MT SAN JACINTO JUNIOR COLLEGE
- MURRIETA CEMETERY
- MURRIETA UNIFIED
- MURRIETA UNIFIED B & I
- RANCHO CAL WTR SAN R DIV DEBT SV
- RANCHO CALIF JT WATER
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- VALLEY HEALTH SYSTEM HOSP DIST
- WESTERN MUN WATER 9TH FRINGE

SPECIAL NOTES
NO SPECIAL NOTES

CODE COMPLAINTS

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

BUILDING PERMITS

Case #	Description	Status
211349	DWELL AND ATT GAR	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
211349	DWELL AND ATT GAR	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
213550	AS BUILT RES GRADING 1 LOT	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
213550	AS BUILT RES GRADING 1 LOT	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
224392	TEMP CONSTRUCTION POWER	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
224392	TEMP CONSTRUCTION POWER	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
232389	SUPP CHG REC RM TO BD RM W/BATH	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
232389	SUPP CHG REC RM TO BD RM W/BATH	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
242216	RESINPECT-NO PLANS/JOB CARD	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
242216	RESINPECT-NO PLANS/JOB CARD	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
254567	PLAN CHECK 3 X 135 RETAINING WALL	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
254567	PLAN CHECK 3 X 135 RETAINING WALL	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
265245	GUNITE POOL AND SPA	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
265245	GUNITE POOL AND SPA	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
353932	EXPIRED RETAINING WALL	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
353932	EXPIRED RETAINING WALL	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BAR030035	ADDITION-DINING ROOM AND GAME ROOM WITH BATHROOM	FINAL
BDE120088	DEMO DWLG AND ATT GAR	FINAL
BHR110331	BMP INSPECTION-CV1102871	PAID
BRS120474	2-STORY DWELLING-NO GARAGE - REBUILD DUE TO FIRE	ISSUED
BWL120573	RETAINING WALL COUNTY STANDARD 6' HIGHWAY	VOID

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status

EHS030291	PLAN REVIEW	APPLIED
EHS031153	PLAN REVIEW	APPLIED
EHS120831	SEPTIC VERIFICATION	APPLIED

PLANNING PERMITS

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Thu Mar 28 16:41:47 2013
Version 121101

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/29/2013,

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

APN (s) or case numbers PP 25336 For

Company or Individual's Name Planning Department,

Distance buffered 1000'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25336 (1000 feet buffer)



Selected Parcels

930-140-011	930-140-012	930-140-013	930-140-015	930-140-004	930-310-012	930-170-021	930-130-004	930-170-019	930-210-014
930-150-004	930-170-017	930-200-007	930-200-008	930-210-004	930-150-003	930-190-025	930-170-011	930-150-008	930-210-018
930-210-017	930-210-011	930-160-016	930-140-001	930-160-013	930-140-003	930-170-020	930-180-037	930-160-015	930-160-014
930-170-018	930-310-020	930-210-012	930-140-002	930-150-009	930-150-002	930-170-004			



840 420 0 840 Feet

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

ASMT: 930130004, APN: 930130004
DANTE GIBSON
21260 CAMINO ARRIBA
MURRIETA, CA. 92562

ASMT: 930150002, APN: 930150002
MARK LACY, ETAL
35701 AVENIDA LACRESTA
MURRIETA, CA. 92562

ASMT: 930140001, APN: 930140001
OMAR URIZAR
35977 AVENIDA LA CRESTA
MURRIETA, CA. 92562

ASMT: 930150003, APN: 930150003
GLORIA HERRERA, ETAL
35751 AVENIDA LA CRESTA
MURRIETA, CA. 92562

ASMT: 930140002, APN: 930140002
SANTA ROSA RANCHES WATER DIST
P O BOX 174
TEMECULA CA 92589

ASMT: 930150004, APN: 930150004
NAHID SIAVOSHI, ETAL
6441 RIDGE GLEN RD
ANAHEIM CA 92807

ASMT: 930140003, APN: 930140003
RANCHO CALIF WATER DIST
P O BOX 9017
TEMECULA CA 92589

ASMT: 930150008, APN: 930150008
MARY LORENZETTI, ETAL
22860 ROLLING GLEN CT
MURRIETA CA 92562

ASMT: 930140004, APN: 930140004
BILL BEHRENS
35805 AVENIDA LA CRESTA
MURRIETA, CA. 92562

ASMT: 930150009, APN: 930150009
SEASONS WEST
PMB 514
23905 CLINTON KEITH 114
WILDOMAR CA 92595

ASMT: 930140013, APN: 930140013
AGUINA
PO BOX 1253
MURRIETA CA 92564

ASMT: 930160013, APN: 930160013
JUDITH FLEMING, ETAL
21030 VIA LOS LAURELES
MURRIETA CA 92562

ASMT: 930140015, APN: 930140015
AGUINA
22063 WOODWARD WAY
MURRIETA CA 92562

ASMT: 930160015, APN: 930160015
SHERRIE SNYDER, ETAL
21128 VIA LOS LAURELES
MURRIETA CA 92562

ASMT: 930160016, APN: 930160016
MARSHA COLLINS, ETAL
41190 CAMINO NOROESTE
MURRIETA CA 92562

ASMT: 930180037, APN: 930180037
RICHARD BROWNING
20746 GABRIELLA LN
MURRIETA CA 92562

ASMT: 930170004, APN: 930170004
TAMARA YEE
21155 VIA LOS LAURELES
MURRIETA, CA. 92562

ASMT: 930190025, APN: 930190025
ROXANNE MCCAULEY, ETAL
P O BOX 1359
TEMECULA CA 92589

ASMT: 930170017, APN: 930170017
JOYCE VERDUZCO, ETAL
40225 VALLE VISTA
MURRIETA CA 92562

ASMT: 930200007, APN: 930200007
GOPINATH FAMILY LTD PARTNERSHIP
3131 MICHELSON DR UNT 607
IRVINE CA 92612

ASMT: 930170018, APN: 930170018
RONALD KOMERS
21121 VIA LOS LAURELES
MURRIETA CA 92562

ASMT: 930200008, APN: 930200008
MARTHA LOPEZ, ETAL
11402 INEZ ST
WHITTIER CA 90605

ASMT: 930170019, APN: 930170019
IRMA BRENN, ETAL
40260 VALLE VISTA
MURRIETA CA 92562

ASMT: 930210004, APN: 930210004
PAMELA MALONEY, ETAL
35885 VALLE VISTA RD
MURRIETA, CA. 92562

ASMT: 930170020, APN: 930170020
ALICIA BUCK, ETAL
21035 CORTE PROVIDENCIA
MURRIETA CA 92562

ASMT: 930210011, APN: 930210011
DOLORES SWEENEY, ETAL
35875 VALLE VISTA
MURRIETA, CA. 92562

ASMT: 930170021, APN: 930170021
TRACY SPRINGFORD, ETAL
33429 BARRINGTON DR
TEMECULA CA 92592

ASMT: 930210012, APN: 930210012
DIANE ANDERSON, ETAL
40100 VALLE VISTA
MURRIETA, CA. 92562

ASMT: 930210014, APN: 930210014
CONSTANCE BURKE, ETAL
40055 VALLE VISTA
MURRIETA, CA. 92562

ASMT: 930210017, APN: 930210017
DOUGLAS SCHULZE, ETAL
40000 VALLE VISTA
MURRIETA, CA. 92562

ASMT: 930210018, APN: 930210018
SHERRY BAKH, ETAL
40004 VALLE VISTA
MURRIETA CA 92562

ASMT: 930310012, APN: 930310012
LORI CAHOON, ETAL
2332 PERCUSSION CT
EL CAJON CA 92021

ASMT: 930310020, APN: 930310020
ELIN PENDLETON, ETAL
451 TWO TREES RD
RIVERSIDE CA 92507

Agenda Item No.: 3.1
Area Plan: The Pass
Zoning District: Pass & Desert
Supervisorial District: Fifth/Fifth
Project Planner: Matt Straite
Director's Hearing Date: July 22, 2013

Environmental Impact Report No. 536
Applicant: Don Kojima
Engineer/Representative: Bryan Ingersoll

COUNTY OF RIVERSIDE PLANNING DEPARTMENT SCOPING SESSION STAFF REPORT

PURPOSE OF SCOPING SESSION:

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

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

The NOP period began on Monday June 24th 2013, and will run for thirty (30) consecutive days which is scheduled to conclude on Wednesday July 24th, 2013.

LOCATION :

The project site is located in the Community of Poppet Flats in the Pass Area Plan in Western Riverside County; more specifically, it is located southerly of City of Banning, Westerly of SH-243, Northerly of Poppet Flats Road and Easterly of Old Banning Idyllwild Road.

EXISTING CONDITIONS:

The project site is in a high fire hazard area within an unincorporated portion of Riverside County in the western San Jacinto Mountains between 3,764 to 4,412 feet above mean sea level (MSL). Plans specific to the proposed project site include the Pass Area Plan and Western Riverside County Multi-Species Habitat Conservation Plan. The terrain includes exposed granite and metamorphic rock formations, three intermittent streams, and various types of native vegetation, including California coastal sage scrub, chaparral, riparian scrub habitat, and large oak trees. The project site is surrounded by undeveloped open space, except for a single-family community approximately 1,000 feet to the northeast and the Poppet Flats community approximately 2,000 feet to the southwest. The Poppet Flats community includes single-family homes and the Silent Valley Ranch RV Park. Adjacent parcels to the north and west of the project site are part of the Morongo Indian Reservation (tribal land).

PROJECT DESCRIPTION:

The General Plan Amendment proposes to change the General Plan from Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to 228 Acres of Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) and 399.04 Acres of Rural: Rural Mountainous (R:RM) (10 Acre Minimum). The Tentative Tract Map proposes a Schedule B subdivision of 630 acres into 154 clustered residential lots with an average of 1 acre lot size and 6 open space lots. Only 160 acres of the project will be disturbed.

SUMMARY PROJECT DATA:

- | | |
|---|--|
| 1. Existing/Proposed General Plan Land Use: | Rural Mountainous (R:RM)/ Rural Mountainous (R:RM) and Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) |
| 2. Surrounding General Plan Land Use: | IND to the north and west, Open Space-Conservation (OS-C) to the south and east, and Rural Mountainous (R:RM) to the east. |
| 3. Existing Zoning: | Controlled Development Areas (W-2) |
| 4. Surrounding Zoning: | Controlled Development Areas (W-2) to the north, west and east, Natural Assets- 160 Acre Minimum (N-A-160) to the south. |
| 5. Existing Land Use: | Vacant |
| 6. Surrounding Land Use: | Vacant to the north, west and south, scattered single family dwellings to the east. |
| 7. Tentative Map Project Data: | Total Acreage: 630
Total Proposed Lots: 154
Proposed Min. Lot Size: 20,000
Schedule: B |
| 8. Environmental Concerns: | See attached environmental assessment |

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

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

ENVIRONMENTAL IMPACT REPORT:

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

The EIR will be prepared for the proposed project. The Draft EIR will respond to comments received during the Notice of Preparation period including those made by reviewing agencies in addition to those received at the Scoping Session. The Draft EIR will be circulated for Notice of Completion review and public comment period for at least 45 days. Comments received during that circulation period will be addressed in the Final EIR prior to scheduling a public hearing on this item.

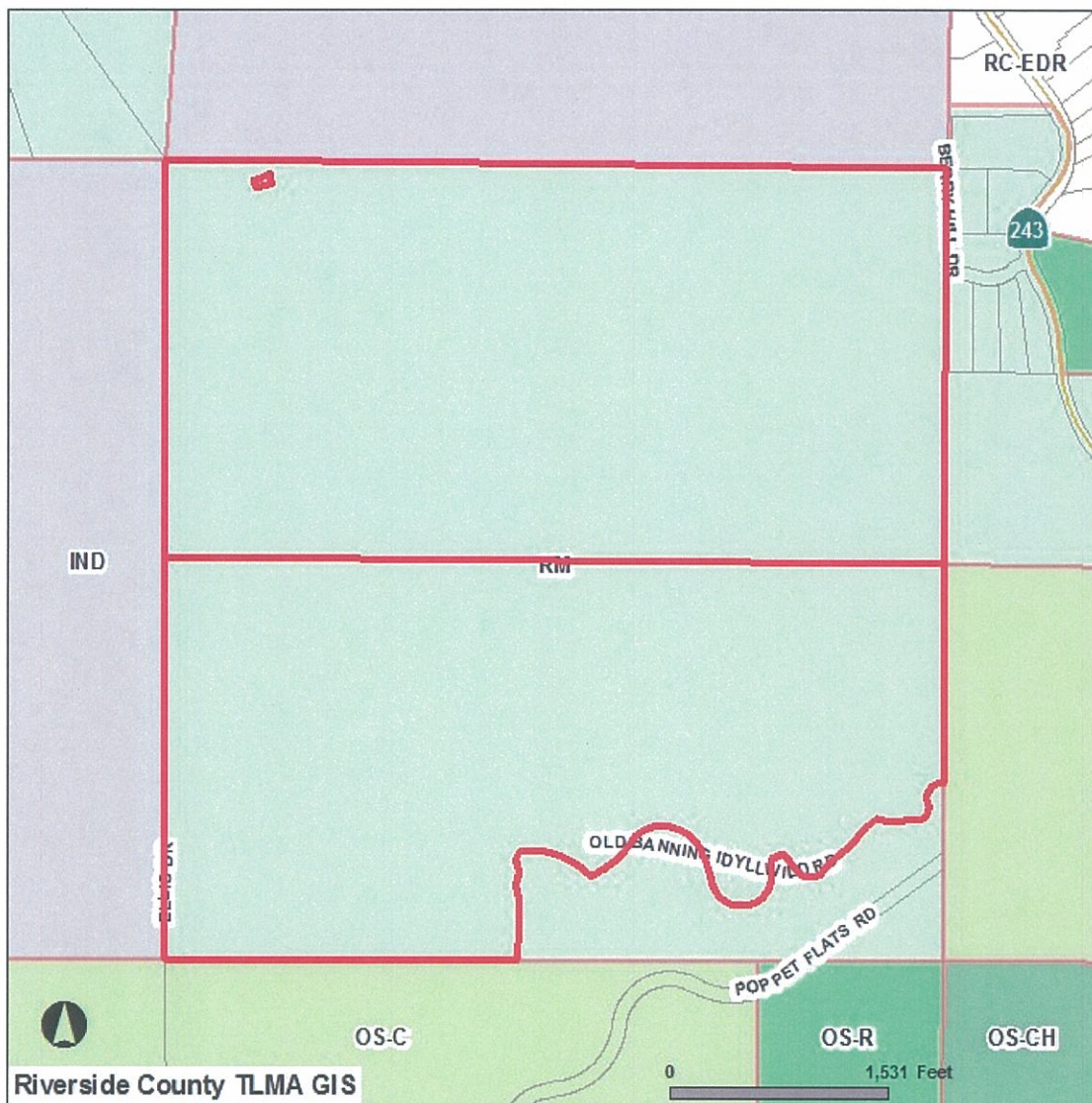
PUBLIC HEARING:

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

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence.
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area.
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
 - d. A Parks District or CSA.
 - e. An area of high liquefaction.
3. The project site is located within:
 - a. A High Fire Area.
4. The subject site is currently designated as Assessor's Parcel Numbers 544-050-011 and 544-050-006.
5. This EIR was filed with the Planning Department on 6/10/13.

General Plan Land Use



Riverside County TLMA GIS

LAND USE

- CASE
- IND - TRIBAL LANDS
- OS-C - CONSERVATION
- RM - RURAL MOUNTAINOUS
- INTERSTATES
- HIGHWAYS
- OS-CH - CONSERVATION HABITAT
- PARCELS
- OS-R - OPEN SPACE RECREATION
- EDR-RC - RURAL COMMUNITY - ESTATE DENSITY RESIDENTIAL

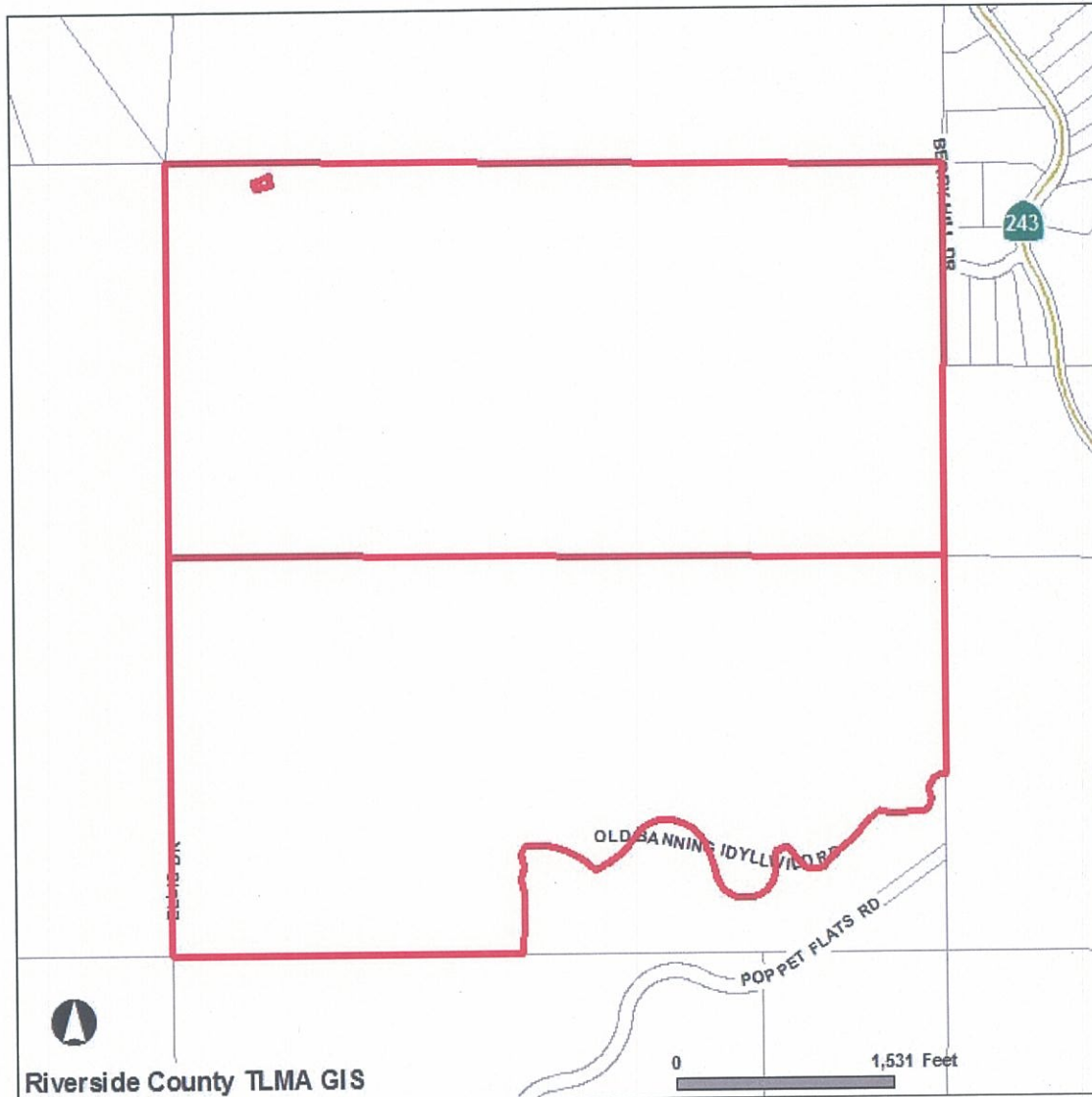
IMPORTANT

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Version 130523

EIR00536

Policy Areas



POLICY AREAS/OVERLAYS

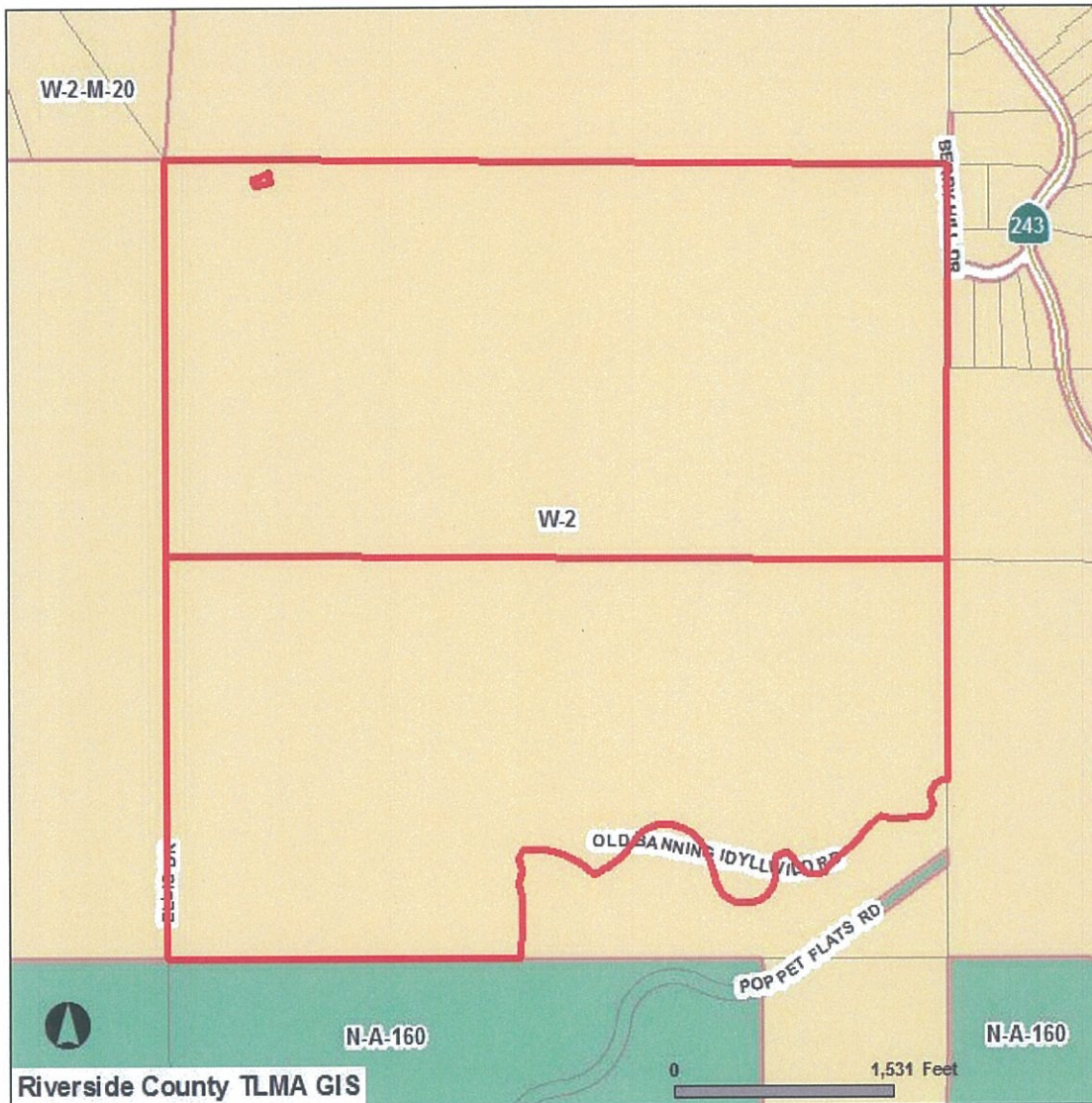
- CASE
- N INTERSTATES
- N HIGHWAYS
- PARCELS

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.

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 Version 130523

EIR00536

Zoning



ZONING

- CASE
- ZONING BOUNDARY
- INTERSTATES
- N-A-160
- HIGHWAYS
- W-2, W-2-M-10, W-2-M-20
- PARCELS

IMPORTANT

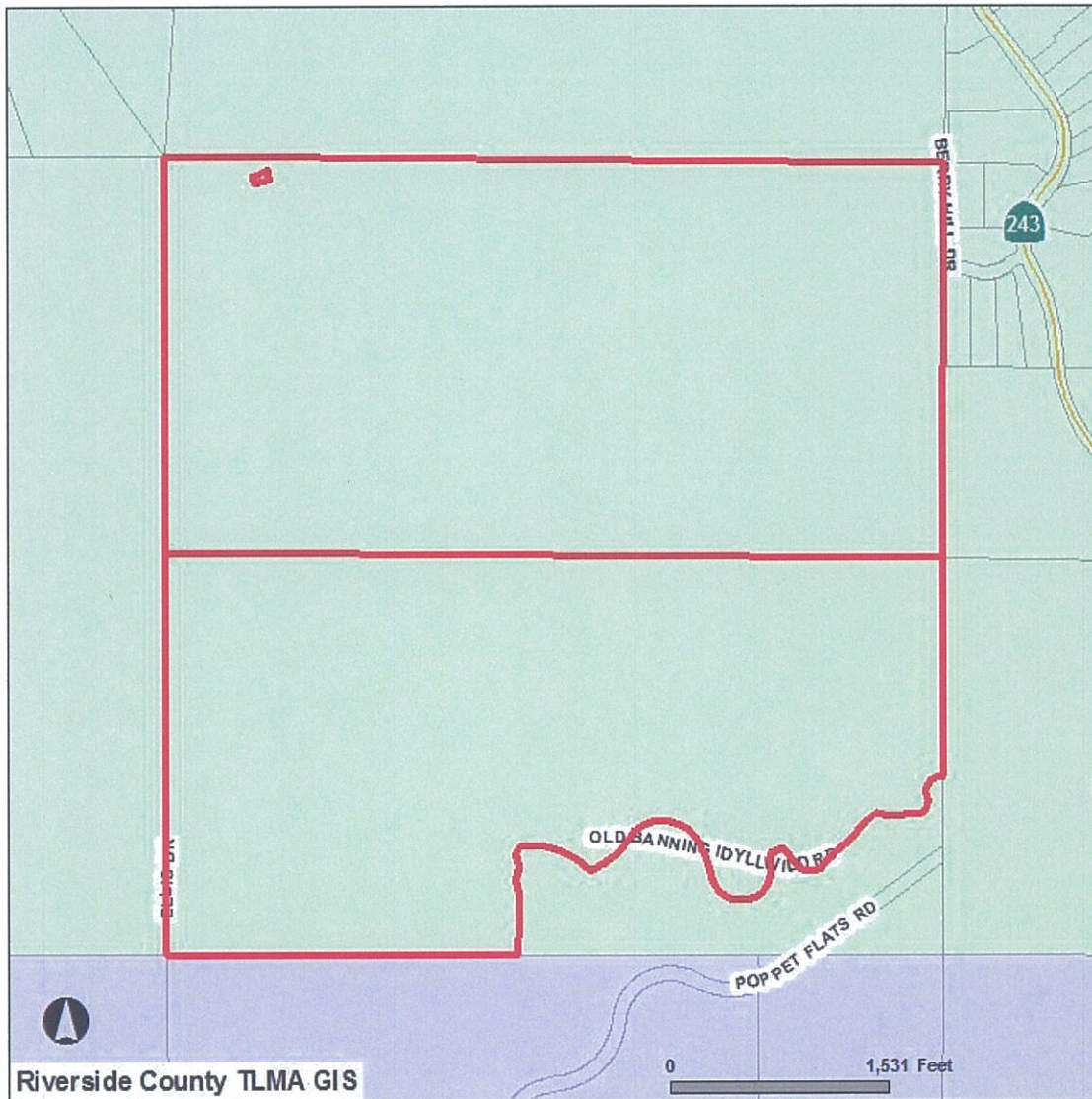
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Version 130523

EIR00536

Supervisor Districts



SUPERVISORIAL DISTRICTS 2011

- CASE
- DISTRICT 3
SUPERVISOR JEFF STONE
- DISTRICT 5
SUPERVISOR MARION ASHLEY
- N INTERSTATES
- M HIGHWAYS
- PARCELS

IMPORTANT

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Version 130523

EIR00536

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA42578
Project Case Type (s) and Number(s): TTM36410 and GPA00996
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Matt Straite, Planner
Telephone Number: (951) 955-8631
Applicant's Name: Don Kojima, Kojima Development Company
Applicant's Address: 7 Shoreridge, Newport Coast, California 92675

I. PROJECT INFORMATION

A. Project Description: The proposed project would include 154 single-family residential lots and surface streets on a 627-acre site comprised of two undeveloped parcels. Approximately 228 acres would be developed. Lot sizes would range from 0.23 acre to 1.15 acres and foundation pad sizes would range from 4,160 square feet to 4,406 square feet. Access would be via Wonderland Drive to the northeast and via Old Banning Idyllwild Road along the southeast boundary, which would connect the proposed project to State Route (SR-) 243. Electricity, gas, and water utilities would be provided from the nearest existing interconnection points as shown in Appendix A: Tentative Tract Map. Stormwater would flow into natural drainage courses and household wastewater would be treated by septic tanks. Graded trails for recreational use within the project site would connect to a regional trail network. The proposed project would also include General Plan Amendment (GPA) 00996. GPA00996 would change the land use designation of the northeastern portion of the project site from RM (Rural Mountainous) to RC-EDR (Rural Community Estate Density Residential) to allow more lots to be constructed than what is currently allowed. The RC-EDR land use designation permits a minimum two acre lot size whereas the RM land use designation requires a minimum 20 acre lot size. The land use designation of the southwestern portion of the project site would remain RM.

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

C. Total Project Area: 627 acres

Residential Acres: 627	Lots: 154	Units: 154	Projected No. of Residents: 479
Commercial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Industrial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Other:			

D. Assessor's Parcel No(s): 544-050-006 and 544-050-011

E. Street References: Banning Idyllwild Panoramic Highway (SR-243), Wonderland Drive and Old Banning Idyllwild Road

F. Section, Township & Range Description or reference/attach a Legal Description:
T3S R1E SEC35

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is in a high fire hazard area within an unincorporated portion of Riverside County in the western San Jacinto Mountains between 3,764 to 4,412 feet above mean sea level (MSL). Plans specific to the proposed project site include the Pass Area Plan

and Western Riverside County Multi-Species Habitat Conservation Plan. The terrain includes exposed granite and metamorphic rock formations, three intermittent streams, and various types of native vegetation, including California coastal sage scrub, chaparral, riparian scrub habitat, and large oak trees. The project site is surrounded by undeveloped open space, except for a single-family community approximately 1,000 feet to the northeast and the Poppet Flats community approximately 2,000 feet to the southwest. The Poppet Flats community includes single-family homes and the Silent Valley Ranch RV Park. Adjacent parcels to the north and west of the project site are part of the Morongo Indian Reservation (tribal land) (Figure 1).

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies: A full analysis of these policies will be included in the EIR.

- 1. Land Use:** LU 1.6, LU 1.9, LU 4.1, LU 5.1-3, LU 6.1, LU 8.2, LU 9.1, LU 10.4, LU 11.1, LU 12.1, LU 12.4-7, LU 17.1-6
- 2. Circulation:** C 2.1-5, C 3.1-6, C 3.8, C 3.10, C 3.13-18, C 3.23-24, C 3.28-31, C 3.33, C 4.1-7, C 5.2, C 6.1-3, C 7.9, C 16.3-7, C 19.1, C 20.1, C 20.4, C 20.8, C 20.11, C 20.13
- 3. Multipurpose Open Space:** OS 2.1, OS 2.2, OS 2.3, OS 3.3, OS 4.4, OS 4.5, OS 4.6, OS 5.5, OS 5.3, OS 5.5-6, OS 6.1-3, OS 9.3-4, OS 16.1, OS 17.1, OS 18.1, OS 19.2, OS 19.4-5, OS 19.8-10, OS 21.1, OS 22.1, OS 22.4-5
- 4. Safety:** S1.1, S2.2, S 2.5-7, S 3.1, S 3.3-6, S 3.8, S 3.13-14, S 4.2-3, S 4.10, S 4.18, S 4.20, S 5.1, S 6.1, S 7.7
- 5. Noise:** N 1.3-5, N 2.3, N 4.1-7, N 8.1-3, N 8.5-7, N 11.1-2, N 12.1-4, N 13.1-5, N 13.8-9, N 15.1-2, N 17.2, N 17.7-8
- 6. Housing:** Policy 5.1
- 7. Air Quality:** AQ 2.2-3, AQ 4.1-9, AQ 5.1, AQ 5.4, AQ 17.1, AQ 17.6

B. General Plan Area Plan(s): The Pass

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural Mountainous

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding:

- 1. Area Plan(s):** The Pass
- 2. Foundation Component(s):** Rural, OS, and IND
- 3. Land Use Designation(s):** IND (Tribal Lands), RM (Rural Mountainous), and OS-C (Open Space – Conservation)

4. Overlay(s), if any: N/A

5. Policy Area(s), if any: N/A

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: N/A

2. Specific Plan Planning Area, and Policies, if any: N/A

I. Existing Zoning: W-2: Controlled Development Area

J. Proposed Zoning, if any: N/A

K. **Adjacent and Surrounding Zoning:** The parcels north and west of the project site are tribal land and zoned W-2. The parcels to the southeast, east, and northeast are also zoned W-2, but are not tribal land. The parcels northwest of the project site are zoned W-2-M-20, and the parcels south and southwest of the project site are zoned N-A-160.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> 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.
<input checked="" type="checkbox"/> 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
<input type="checkbox"/> 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

6/12/13

Date

Matt Straite

Printed Name

Planner

Title

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

1 a & b) The project site is located less than one mile west of Banning-Idyllwild Panoramic Highway (SR-243), which is designated by the State as a scenic highway. New homes within the project area would be constructed away from the highway, and designed to blend with the natural landscape to minimize their visibility from the Highway. Potential impacts to the scenic highway corridor and scenic resources will be examined in the EIR.

Mitigation: To be identified in the EIR.

Monitoring: To be identified in the Mitigation Monitoring and Reporting Program (MMRP).

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

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

Findings of Fact:

2 a) The project site is located within Zone B (Special Lighting Area) approximately 34.49 miles from the Mount Palomar Observatory. The Riverside County Lighting Ordinance No. 655 limits the type of lighting fixtures utilized within this area. The intent of this ordinance is to eliminate light fixtures that emit light that is detrimental to the astronomical observation and research function of the observatory.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project would be developed to comply with the special provisions of Ordinance No. 655, and impacts to the Mount Palomar Observatory would be less than significant. Impacts to the nighttime use of the Mt. Palomar Observatory will not be examined in the EIR.

Mitigation: N/A

Monitoring: N/A

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

3 a) The proposed project would introduce illumination from streetlights, landscaping accent lights, street address lighting fixtures, and vehicle headlamps in an area where no lighting currently exists. Although the proposed project would comply with Riverside County design guidelines that specify outdoor lighting shall be low to the ground or shielded and hooked to avoid shining onto adjacent properties and streets, the impact associated with introducing new lighting will be examined in the EIR.

3 b) Lighting associated with the proposed project will be typical of a single-family residential neighborhood. It would not introduce lighting sources such as floodlights or spotlights associated with industrial, commercial, or recreational uses that would be unacceptable in a residential area. This topic will not be examined in the EIR.

Mitigation: To be identified in the EIR.

Monitoring: To be identified in the MMRP.

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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

4 a) The project site is not designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, no farmland would be converted to non-agricultural use, and no impact would occur. No mitigation is required. This topic will not be examined in the EIR.

4 b) The project site is zoned W-2 (Controlled Development Area) and the land use is RM (Rural Mountainous). No agricultural zoning or land uses are associated with the project site. According to the County of Riverside General Plan, the project site does not have a Williamson Act contract in place and is not on land within a Riverside County Agricultural preserve. Therefore, there are no impacts associated with agricultural zoning or use, and no mitigation is required. This topic will not be examined in the EIR.

4 c) There is no agriculturally zoned property within 300 feet of the project site. Therefore, no impact would occur, and no mitigation is required. This topic will not be examined in the EIR.

4 d) As discussed in items 4a-c above, there are no agricultural zoning or land uses associated with the project site, and there would be no conversion of Farmland to non-agricultural use. Therefore, no impacts would occur, and no mitigation is required. This topic will not be examined in the EIR.

Mitigation: N/A

Monitoring: N/A

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

5 a-c) The project site is zoned W-2: Controlled Development Area and the land use designation is Rural Mountainous. No forest land, timberland, or timberland zoned Timberland Production is within or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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adjacent to the project site. Therefore, no impact would occur, and no mitigation is required. This topic will not be examined in the EIR.

Mitigation: N/A

Monitoring: N/A

AIR QUALITY

Would the project:

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Air Quality and Greenhouse Gas Analysis for Cameron Ranch Riverside County, California.

Findings of Fact:

6 a-f) Construction activities would generate short-term air quality impacts and intermittent emissions. Construction emissions can be distinguished as either on-site or off-site. On-site air pollutant emissions consist principally of exhaust emissions from off-road heavy-duty construction equipment, as well as fugitive particulate matter from earthworking and material handling operations. Off-site emissions result from workers commuting to and from the job site, as well as from trucks hauling materials to the site and construction debris for disposal. The primary source of operational emissions would be vehicle exhaust emissions generated from project-induced vehicle trips, known as "mobile source emissions." Other emissions, identified as "energy source emissions," would be generated from energy consumption for water and space heating for the single family residences, while "area source emissions," would be generated from structural maintenance and landscaping activities, and use of consumer products. Increased local vehicle traffic may contribute to off-site air quality impacts, and construction vehicles would generate airborne odors such as diesel exhaust during the construction phase of the proposed project. Impacts to air quality will be examined in the EIR.

Mitigation: To be identified in the EIR.

Monitoring: To be identified in the MMRP.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES				
Would the project:				
7. Wildlife & Vegetation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

7 a) The project site is within the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP) area. The EIR will address the relationships between the proposed project and the WRCMSHCP, and any other approved local, regional, or state conservation plans.

7 b-f) No development currently exists at the project site. There is a potential for this area to be adversely affected by development activity associated with the proposed project. The EIR will examine potential impacts of the proposed project to: 1) candidate, sensitive, or special status species within or near the project site, 2) movement of native resident or migratory fish or wildlife species, 3) riparian habitat or other sensitive natural communities, and 4) federally protected wetlands.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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7 g) The proposed project will be consistent with the County's Oak Tree Management Guidelines and Ordinance No. 859 for Water Efficient Landscaping. The EIR will assess the applicability of local policies and ordinances protecting biological resources within the proposed project.

Mitigation: To be identified in the EIR.

Monitoring: To be identified in the MMRP.

CULTURAL RESOURCES

Would the project:

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

8 a&b) Significant historic and pre-historic resources (structures or their ruins) may occur within the project site because the County of Riverside has a long history of human occupation. Disturbance of lands during construction may uncover or expose previously undiscovered significant historic and pre-historic resources, and has the potential to result in substantial adverse changes to these resources, or cause a loss of scientific or cultural value. A Phase I cultural resources inventory will be conducted as required by the County to ensure that cultural resources will not be substantially adversely impacted by the proposed project. This topic will be examined in the EIR.

Mitigation: To be identified in the EIR.

Monitoring: To be identified in the MMRP.

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

Source: Project Application Materials

Findings of Fact:

9 a, b&d) The proposed project is adjacent to Native American habitations. There is the potential for significant archeological resources (e.g., signs of human activities and ancient cultures) to occur within the project site because the County of Riverside has a history of occupation by indigenous peoples (Native Americans). Disturbance of lands during construction may uncover or expose previously undiscovered archeological artifacts, and has the potential to result in substantial adverse

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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changes to these artifacts, or cause a loss of scientific or cultural value. A Phase I cultural resources inventory will be conducted as required by the County to ensure that cultural resources will not be substantially adversely impacted by the proposed project. These topics will be examined in the EIR.

9 c) Implementation of the proposed project has the potential for uncovering previously undiscovered human remains during ground-disturbing activities, such as grading. The County maintains policies addressing uncovered human remains, but because such resources cannot be addressed until uncovered, policies tend to focus on mitigation measures, rather than avoidance. The EIR will identify mitigation measures to be adopted during construction activities.

Mitigation: To be identified in the EIR.

Monitoring: To be identified in the MMRP.

10. Paleontological Resources

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

Findings of Fact:

10 a) The project site is in an area of Low Sensitivity for paleontological resources according to Figure 4.7.2 in "Paleontological Sensitivity" section of the County of Riverside General Plan EIR. Although the project site is dominated by granitic and metamorphic rocks which are not likely to contain paleontological resources, the County General Plan states that "actual field sensitivity must be ultimately determined by both a record search and a field inspection by a paleontologist." Disturbance of lands during construction may uncover or expose previously undiscovered paleontological resources, and has the potential to result in substantial adverse changes to these resources, or cause a loss of scientific or cultural value. Therefore, a paleontological survey will be conducted and this topic will be examined in the EIR.

Mitigation: To be identified in the EIR.

Monitoring: To be identified in the MMRP.

GEOLOGY AND SOILS

Would the project:

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

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

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

11 a&b) The project site is not located within an "Earthquake Fault Zone" as defined by the State of California in the Alquist-Priolo Earthquake Zoning Act, County Earthquake Study Zones, or County Fault Hazard Zones. Alquist-Priolo Earthquake Fault Zones are regulatory zones that encompass surface traces of active faults and may pose a risk of surface fault rupture to existing or future structures. No active faults are known to occur within or near the project site. However, the entire southern California region is considered seismically active. There is the possibility that a large earthquake along one of the major faults in the region may induce strong seismic ground shaking at the project site. The proposed project would be constructed in conformance with applicable local building codes and requirements under the California Building Code (CBC) and Uniform Building Code (UBC) for Seismic Zone 4 to reduce impacts from strong seismic ground shaking. Nonetheless, this topic will be examined in the EIR.

Mitigation: To be identified in the EIR.

Monitoring: To be identified in the MMRP.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

12 a) Liquefaction and dynamic settlement of cohesionless soils can be caused by strong vibratory motion due to earthquakes. Research and historical data indicate that loose granular soils below a near-surface groundwater table are most susceptible to liquefaction, while the stability of most clayey material is not adversely affected by vibratory motion. When loose to medium dense, saturated granular deposits are subjected to strong seismic shaking of significant duration without substantial dissipation of excess pore water pressure, then soil deposits may liquefy (i.e., behave like a liquid) and lose bearing strength.

According to the Riverside County Land Information System, no potential for liquefaction exists within the project site. The site is not located in a liquefaction zone on the Seismic Hazard Map issued by the State of California Divisions of Mines and Geology (DMG). The project site contains limited deposits of loose granular soils; however, these materials are generally unsaturated and beyond areas of planned development. The potential for liquefaction at project site is very low; however, this topic will be examined in the EIR.

Mitigation: To be identified in the EIR.

Monitoring: To be identified in the MMRP.

13. Ground-shaking Zone

a) 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)

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

13 a) The project site is within in a highly active seismic region of Southern California. Intense ground shaking could potentially occur during the design lifetime of the proposed project, and could cause collapse of structures, buckling of walls, and damage to foundations. Structures would be designed to resist seismic forces in accordance with the criteria and seismic design parameters contained in the most current version of the Uniform Building Code (UBC) for Seismic Zone 4 and standards of the Structural Engineer Association of California. This topic will be examined in the EIR.

Mitigation: To be identified in the EIR.

Monitoring: To be identified in the MMRP.

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: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

14 a) The project site is located on a hillside, and the continued urbanization of hillsides can lead to increased risk and damage from erosion and landslides or mudslides. This topic will be examined in the EIR.

Mitigation: To be identified in the EIR.

Monitoring: To be identified in the MMRP.

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: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

15 a) This project site is not within a documented subsidence area; however, this topic will be examined in the EIR.

Mitigation: To be identified in the EIR.

Monitoring: To be identified in the MMRP.

16. Other Geologic Hazards

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

16 a) Adoption of the proposed project would not expose people to seiche or volcanic hazard. A seiche is an oscillation of a land-locked water body, such as a lake or dam. The project site does not contain nor is near lakes or dams. There is no known volcanic activity within or near the project area. Nonetheless, this topic will be examined in the EIR.

Mitigation: To be identified in the EIR.

Monitoring: To be identified in the MMRP.

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Slopes				
a) Change topography or ground surface relief features?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

17 a&b) The proposed project will create cut or fill slopes greater than 2:1 or higher than 10 feet and may change the topography of the project site. This topic will be examined in the EIR.

17 c) As with other rural communities in Riverside County, wastewater treatment for Cameron Ranch will be accommodated by individual septic systems and leach fields. This topic will be examined in the EIR.

Mitigation: To be identified in the EIR.

Monitoring: To be identified in the MMRP.

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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18 a) Construction activity at the project site would be subject to the provisions of the General Construction Permit as part of the National Pollutant Discharge Elimination System (NPDES) Program. Construction site Best Management Practices (BMPs) would be specified in an Erosion Control Plan (ECP) and Storm Water Pollution Prevention Plan (SWPPP). The project applicant is required to prepare a site-specific Water Quality Management Plan (WQMP) incorporating a proposed Grading/Drainage Plan and structural and non-structural Best Management Practices (BMPs) during operation of the proposed project. The purpose of the ECP, SWPPP and WQMP is to increase surface water infiltration, reduce pollutants in storm waters entering County storm drain facilities, and to ensure the proper handling and disposal of hazardous materials and other pollutants typical of construction and residential land uses. Typical non-structural BMPs in the WQMP include sweeping of impervious areas, routine trash pick-up, proper disposal of pet waste, and proper storage and disposal of household cleaners, paints, automotive oils and other hazardous chemicals. Typical structural BMPs in the WQMP include grated drainage inlets, filtered on-site catch basins, efficient irrigation systems, and a site plan minimizing impervious surfaces. This topic will be examined in the EIR.

18 b) Expansive soils are alleviated by following the Riverside County Building Code. This topic will be examined in the EIR.

18 c) The proposed project will utilize septic tanks for wastewater disposal. This topic will be examined in the EIR.

Mitigation: To be identified in the EIR.

Monitoring: To be identified in the MMRP.

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

19 a&b) The proposed project includes storm drain facilities designed to maintain the current drainage patterns within the proposed project area. The post-construction drainage system would not alter the course of the three existing intermittent streams within the proposed project area. Minor erosion of exposed soils during construction would be mitigated by compliance with the National Pollution Discharge Elimination System (NPDES) requirements, including the preparation of a Storm Water Pollution Prevention Plan (SWPPP). This topic will be examined in the EIR.

Mitigation: To be identified in the EIR.

Monitoring: To be identified in the MMRP.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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20. Wind Erosion and Blowsand from project either on or off site.

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

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

Findings of Fact:

20 a) The project site is located within a Moderate Wind Erodibility Rating area on the Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map" and is not vulnerable to "high" and "very high" wind erosion susceptibility. The proposed project would be designed to resist appropriate wind loads; however, this topic will be examined in the EIR.

Mitigation: To be identified in the EIR.

Monitoring: To be identified in the MMRP.

GREENHOUSE GAS EMISSIONS

Would the project:

21. Greenhouse Gas Emissions

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Air Quality and Greenhouse Gas Analysis for Cameron Ranch Riverside County, California.

Findings of Fact:

21 a) Direct sources of GHG emissions are expected to include use of internal combustion (IC) engines during construction activities and project operations and combustion of natural gas for space heating and cooking. Indirect sources of GHG emissions include off-site generation of electricity for domestic use and water transport, and evolution of carbon dioxide and methane from solid waste generated by the project. This topic will be examined in the EIR.

21 b)

Riverside County does not have an adopted plan, policy or regulation for the purpose of reducing the emissions of greenhouse gases. This topic will be examined in the EIR.

Mitigation: To be identified in the EIR.

Monitoring: To be identified in the MMRP.

HAZARDS AND HAZARDOUS MATERIALS

Would the project:

22. Hazards and Hazardous Materials

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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a) Create a significant hazard to the public or the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
environment through the routine transport, use, or disposal of hazardous materials?				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

22 a&b) The proposed project would not include the routine transport, use, or disposal of hazardous materials so no accidents involving the release of hazardous materials are expected; however, this topic will be examined in the EIR.

22 c) The proposed project is not expected to impair implementation of or physically interfere with adopted emergency response or evacuation plans. As part of standard development procedures, development plans would be submitted to Riverside County for review and approval to ensure that adequate emergency access is provided. This topic will be examined in the EIR.

22 d) There are no schools within one-quarter mile of the project site, therefore no impacts would occur and no mitigation is required. This topic will not be examined in the EIR.

22 e) A search of California's Department of Toxic Substances Control EnviroStor website did not identify Federal Superfund Sites, State Response Sites, Voluntary Cleanup Sites, School Cleanup Sites, Permitted Sites, or Corrective Action Sites within the proposed project area. Therefore, no impacts from contaminant releases are expected and this topic will not be examined in the EIR.

Mitigation: To be identified in the EIR.

Monitoring: To be identified in the MMRP.

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

23 a-d) The proposed project is not within an airport land use plan area or in the vicinity of a private airstrip or heliport. Therefore, implementation of the proposed project will not result in an inconsistency with an Airport Master Plan or require review by the Airport Land Use Commission because no impacts are anticipated. This topic will not be examined in the EIR.

Mitigation: N/A

Monitoring: N/A

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

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

Findings of Fact:

24 a) The project site is in a high fire hazard area. New developments in high fire hazard areas increase the number of people and property exposed to potential fire hazards, particularly in urban-wildland interface areas. According to the Safety Element of the General Plan, the Riverside County Fire Department will review development proposals to ensure that there is adequate staffing, water pressure, and emergency access within the proposed project area. Grading and building plans will also require Fire Department review and approval prior to grading and building permit issuance. This topic will be examined in the EIR.

Mitigation: To be identified in the EIR.

Monitoring: To be identified in the MMRP.

HYDROLOGY AND WATER QUALITY

Would the project:

25. Water Quality Impacts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?				
b) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

25 a&b) All natural drainage patterns would remain the same. Only minimal grading would be done for streets, pads and driveways. The majority of the lots would drain away from the streets to a low flow infiltration trench before entering a natural drainage course. The runoff from the streets and the lots that would drain to the streets would enter an infiltration trench located within the street right of way before it enters the natural drainage course. Minor erosion of exposed soils during construction would be mitigated by compliance with the National Pollution Discharge Elimination System (NPDES) requirements, including the preparation of a Storm Water Pollution Prevention Plan (SWPPP). Best Management Practices (BMPs) are identified as part of the SWPPP. BMPs are measures to reduce pollutants in runoff during construction. It is not anticipated that the proposed project would impact drainage patterns in a manner which would result in substantial erosion or siltation in the area or violate water quality standards or waste discharge requirements; however, the potential for these impacts to occur will be examined in the EIR.

25 c) The proposed project would increase the amount of impervious surface, which would result in a reduction in the amount of water that would infiltrate the soil to the groundwater table. This would result in a modest reduction in groundwater recharge rates over time. The EIR will investigate whether the proposed project would 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.

25 d) The project site is currently undeveloped and implementation of the proposed project would increase the amount of impervious surfaces on site and generate new sources of polluted runoff. This topic will be examined in the EIR.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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25 e&f) The proposed project would not place housing or structures within a 100-year flood hazard area which would impede or redirect flood flows. According to FEMA Flood Insurance Rate Map No. 06065C0838G, the project site is not located within a 100-year flood hazard area. Therefore, no impact would result and this topic will not be examined in the EIR.

25 g) As mentioned in item 25 d above, the proposed project would increase the amount of impervious surface on site and generate new sources of polluted runoff. Impacts to water quality will be examined in the EIR.

25 h) As mentioned in item 25 a&b above, the proposed project would comply with existing NPDES requirements, including the preparation of a SWPPP which includes BMPs. The environmental effects of implementing the BMPs will be examined in the EIR.

Mitigation: To be identified in the EIR.

Monitoring: To be identified in the MMRP.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

26 a-d) According to FEMA Flood Insurance Rate Map No. 06065C0838G, the project site is not located within a 100-year flood hazard area. Therefore, no impact would result and this topic will not be examined in the EIR.

Mitigation: N/A

Monitoring: N/A

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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LAND USE/PLANNING

Would the project:

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

27 a) The current land use designation of the two parcels within the project site is RM (Rural Mountainous). The project applicant has applied for a General Plan Amendment that would change the land use designation of the northeastern portion of the site to RC-EDR (Rural Community Estate Density Residential). The land use designation of the southwestern portion of the site would remain the same. Impacts associated with changing the land use designation of a portion of the site will be examined in the EIR.

27 b) The proposed project is not within a city sphere of influence, nor is it adjacent to another city or county; therefore no impacts would occur. This topic will not be examined in the EIR.

Mitigation: To be identified in the EIR.

Monitoring: To be identified in the MMRP.

28. Planning

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

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

Findings of Fact:

28 a) The two parcels within the project site are zoned W-2 (Controlled Development Areas). This zoning allows single-family homes but requires a minimum lot size of 20,000 square feet (0.46 acres). Although some of the lots within the proposed project would be as small as 10,019 square feet (0.23

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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acres)¹, policy LU 17.4 of the General Plan allows clustered development where appropriate on a project site so that individual lots can be smaller than the minimum required lot size provided that the combined density does not exceed that of underlying zoning. Zoning and density requirements will be examined in the EIR.

28 b) The parcels north and west of the project site are tribal land and zoned W-2 (Controlled Development Areas). The parcels to the southeast, east, and northeast are also zoned W-2, but are not tribal land. The project site is zoned W-2 and is consistent with the zoning of these surrounding parcels.

The parcels northwest of the project site are zoned W-2-M-20 (Controlled Development Area with Mobile homes). The W-2-M-20 zone is a variation of and consistent with the W-2 zone; therefore the proposed project is consistent with the zoning of these surrounding parcels.

The parcels south and southwest of the project site are zoned N-A-160 (Natural Assets). Single-family homes within this zone require a minimum lot size of 871, 200 square feet (20 acres) which is different than the W-2 zoning which requires a minimum lot size of 20,000 square feet (0.46 acres). Potential impacts due to a difference in lot sizes will be examined in the EIR.

28 c) The parcels north and west of the project site are designated IND (Tribal Lands). The proposed project's consistency with the IND land use designation will be examined in the EIR.

The parcels northwest, northeast, east and south of the project site are designated RM (Rural Mountainous). The project site is designated RM, and is consistent with the land use designation of these surrounding parcels.

The parcels southwest and south of the project site are designated OS-C (Open Space – Conservation). The OS-C land use designation provides for the protection of open space for natural hazard protection and natural and scenic resource preservation. The proposed project would preserve natural and scenic resources and adopt mitigation measures for natural hazard protection. The proposed project's consistency with the OS-C land use designation will be examined in the EIR.

28 d) The current land use designation of the two parcels within the project site is RM (Rural Mountainous). The RM land use designation allows a maximum density of one dwelling unit per 10 acres. The project applicant has applied for a General Plan Amendment that would change the land use designation of the northeastern portion of the site to RC-EDR (Rural Community Estate Density Residential). The RC-EDR land use designation allows for a maximum density of one dwelling unit per two acres.

Although the proposed project would have densities varying from one dwelling unit per 0.23 acre to one dwelling unit per 1.15 acres which are higher densities than what is permitted in the RM and RC-EDR land use designations, policy LU 17.4 of the General Plan allows clustered development where appropriate on a project site so that individual lots can have higher densities than what is required provided that the combined density does not exceed that of underlying land use designation. Land use and density requirements will be examined in the EIR.

28 e) The project site is in an undeveloped area. The nearest developments are a single-family community approximately 1,000 feet to the northeast and the community of Poppet Flats

¹The Tentative Tract Map included as Appendix A illustrates lot sizes

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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approximately 2,000 feet to the southwest. The proposed project would not disrupt or divide the physical arrangement of these established communities. This topic will not be examined in the EIR.

Mitigation: To be identified in the EIR.

Monitoring: To be identified in the MMRP.

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:

29 a-d) The project site is not in a designated Mineral Resources Zone (MRZ) according to Figure OS-5 of the County of Riverside General Plan. The project site is not located adjacent to a State classified or designated area or existing surface mine, nor are there any proposed, existing or abandoned quarries or mines on the project site. For these reasons, no impacts would occur and this topic will not be examined in the EIR.

Mitigation: N/A

Monitoring: N/A

NOISE

Would the project result in:

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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NA A B C D

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

30 a&b) The proposed project is not within an airport land use plan area or within two miles of a public airport or private airstrip; therefore no impacts would occur. This topic will not be examined in the EIR.

Mitigation: N/A

Monitoring: N/A

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:

31) The proposed project is over 30 miles away from a railroad; therefore no impacts would occur. This topic will not be examined in the EIR.

Mitigation: N/A

Monitoring: N/A

32. Highway Noise
 NA A B C D

Source: On-site Inspection, Project Application Materials, Noise Element of the Riverside County General Plan and the Riverside County Noise Ordinance

Findings of Fact:

32) UltraSystems will prepare a noise impact study that will analyze the impacts from highway noise and this topic will be examined in the EIR.

Mitigation: To be identified in the EIR.

Monitoring: To be identified in the MMRP.

33. Other Noise
 NA A B C D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials, Noise Element of the Riverside County General Plan and the Riverside County Noise Ordinance

Findings of Fact:

33) UltraSystems will prepare a noise impact study for the proposed project and this topic will be examined in the EIR. The existing setting will include a discussion of the State and local noise guidelines and policies as applicable to the project area. Local noise levels will be characterized through a discussion of applicable noise guidelines as well as through an on-site noise level measurement field survey. UltraSystems will measure ambient sound levels at the project site, as well as in local communities in which an increase in project-related traffic has the potential to increase noise exposures.

Levels of significance defined for this project will be based upon the latest approved versions of the Noise Element of the Riverside County General Plan and the Riverside County Noise Ordinance. Although the latter explicitly states that it is “not intended to establish thresholds of significance for the purpose of any analysis required by the California Environmental Quality Act,” its provisions may be used to define project-specific significance levels.

Short-term noise-related impacts from project construction will be estimated by determining which types of equipment will be on-site simultaneously, what their maximum noise emissions and utilization rates are, and how far away the nearest sensitive receptors are. UltraSystems will use this information to estimate noise exposures for the averaging times in which terms the levels of significance are defined.

Long-term noise impacts include those potential impacts on the proposed land use as well as those from any project-related increase in noise on off-site receptor locations. Based on the results of the field study, as well as future traffic projections, on-site noise levels will be projected and assessed for conformance with the Noise Element of the Riverside County General Plan. Estimates of off-site noise impacts will be based on future build-out traffic conditions, both without and with project-generated traffic. Noise modeling will be conducted using the Federal Highway Administration’s Traffic Noise Model (TNM) Version 2.5. Impacts, both to on-site and off-site receptors, associated with project implementation will then be compared with the significance thresholds discussed above.

Mitigation will be proposed for all significant impacts. Potential mitigation for construction includes construction staging through project phasing, limitations on construction hours, placement of stationary sources as far from sensitive receptors as feasible, and use of proper mufflers and temporary noise barriers. Operational mitigation, if necessary, could include the use of sound walls or berms where not currently proposed, and augmented walls and berms where proposed; increased setbacks from major noise sources; and enclosure of noisy types of equipment (e.g., air conditioners). Residual impacts after mitigation will be compared with the impact criteria to assess the adequacy of the proposed mitigation measures.

Mitigation: To be identified in the EIR.

Monitoring: To be identified in the MMRP.

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
project?				
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

34 a-d) See response to item 33.

Mitigation: To be identified in the EIR.

Monitoring: To be identified in the MMRP.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

35 a&c) The proposed project would displace existing housing or people as no housing exists on the project site; therefore, no impact would occur. This topic will not be examined in the EIR.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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35 b) The proposed project would not create uses such as retail or commercial that would necessitate the development of affordable housing; therefore, no impact would occur. This topic will not be examined in the EIR.

35 d) The proposed project is not within a County Redevelopment Project Area; therefore, no impact would occur. This topic will not be examined in the EIR.

35 e) According to the 2012 RTP Growth Forecast by SCAG², there were 1,357,700 households and 4,255,800 people in Riverside County in 2008, for an average of 3 people per household. The projection for 2035 in Riverside County is 2,184,200 households and 6,648,600 people also for an average of 3 people per household. Thus, based on 154 dwelling units with 3 people per household, the proposed project would add approximately 462 people to the County's population upon full occupancy. This would represent a less than one percent increase to the Riverside County population and would not cumulatively exceed official regional or local population projections. This topic will not be examined in the EIR.

35 f) The proposed project would add approximately 479 people to the County's population upon full occupancy. Impacts associated with this population growth will be examined in the EIR.

Mitigation: To be identified in the EIR.

Monitoring: To be identified in the MMRP.

² Available at <http://www.scag.ca.gov/forecast/>.

RTP = Regional Transportation Plan; SCAG = Southern California Association of Governments

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

36) The Riverside County Fire Department (RCFD) provides fire protection services for the County. The Poppet Flats Fire Station #63 is the closest fire station to the project site and is located less than two miles southwest at 49575 Orchard, Banning, CA 92220. It operates one County Paramedic Assessment Engine and one County Brush Engine. The housing units will be constructed to meet the requirements of the State fire marshal, such as building standards published in the California Building Standards Code. These building standards include safe access in an emergency, and location and placement of fire protection services and systems, including water supply, guidelines for the use and storage of combustible materials, and building construction for fire safety. These standards also include compliance and monitoring inspections. The proposed project would generate additional demand for fire protection services and this topic will be examined in the EIR.

Mitigation: To be identified in the EIR.

Monitoring: To be identified in the EIR.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

37) The Riverside County Sheriff Department (RCSD) provides police protection services for unincorporated Riverside County and maintains 10 substations. The proposed project would be served by the Cabazon Station, which provides service to the mid-county Pass area, including Poppet Flats. It is located approximately five miles from the project site at 50290 Main Street, Cabazon, CA 92230. The proposed project would generate additional demand for police protection services; however, in compliance with existing regulations, the property owner/developer will pay a Developer Impact Fee to Riverside County to offset the equipment cost for police services to the Cameron Ranch site. This would reduce any impacts to police protection below a level of significance. No mitigation is required and this topic will not be examined in the EIR.

Mitigation: N/A

Monitoring: N/A

38. Schools

Source: Banning Unified School District correspondence, GIS database

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

38) The proposed project is within the Banning Unified School District. The District educates approximately 5,000 students enrolled in kindergarten through twelfth grade in four elementary schools, two middle schools, one comprehensive high school and one continuation high school. The District does not enroll students according to home location, but instead based upon school capacity and ability to accept students. The existing schools that would serve the proposed project include Cabazon Elementary, Central Elementary, Hemmerling Elementary, Hoffer Elementary, Coombs Intermediate School, Nicolet Middle School, Banning High School, and New Horizons Model High School.

The California Educational Code (§17620) authorizes school districts to collect fees for the mitigation of new development. The proposed project would increase the need for educational services; however, in compliance with existing regulations, the property owner/developer will pay a School District Fee to offset impacts to schools in the area consistent with Senate Bill (SB) 50 and 1016. This would reduce any impacts to schools below a level of significance. No mitigation is required and this topic will not be examined in the EIR.

Mitigation: N/A

Monitoring: N/A

39. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

39) The County of Riverside operates a system of 24 libraries to serve unincorporated populations. The Banning Library at 21 West Nicolet Street, Banning, CA 92220; and the Cabazon Library at 50171 Ramona Street, Cabazon, CA 92230 are the closest libraries to the project site. The 9,573-square-foot Banning facility is in very good condition, while the 1,300-square-foot Cabazon facility needs improvements and/or upgrades.

The County library system does not maintain a specific numerical factor to analyze the needs created by new development. However, the American Library Association suggests that an appropriate service criterion would be availability of convenient library facilities and book reserves at a rate of 0.5 square foot of library space and 2.5 volumes per capita. The proposed project would increase the need for public facilities such as libraries. In compliance with existing regulations, the property owner/developer would be required to pay a Developer Impact Fee to the County to offset the cost of providing library books and materials; however, this fee does not cover the cost of providing additional library facilities. The project is small enough that the existing library structure will suffice, and the increase in demand will be addressed by the DIF fees supplying books.

Mitigation: To be identified in the EIR.

Monitoring: To be identified in the EIR.

40. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

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

40) The proposed project would be served by both the San Geronio Memorial Hospital and the Hemet Valley Medical Center. San Geronio is a 52-bed hospital offering 24-hour emergency care located approximately eight miles to the north at 600 North Highland Springs Avenue, Banning, CA 92220. The Hemet Valley Medical Center is a 327-bed hospital located approximately 10 miles to the southwest at 1117 East Devonshire Avenue, Hemet, CA 92543. The proposed project would add approximately 479 people to Riverside County. This minor increase in population would be adequately served by either the San Geronio Memorial Hospital or Hemet Valley Medical Center and impacts would be less than significant. No mitigation is required and this topic will not be examined in the EIR.

Mitigation: N/A

Monitoring: N/A

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

41 a&b) The proposed project would include the development of a graded trail network that would connect to a regional trail which traverses the project site. This would increase the use of the existing trail and this topic will be examined in the EIR.

41 c) The proposed project is not located with a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan. This topic will not be examined in the EIR.

Mitigation: To be identified in the EIR.

Monitoring: To be identified in the EIR.

42. Recreational Trails	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Open Space and Conservation Map for Western County trail alignments

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

42) The proposed project would include the development of a graded trail network that would connect to a regional trail which traverses the project site. Regional trails are the main trails within the County, and are generally maintained and operated the Riverside County Parks and Open Space District. They are designed to eventually provide linkages between areas which could be quite distant from each other. They are also designed to connect with State and Federal trails as well as trails within other jurisdictions. This would increase the use of the existing trail and this topic will be examined in the EIR.

Mitigation: To be identified in the EIR.

Monitoring: To be identified in the EIR.

TRANSPORTATION/TRAFFIC

Would the project:

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
43. Circulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

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

43 a&b) There are currently no paved roads at the project site so circulation infrastructure would need to be constructed. VA Consulting, Inc. will conduct a traffic study in order to identify applicable plans, ordinances or policies related to the performance of the circulation system. The traffic study will also investigate level of service standards and travel demand measures established by the Riverside County Transportation Commission, which is the congestion management agency for the County. These topics will be examined in the EIR.

43 c&d) There is no air, water, or rail traffic within or near the project site. This topic will not be examined in the EIR.

43 e-h) There is currently no circulation infrastructure within the project site. VA Consulting, Inc. will conduct a traffic study to identify impacts caused by the construction of new roads. These topics will be examined in the EIR.

43 i) The new circulation infrastructure planned for the project site would comply with all policies, plans or programs related to pedestrian facilities. No bikeways or public transit are planned to connect to the project site. This topic will not be examined in the EIR.

Mitigation: To be identified in the EIR.

Monitoring: To be identified in the MMRP.

44. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

44) There are no existing or proposed bike trails within or near the project site. The proposed project would not affect bike trails; therefore, impacts would be less than significant. This topic will not be examined in the EIR.

Mitigation: N/A

Monitoring: N/A

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

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

45 a) The proposed project will not be served by a wastewater treatment facility. As with other rural communities in Riverside County, wastewater treatment for Cameron Ranch will be accommodated by individual septic systems and leach fields. Riverside County regulates the design of septic systems and leach fields to ensure their proper operation. The Regional Water Quality Control Board (RWQCB) requires a minimum lot size of one-half acre (average gross) per dwelling unit for new developments in the region using on-site septic tank-subsurface leaching/percolation systems. Compliance with RWQCB requirements will be examined in the EIR.

45 b) The proposed project would be served by a new one million gallon capacity water tank located on the northeast corner of the property. It may be above ground or underground and a booster station would be needed. Whether the proposed project would have sufficient water supplies available from existing entitlements and resources will be examined in the EIR.

Mitigation: To be identified in the EIR.

Monitoring: To be identified in the MMRP.

46. Sewer

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

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

46 a&b) The proposed project will not be served by a wastewater treatment facility. As with other rural communities in Riverside County, wastewater treatment for Cameron Ranch will be accommodated by individual septic systems and leach fields. Riverside County regulates the design of septic systems and leach fields to ensure their proper operation. The Regional Water Quality Control Board (RWQCB) requires a minimum lot size of one-half acre (average gross) per dwelling unit for new developments in the region using on-site septic tank-subsurface leaching/percolation systems. Compliance with RWQCB requirements will be examined in the EIR.

Mitigation: To be identified in the EIR.

Monitoring: To be identified in the MMRP.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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waste disposal needs?

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

47 a) The landfills used for disposal of solid waste generated in the Pass Area include the Badlands Sanitary Landfill and Lamb Canyon Sanitary Landfill. The County has proposed plans for the expansion of both landfills. The EIR will examine whether implementation of the proposed expansion plans would provide adequate landfill capacity to meet the demand of the proposed project.

47 b) The EIR will examine whether the proposed project would comply with federal, state, and local statutes and regulations related to solid wastes.

Mitigation: To be identified in the EIR.

Monitoring: To be identified in the MMRP.

48. Utilities

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

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

Source: Project Application Materials

Findings of Fact:

48 a-g) The project site does not currently have infrastructure for any utilities. Impacts associated with construction of new utility infrastructure will be examined in the EIR.

Mitigation: To be identified in the EIR.

Monitoring: To be identified in the MMRP.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials

Findings of Fact:

49) The architect and builders of the proposed project would comply with Title 24 of the State Building Code as specified by policy OS 16.1 of the Riverside County General Plan. This topic will not be examined in the EIR.

Mitigation: N/A

Monitoring: N/A

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact:

51) The project site is within the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP) area, and there is potential for candidate, sensitive, or special status species to be adversely affected by development activity associated with the proposed project. Therefore, this topic will be examined in the EIR.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact:

52) During the construction phase, the proposed project could potentially result in air quality impacts that would be cumulatively significant in conjunction with the development of other related projects in the vicinity. Therefore, this topic will be examined in the EIR.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, project application

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

53) The proposed project could potentially cause adverse effects on human beings, either directly or indirectly. Adoption of the proposed project could potentially result in the exposure of sensitive receptors to air pollutants during short-term project related construction activities. This short-term increase could potentially affect sensitive receptors, and this issue will be examined in the EIR.

The proposed project is in a high fire hazard area, and areas of high fire hazard also exist within the vicinity of the project site. New development in previously undeveloped areas with high fire hazards increases both the number of people and properties potentially exposed to fire hazards. Additionally, there is the potential for an increase in the occurrence of fire, particularly in urban-wildland interface areas, due to increasing human encroachment. This topic will be examined in the EIR.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: None

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Revised: 6/13/2013 2:36 PM
Cameron Ranch Environmental Assessment Form_Initial Study (April 2013)

PROPERTY OWNERS CERTIFICATION FORM

TR36410

APN: 544-050-011 and 544-050-006

I, Stella Spadafora, certify that on
(Print Name)

6/12/2013 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

Distance Buffered: 1 Mile

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 300 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: Stella Spadafora

TITLE/REGISTRATION: GIS Analyst

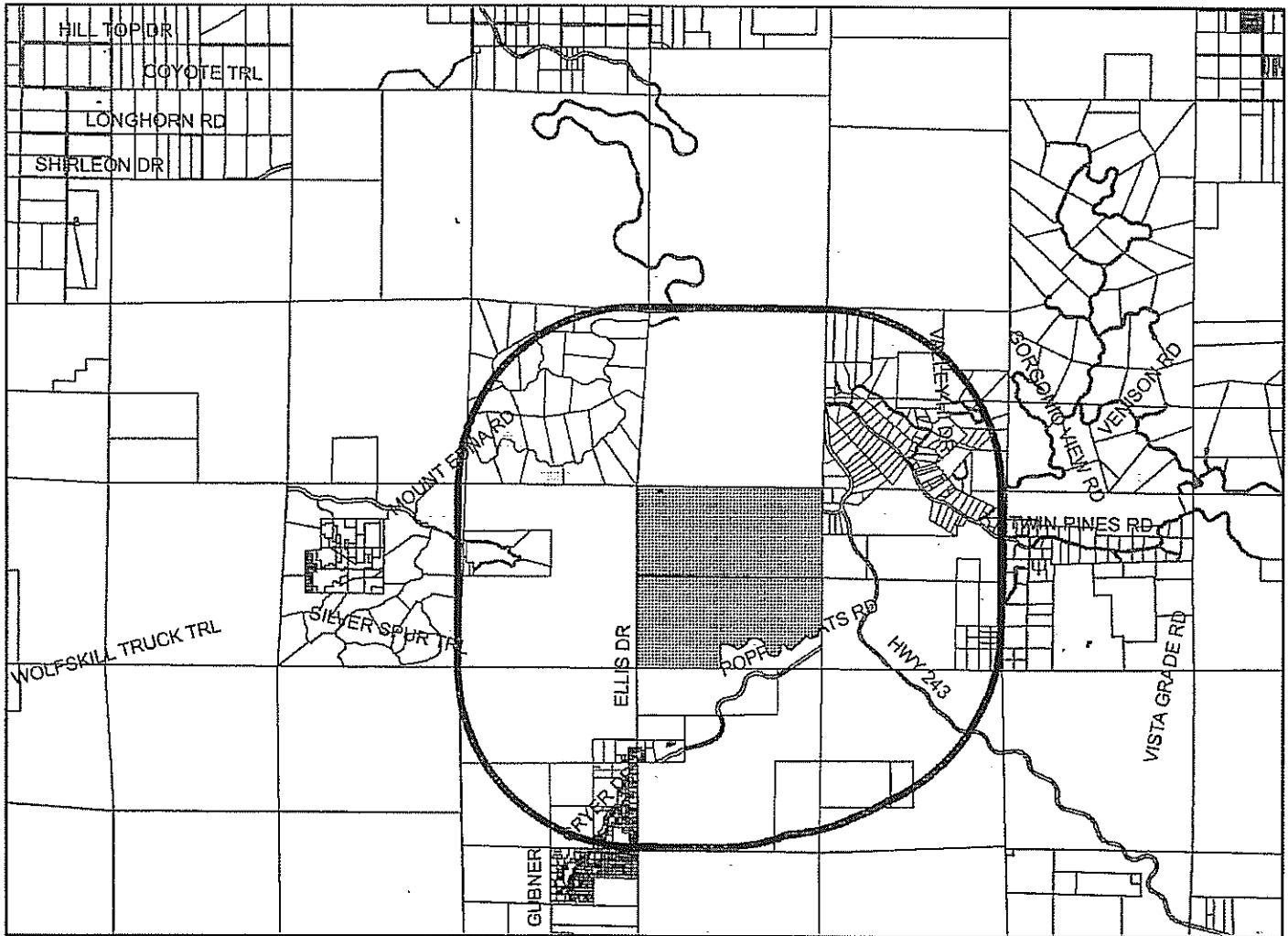
ADDRESS: 4080 Lemon St. 10th Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288

*Checked by mwts
Expiry 12/10/13*

TR36410 (1 Mile Radius)



Selected Parcels

545-084-012	545-096-032	545-096-028	545-096-027	544-270-003	544-270-002	545-060-004	545-070-004	545-086-011	544-220-001
545-086-023	544-190-055	544-200-037	544-210-015	545-107-051	545-107-050	544-060-003	545-101-008	545-051-016	545-051-017
545-051-011	545-051-010	532-220-003	532-220-002	545-096-043	545-060-010	545-084-039	544-150-046	544-220-005	544-230-009
544-270-001	544-150-024	544-150-022	544-200-038	544-210-014	544-190-008	544-200-035	544-190-020	545-086-026	545-091-010
545-107-049	545-096-018	545-096-019	544-240-022	545-107-025	545-091-009	544-050-006	544-050-011	545-084-044	545-084-040
544-150-048	544-240-027	544-230-003	545-096-001	544-060-010	544-150-015	544-200-036	545-091-011	544-190-057	544-190-002
545-107-067	545-107-060	544-280-010	545-107-040	545-107-042	545-107-039	544-170-003	544-240-039	545-123-024	545-096-031
545-096-020	544-240-031	544-190-037	545-051-022	544-170-004	544-240-036	544-240-026	544-240-044	545-091-004	545-052-019
544-180-007	545-096-006	544-170-001	545-130-003	544-200-034	544-270-015	544-240-016	544-150-055	545-084-010	545-084-003

First 90 parcels shown



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: 532220003, APN: 532220003
BAILIFF RANCH INC
2441 FIARVIEW AVE
RIVERSIDE CA 92506

ASMT: 544150008, APN: 544150008
MAUREEN PHILLIPS
51 ALBERO CT
RCH PALOS VERDES CA 90275

ASMT: 544050011, APN: 544050011
CAMERON RANCH ASSOC
7 SHORERIDGE
NEWPORT BEACH CA 92657

ASMT: 544150015, APN: 544150015
CHERYL MUMPER, ETAL
10850 LAKEVIEW RD
YUCAIPA CA 92399

ASMT: 544060003, APN: 544060003
ARMANDO MAGANA
631 3RD ST
RICHMOND CA 94801

ASMT: 544150016, APN: 544150016
JAY LOUGHRIN
P O BOX 587
KERNVILLE CA 93238

ASMT: 544060007, APN: 544060007
JOSEPH MILLER
248 CHINOOK DR
PLACENTIA CA 92870

ASMT: 544150017, APN: 544150017
SU KIM, ETAL
12102 HENRY EVANS DR
GARDEN GROVE CA 92840

ASMT: 544060010, APN: 544060010
WALTER WHITNEY, ETAL
C/O WALTER WHITNEY
9925 GILMAN
BANNING CA 92220

ASMT: 544150048, APN: 544150048
BARBARA WAGNER, ETAL
P O BOX 9103
RANCHO SANTA FE CA 92067

ASMT: 544070002, APN: 544070002
VEERANUJ WONG, ETAL
846 REEVES PL
GLENDALE CA 91205

ASMT: 544150049, APN: 544150049
SUZANNA DUNCAN, ETAL
47180 WOODCLIFF DR
BANNING, CA. 92220

ASMT: 544080009, APN: 544080009
ROCHELLE FAMILY REVOCABLE TRUST
1538 BRYAN ST
BANNING CA 92220

ASMT: 544150053, APN: 544150053
MICHELE JAMISON, ETAL
333 W CABRILLO RD
PALM SPRINGS CA 92262



ASMT: 544150054, APN: 544150054
LINDA COOKE
27750 GRANT AVE
HEMET CA 92544

ASMT: 544170011, APN: 544170011
RANDALL EBERSOLE
47190 TWIN PINES RD
BANNING, CA. 92220

ASMT: 544150055, APN: 544150055
LAUREL TODD, ETAL
47112 WOODCLIFF DR
BANNING, CA. 92220

ASMT: 544170012, APN: 544170012
PAMELA ATHERTON, ETAL
47355 TWIN PINES RD
BANNING, CA. 92220

ASMT: 544170001, APN: 544170001
LAURA WATKINS, ETAL
P O BOX 666
BANNING CA 92220

ASMT: 544170013, APN: 544170013
CHERI MCRAE, ETAL
47325 TWIN PINES RD
BANNING, CA. 92220

ASMT: 544170003, APN: 544170003
KELLY BEACH, ETAL
4385 CLOUDYWING
HEMET CA 92545

ASMT: 544170015, APN: 544170015
BETTY HERNANDEZ, ETAL
47265 TWIN PINES RD
BANNING, CA. 92220

ASMT: 544170004, APN: 544170004
THERESA WEIR, ETAL
47298 TWIN PINES RD
BANNING, CA. 92220

ASMT: 544170018, APN: 544170018
MARGO NEUMAN, ETAL
100 AIR FORCE WAY
FORT JONES CA 96032

ASMT: 544170005, APN: 544170005
DELILAH VIDAL, ETAL
47350 TWIN PINES RD
BANNING, CA. 92220

ASMT: 544170019, APN: 544170019
LORI CORNELL
47171 TWIN PINES RD
BANNING, CA. 92220

ASMT: 544170007, APN: 544170007
JAY SULLIVAN
16 PANORAMA DR
REDLANDS CA 92374

ASMT: 544170020, APN: 544170020
KARYN LOWE, ETAL
2639 LOS FELIZ DR
THOUSAND OAKS CA 91362

ASMT: 544170028, APN: 544170028
JOYCE COOK, ETAL
5387 CAMINO REAL
RIVERSIDE CA 92509

ASMT: 544180013, APN: 544180013
MAGGY QUATANNENS, ETAL
1326 RIDGEVIEW TER
FULLERTON CA 92831

ASMT: 544180001, APN: 544180001
JULIE RUTGERS, ETAL
2237 GRACEY LN
FALLBROOK CA 92028

ASMT: 544180014, APN: 544180014
JEFFERY BELL
76430 HOLLYHOCK DR
PALM DESERT CA 92211

ASMT: 544180002, APN: 544180002
JON SELLERS
16620 BANNING IDYLLWILD RD
BANNING, CA. 92220

ASMT: 544180015, APN: 544180015
SUSAN RAMIREZ, ETAL
23555 HARRIS RD
PERRIS CA 92570

ASMT: 544180003, APN: 544180003
PATTIE MAGNUSON, ETAL
16650 BANNING IDYLLWILD RD
BANNING, CA. 92220

ASMT: 544180018, APN: 544180018
EMILY KELLEY, ETAL
C/O EMILY L KELLEY
PO BOX 3909
FULLERTON CA 92834

ASMT: 544180007, APN: 544180007
DEBORAH WILLIAMS
41 921 BEACON HILL STE C
PALM DESERT CA 92211

ASMT: 544180019, APN: 544180019
THOMAS CARMODY
16700 HIGHWAY 243
TWIN PINES CA 92220

ASMT: 544180008, APN: 544180008
VALERIE HARDY, ETAL
47363 TWIN PINES RD
BANNING, CA. 92220

ASMT: 544190002, APN: 544190002
LIBRA ANDERSON, ETAL
47600 TWIN PINES CAMP RD
BANNING, CA. 92220

ASMT: 544180011, APN: 544180011
MAGGY QUATANNENS, ETAL
1326 RIDGE VIEW TERR
FULLERTON CA 92831

ASMT: 544190004, APN: 544190004
KHUSHAL STANISAI
34438 YALE DR
YUCAIPA CA 92399



ASMT: 544190006, APN: 544190006
STANLEY CARROLL
5891 PINON DR
HUNTINGTON BEACH CA 92649

ASMT: 544190016, APN: 544190016
PAUL FOWLER
45632 BIG HORN ST
BANNING CA 92228

ASMT: 544190007, APN: 544190007
RUDOLPH LUNA, ETAL
47730 TWIN PINES CAMP RD
BANNING, CA. 92220

ASMT: 544190017, APN: 544190017
NORMA LEITE, ETAL
47701 TWIN PINES RD
BANNING, CA. 92220

ASMT: 544190008, APN: 544190008
MARK BERRES, ETAL
C/O MARK RICHARD BERRES
47750 TWIN PINES RD
BANNING CA 92220

ASMT: 544190020, APN: 544190020
BETTY BUSCH
4045 NEWMARK
SAN BERNARDINO CA 92407

ASMT: 544190009, APN: 544190009
FIRST REGIONAL BANK
C/O JOHN SHARER
P O BOX 1041
CHINO CA 91710

ASMT: 544190022, APN: 544190022
BETTY WEST, ETAL
47960 TWIN PINES CAMP RD
BANNING, CA. 92220

ASMT: 544190010, APN: 544190010
MYRNA SMITH
5591 SERENE DR
HUNTINGTON BEACH CA 92648

ASMT: 544190037, APN: 544190037
DARLA FARBER
ROUTE 1 BOX 19
BANNING CA 92220

ASMT: 544190014, APN: 544190014
WILLIAM MEEKS
47985 TWIN PINES RD
BANNING, CA. 92220

ASMT: 544190038, APN: 544190038
STEVEN DOMINGUEZ
904 CRESTON WAY
BEAUMONT CA 92223

ASMT: 544190015, APN: 544190015
LORETTA GOBLE, ETAL
47687 TWIN PINES RD
BANNING, CA. 92220

ASMT: 544190041, APN: 544190041
CONNIE VAN ESS, ETAL
91964 LEWIS AND CLARK RD
ASTORIA OR 97103



ASMT: 544190043, APN: 544190043
LANITA JONES, ETAL
511 DRURY LN
BANNING CA 92220

ASMT: 544190057, APN: 544190057
CLARENCE HAALAND
47747 TWIN PINES RD
BANNING, CA. 92220

ASMT: 544190045, APN: 544190045
JULIE STCLAIR
17002 GORGONIO VIEW RD
BANNING, CA. 92220

ASMT: 544200007, APN: 544200007
NUHA AFANA, ETAL
P O BOX 31469
LAUGHLIN NV 89028

ASMT: 544190048, APN: 544190048
RUTH METZGER, ETAL
10951 S PARISE DR
WHITTIER CA 90604

ASMT: 544200016, APN: 544200016
MARY MARCELL
17480 US HIGHWAY 243
BANNING CA 92220

ASMT: 544190049, APN: 544190049
KAREN KEMP, ETAL
17010 SAN GORGONIO VIEW RD
BANNING, CA. 92220

ASMT: 544200017, APN: 544200017
J MARCELL
P O BOX 1256
BANNING CA 92220

ASMT: 544190054, APN: 544190054
JAMES MCNEIL
13772 MARGENE CIR
IRVINE CA 92620

ASMT: 544200024, APN: 544200024
LYNN MECKLENBURG, ETAL
P O BOX 911092
ST GEORGE UT 84791

ASMT: 544190055, APN: 544190055
ANDREW SCHRADER
47670 TWIN PINES RD
BANNING, CA. 92220

ASMT: 544200031, APN: 544200031
OPEN SPACE DIST, ETAL
C/O DEPT BLDG SERV REAL PROP DIV
3133 MISSION INN AVE
RIVERSIDE CA 92507

ASMT: 544190056, APN: 544190056
KHUSHAL STANISAI
47698 TWIN PINES
BANNING CA 92220

ASMT: 544200032, APN: 544200032
MARTHA WILLIAMS, ETAL
6102 LIMESTONE RD
HOCKESSIN DE 19707



ASMT: 544200033, APN: 544200033
MARIA KRAUSE
1738 N MURRAY ST
BANNING CA 92220

ASMT: 544210007, APN: 544210007
SUSAN COOK
2441 Q OLD FORT PKWY 312
MURFREESBORO TN 37128

ASMT: 544200034, APN: 544200034
DIANA DIMAGGIO
416 SANPIPER
BANNING CA 92220

ASMT: 544210008, APN: 544210008
PREVENCION Y RESCATE
C/O WILLIAM D PORTILLO
2678 W PICO BLVD
LOS ANGELES CA 90006

ASMT: 544200035, APN: 544200035
BETH MULLIGAN
47055 WONDERLAND DR
BANNING, CA. 92220

ASMT: 544210009, APN: 544210009
DEBBRA GRINDELL, ETAL
661 N 4TH ST
BANNING CA 92220

ASMT: 544200036, APN: 544200036
CHRISTOPHER PINEIRO
P O BOX 1358
BANNING CA 92220

ASMT: 544210010, APN: 544210010
THOMAS MCNEIL
834 CALDERON AVE
MOUNTAIN VIEW CA 94041

ASMT: 544200037, APN: 544200037
ANGEL DUARTE
P O BOX 4491
RANCHO CUCAMONGA CA 91729

ASMT: 544210011, APN: 544210011
GOLDEN DOLPHIN INV
15300 PALM DR NO 77
DSRT HOT SPG CA 92240

ASMT: 544210003, APN: 544210003
CAROLYN LACHNEY, ETAL
26650 AMHURST
SUN CITY CA 92586

ASMT: 544210013, APN: 544210013
BEATRIX HOUGHTON, ETAL
P O BOX 3430
IDYLLWILD CA 92549

ASMT: 544210005, APN: 544210005
NANCY MUELLER
C/O MELISSA COSTELLO
602 MAGNOLIA AVE
PIEDMONT CA 94611

ASMT: 544210015, APN: 544210015
ANGELINE NORRIS
13100 HADLEY WAY
WHITEWATER CA 92282

ASMT: 544210017, APN: 544210017
MYONG PRECIADO, ETAL
47951 TWIN PINES RD
BANNING, CA. 92220

ASMT: 544220007, APN: 544220007
CHAU KHONG, ETAL
37493 BRUTUS WAY
BEAUMONT CA 92223

ASMT: 544210018, APN: 544210018
MYONG PRECIADO, ETAL
1086 CARDIFF WAY
BEAUMONT CA 92223

ASMT: 544220008, APN: 544220008
ROSS MARGARET L ESTATE OF
8550 LODGEPOLE LN
RIVERSIDE CA 92508

ASMT: 544210019, APN: 544210019
VERNON STMARTIN
6185 WITTMAN RD
PASS CHRISTIAN MS 39571

ASMT: 544220011, APN: 544220011
GEORGE GILBREATH
1200 N SPENCER RD
MIDWEST CITY OK 73110

ASMT: 544210020, APN: 544210020
KENNETH CHIN, ETAL
C/O KENNETH CHIN
23914 BESSEMER ST
WOODLAND HILLS CA 91367

ASMT: 544220012, APN: 544220012
HAROLD PRINTUP
3608 ASHWOOD AVE
LOS ANGELES CA 90066

ASMT: 544220001, APN: 544220001
ALVIN COX
C/O JOSEPH HUBAND
P O BOX 566
RIVERSIDE CA 92502

ASMT: 544220013, APN: 544220013
ANGELA VAZQUEZ, ETAL
P O BOX 911
BANNING CA 92220

ASMT: 544220003, APN: 544220003
BRUNILDA LIMON, ETAL
P O BOX 1329
CALEXICO CA 92231

ASMT: 544220014, APN: 544220014
ELLEN PARKER, ETAL
28400 VISTA DEL VALLE
HEMET CA 92544

ASMT: 544220004, APN: 544220004
INDEPENDENT LIVING PARTNERSHIP
C/O RICHARD SMITH
6235 RIVERCREST DR STE C
RIVERSIDE CA 92507

ASMT: 544230001, APN: 544230001
GREG HOLCOMB
34184 COUNTY LINE RD 75
YUCAIPA CA 92399



ASMT: 544230002, APN: 544230002
TANNAZ MAZAREI, ETAL
2545 SCHOOLEY DR
TUSTIN CA 92782

ASMT: 544230010, APN: 544230010
ANN EDELSTEIN, ETAL
7459 E THUNDERHAWK RD
SCOTTSDALE AZ 85255

ASMT: 544230003, APN: 544230003
JANE RANDALL, ETAL
C/O JANE RANDALL
32773 PINE CANYON RD
LAKE HUGHES CA 93532

ASMT: 544230011, APN: 544230011
RAMIREZ ERNEST SR ESTATE OF
C/O SALLIE RAMIREZ
149 W DALE AVE
BEAUMONT CA 92223

ASMT: 544230004, APN: 544230004
FLAVINO CALA, ETAL
C/O VALERIE J CAPARINO
17 MAHOGANY RUN
COTO DE CAZA CA 92679

ASMT: 544230012, APN: 544230012
HELEN SPONSLER
1970 N LESLIE NO 162
PAHRUMP NV 89060

ASMT: 544230005, APN: 544230005
MICHAEL REILLY
P O BOX 7065
REDLANDS CA 92375

ASMT: 544230013, APN: 544230013
JOSE VEGA
3157 PYRITES ST
LOS ANGELES CA 90032

ASMT: 544230006, APN: 544230006
PEGGY MILLET, ETAL
18070 LANGLOIS RD NO 269
DSRT HOT SPG CA 92241

ASMT: 544230014, APN: 544230014
THECLA MENDROS, ETAL
5800 N PORTER
NORWAY OK 73071

ASMT: 544230007, APN: 544230007
HENRY HARJO
52160 DATE ST
CABAZON CA 92230

ASMT: 544230015, APN: 544230015
RAYE FORE
1675 W WILLIAMS ST
BANNING CA 92220

ASMT: 544230009, APN: 544230009
BERNARD WHITE
20 MOSSWOOD
BERKELEY CA 94704

ASMT: 544230016, APN: 544230016
HARRIS AHMED
5905 OLD WHEELER RD
LA VERNE CA 91750



ASMT: 544230017, APN: 544230017
SANDRA LEACH, ETAL
P O BOX 1705
HELENDALE CA 92342

ASMT: 544240024, APN: 544240024
LORI CORNELL
16620 VALLEY HI DR
BANNING, CA. 92220

ASMT: 544240003, APN: 544240003
GARY BRAND
906 FALCON LN
REDLANDS CA 92374

ASMT: 544240025, APN: 544240025
SHERRY REDDISH
17496 SUMMER BREEZE
BANNING CA 92220

ASMT: 544240015, APN: 544240015
MELINDA LONG
720 MAJESTIC PKWY
WOODLAND PARK CO 80863

ASMT: 544240027, APN: 544240027
CAROL COOKE
16802 VALLEY HI DR
BANNING, CA. 92220

ASMT: 544240016, APN: 544240016
NORMA LOWE, ETAL
1030 N PRINCETON AVE
FULLERTON CA 92831

ASMT: 544240030, APN: 544240030
SHERRY KIFER, ETAL
47480 TWIN PINES CAMP RD
BANNING, CA. 92220

ASMT: 544240021, APN: 544240021
SCOTT CORP
47759 WOODCLIFF DR
BANNING, CA. 92220

ASMT: 544240031, APN: 544240031
DANNY THOMPSON
16789 VALLEY HI DR
BANNING, CA. 92220

ASMT: 544240022, APN: 544240022
LINDA ROBERTSON, ETAL
P O BOX 431
CALIMESA CA 92320

ASMT: 544240032, APN: 544240032
DELANNA TOWNSEND, ETAL
13590 KELKTON CT
MORENO VALLEY CA 92555

ASMT: 544240023, APN: 544240023
WINSTON HOLDINGS
121 WISCONSIN AV STE 101
WHITEFISH MT 59937

ASMT: 544240033, APN: 544240033
RICKY BLAIR
47635 WOODCLIFF DR
BANNING, CA. 92220



ASMT: 544240034, APN: 544240034
JENNIFER KEENEY, ETAL
47515 WOODCLIFF DR
BANNING, CA. 92220

ASMT: 544240048, APN: 544240048
DINA REINER, ETAL
47721 WOODCLIFF DR
BANNING, CA. 92220

ASMT: 544240035, APN: 544240035
JOHN CRITTENDEN, ETAL
30945 SAWGRASS CT
TEMECULA CA 92592

ASMT: 544240049, APN: 544240049
ROGER DETHLEFSEN, ETAL
826 CHESTNUT AVE
BEAUMONT CA 92223

ASMT: 544240036, APN: 544240036
DAWN ADKINS, ETAL
STE 102 222
7056 ARCHIBALD AVE
CORONA CA 92880

ASMT: 544270003, APN: 544270003
ALBERT PURVIS
13286 PEAR CT
ETIWANDA CA 91739

ASMT: 544240037, APN: 544240037
ERICA FARBER, ETAL
47765 TWIN PINES RD
BANNING CA 92220

ASMT: 544270004, APN: 544270004
NHIA YANG
3024 WILSON
BANNING CA 92220

ASMT: 544240038, APN: 544240038
CONNA MINER, ETAL
47484 WOODCLIFF DR
BANNING, CA. 92220

ASMT: 544270005, APN: 544270005
MOSSWOOD RETIREMENT HOLDINGS
C/O SHARON
20 MOSSWOOD RD
BERKELEY CA 94704

ASMT: 544240039, APN: 544240039
DANA DICKEY
47600 WOODCLIFF DR
BANNING, CA. 92220

ASMT: 544270006, APN: 544270006
JERRY MACKENZIE
3049 W BROADWAY ST
VANCOUVER BC CANADA V6K2G9

ASMT: 544240044, APN: 544240044
BARBARA CLARK, ETAL
16740 VALLEY HI DR.
BANNING, CA. 92220

ASMT: 544270007, APN: 544270007
JMPI
28225 MUNZ RD
LONE ROCK WI 53556



ASMT: 544270008, APN: 544270008
GUADALUPE RUEDA, ETAL
C/O RUEDA FAMILY
4709 VALLEY GLEN DR
CORONA CA 92880

ASMT: 544280002, APN: 544280002
CHRISTI LANGIUS, ETAL
5808 PARK RIDGE CT
FORT COLLINS CO 80528

ASMT: 544270009, APN: 544270009
VASILE MATEI, ETAL
47860 WOODCLIFF DR
BANNING, CA. 92220

ASMT: 544280010, APN: 544280010
CURTISS DELUCA
47164 TWIN PINES RD
BANNING, CA. 92220

ASMT: 544270013, APN: 544270013
MOHINI SYAL, ETAL
P O BOX 4977
PALOS VERDES CA 90274

ASMT: 544280017, APN: 544280017
ROBERT GURSKI
12741 SYCAMORE ST
GARDEN GROVE CA 92841

ASMT: 544270015, APN: 544270015
GREG COOK, ETAL
682 CEDAR HILL DR
DENISON TX 75021

ASMT: 544280021, APN: 544280021
GAYELYN SMITH, ETAL
14656 IDAHO ST
FONTANA CA 92336

ASMT: 544270016, APN: 544270016
SHAD BOAL
12632 MIRADO AVE
GRAND TERRACE CA 92313

ASMT: 544280022, APN: 544280022
DEBORAH MCANDREWS, ETAL
6811 LAKE EARL DR
CRESCENT CITY CA 95531

ASMT: 544270017, APN: 544270017
CHRISTINE ZIRHUT, ETAL
P O BOX 2136
SHINGLE SPRINGS CA 95682

ASMT: 544280024, APN: 544280024
JAMES CALAVAN
2075 MT VERNON AVE
RIVERSIDE CA 92507

ASMT: 544270018, APN: 544270018
JASWANT BIR, ETAL
4145 STRANDBERG ST
CORONA CA 92881

ASMT: 544280025, APN: 544280025
DANA KIRBY, ETAL
C/O CHRISTINE M RICHARDSON
18626 E RYAN RD
QUEEN CREEK AZ 85242





ASMT: 545051004, APN: 545051004
RANDALL WITTE
17100 BEAR VALLEY NO 201
VICTORVILLE CA 92395

ASMT: 545052019, APN: 545052019
DAVID MATTHEWS
18415 KEYES DR
BANNING, CA. 92220

ASMT: 545051017, APN: 545051017
BACK BAYS FAMILY TR
C/O ALVIN E COX
360 E 1ST ST NO 768
TUSTIN CA 92780

ASMT: 545052021, APN: 545052021
SOPHIA DEAN, ETAL
18498 ELLIS DR
BANNING, CA. 92220

ASMT: 545051021, APN: 545051021
LINDA ADDISON
33624 KEITH AVE
HEMET CA 92545

ASMT: 545060004, APN: 545060004
ELENE KUNKEL, ETAL
18781 CRYER DR
BANNING, CA. 92220

ASMT: 545051022, APN: 545051022
DARLENE BARNES
C/O DARLENE BARNES
38333 VINELAND ST
CHERRY VALLEY CA 92223

ASMT: 545060008, APN: 545060008
MICHAEL HEIGHES
18515 ELLIS DR
BANNING, CA. 92220

ASMT: 545052002, APN: 545052002
RODNEY GUYSE
P O BOX 516
YUCAIPA CA 92399

ASMT: 545060009, APN: 545060009
SHIRLEY WIELIN, ETAL
18525 ELLIS DR
BANNING, CA. 92220

ASMT: 545052015, APN: 545052015
LYNN ECKMAN
18436 ELLIS DR
BANNING, CA. 92220

ASMT: 545060010, APN: 545060010
GERRY BECK, ETAL
C/O GERRY F BECK
18573 ELLIS DR
BANNING, CA. 92220

ASMT: 545052018, APN: 545052018
ROWENA COBB
21170 TENNYSON RD
MORENO VALLEY CA 92557

ASMT: 545084002, APN: 545084002
MAKHANIAN ENTERPRISES
1920 S GRIFFITH AVE
LOS ANGELES CA 90011



ASMT: 545084003, APN: 545084003
DOROTHY KENDALL
750 S ROSECREST
LA HABRA CA 90631

ASMT: 545084038, APN: 545084038
JUDITH WRIGHT
1859 KINGFORD DR
CORONA CA 92880

ASMT: 545084004, APN: 545084004
RAYMOND IRION
11027 S E 270TH
KENT WA 98030

ASMT: 545084039, APN: 545084039
ANDRIA LEVESQUE, ETAL
18621 KEYES DR
BANNING, CA. 92220

ASMT: 545084006, APN: 545084006
BRYAN TYSON, ETAL
2262 MORGAN DR
NORCO CA 92860

ASMT: 545084040, APN: 545084040
CANDI GRIFFIN
2460 E COMMONWEALTH AVE
FULLERTON CA 92831

ASMT: 545084007, APN: 545084007
PAULA INIGUEZ, ETAL
9139 PARISE DR
WHITTIER CA 90603

ASMT: 545084041, APN: 545084041
LINDA COTTINGHAM
18525 KEYES DR
BANNING, CA. 92220

ASMT: 545084010, APN: 545084010
MARY YEE, ETAL
18604 ELLIS DR
BANNING, CA. 92220

ASMT: 545084042, APN: 545084042
EQUITIES INC
C/O J A CARR
P O BOX 2224
OCEANSIDE CA 92054

ASMT: 545084011, APN: 545084011
NORMA CORTEZ, ETAL
12542 RANCHERO WAY
GARDEN GROVE CA 92843

ASMT: 545084043, APN: 545084043
MARY DAMAZIO, ETAL
2703 N RADIANT STAR RD
POST FALLS ID 83854

ASMT: 545084012, APN: 545084012
ALICE HONEYMAN, ETAL
850 MATILJI RD
GLENDALE CA 91202

ASMT: 545084044, APN: 545084044
CANDI GRIFFIN
18670 CRYER DR
BANNING, CA. 92220



ASMT: 545084045, APN: 545084045
REMO HERROLD
18431 ELLIS DR
BANNING CA 92220

ASMT: 545086014, APN: 545086014
STEVEN GABBAY
PO BOX 1484
CATHEDRAL CITY CA 92235

ASMT: 545084046, APN: 545084046
WADE BURROWS, ETAL
18549 KEYES DR
BANNING, CA. 92220

ASMT: 545086021, APN: 545086021
ROBERT MCCULLOUGH
18625 ELLIS DR
BANNING, CA. 92220

ASMT: 545084047, APN: 545084047
RUTH SIBOLE, ETAL
18640 ELLIS DR
BANNING CA 92220

ASMT: 545086022, APN: 545086022
JEANNETTE OLKO, ETAL
35321 HOGAN DR
BEAUMONT CA 92223

ASMT: 545086001, APN: 545086001
EARLE RHODE
14146 HARTSOOK ST
SHERMAN OAKS CA 91403

ASMT: 545086023, APN: 545086023
JORGE CAPETILLO, ETAL
42 HELEN AVE
BEAUMONT CA 92223

ASMT: 545086002, APN: 545086002
SHARON RETELSDORF
18649 DEER TRAIL RD
BANNING, CA. 92220

ASMT: 545086025, APN: 545086025
MARIE RAMOS WALTERS
30134 SAN JUAN DR
HOMELAND CA 92548

ASMT: 545086004, APN: 545086004
LARRY HOGANSON
18691 DEER TRAIL RD
BANNING, CA. 92220

ASMT: 545086026, APN: 545086026
BETTY LEE
2026 STANLEY AVE
LONG BEACH CA 90806

ASMT: 545086006, APN: 545086006
ERIC STEWART
12131 CHIANTI DR
LOS ALAMITOS CA 90720

ASMT: 545086027, APN: 545086027
CHRIS BISHOP, ETAL
24768 SUNDAY DR
MORENO VALLEY CA 92557



ASMT: 545086028, APN: 545086028
CAYETANO PINA, ETAL
1017 E BARBOUR
BANNING CA 92220

ASMT: 545091001, APN: 545091001
NELLY FOSTER, ETAL
C/O NELLY M FOSTER
11035 TOWNLEY AVE
WHITTIER CA 90606

ASMT: 545086029, APN: 545086029
BETTY EMERY, ETAL
18717 CRYER DR
BANNING, CA. 92220

ASMT: 545091003, APN: 545091003
JOHN LYNCH
6454 WHITMAN AVE
VAN NUYS CA 91406

ASMT: 545086030, APN: 545086030
CYNTHIA GRAY, ETAL
18635 ELLIS DR
BANNING CA 92220

ASMT: 545091004, APN: 545091004
DAVID HARRIS
170 N 200 W APT 5
SALT LAKE CITY UT 84103

ASMT: 545087002, APN: 545087002
MIRNA CORTEZ, ETAL
P O BOX 1992
HEMET CA 92546

ASMT: 545091005, APN: 545091005
MAPPY ROMERO
18274 MARYGOLD AVE
BLOOMINGTON CA 92316

ASMT: 545087005, APN: 545087005
MARIO ROBLES
18720 ELLIS DR
BANNING, CA. 92220

ASMT: 545091006, APN: 545091006
RONALD RATZ
922 TURNEY DR
BULLHEAD CITY AZ 86442

ASMT: 545087006, APN: 545087006
RIKKI WEST
18741 KEYES DR
BANNING, CA. 92220

ASMT: 545091010, APN: 545091010
BID4LAND COM INC
22817 VENTURA BLV STE 864
WOODLAND HILLS CA 91364

ASMT: 545087007, APN: 545087007
LAWRENCE RAMPENTHAL
18701 KEYES DR
BANNING, CA. 92220

ASMT: 545091011, APN: 545091011
GLORIA YIM, ETAL
555 N VULCAN AVE
ENCINITAS CA 92024



ASMT: 545091014, APN: 545091014
MARGARET SMEDLEY, ETAL
3570 VISTA GLEN CIR
YORBA LINDA CA 92886

ASMT: 545096013, APN: 545096013
LUELLA THORNTON, ETAL
STAR RT 1 BOX 395
BANNING CA 92220

ASMT: 545096004, APN: 545096004
SIMEON BALDWIN, ETAL
15 DEERMOSSE BAYSE
CALGARY ALB CANADA T2J6P2

ASMT: 545096014, APN: 545096014
LUELLA THORNTON, ETAL
18839 DEER TR
BANNING, CA. 92220

ASMT: 545096005, APN: 545096005
GEORGE ROBINSON
C/O IRENE PETTIS
33600 CALIMESA BLV NO 87
YUCAIPA CA 92399

ASMT: 545096015, APN: 545096015
REO REPAIR INC
45765 COYOTE ST
BANNING CA 92220

ASMT: 545096006, APN: 545096006
DENNIS POULSEN
5005 HEDRICK AVE
RIVERSIDE CA 92505

ASMT: 545096016, APN: 545096016
MARGARET LOPEZ
18781 DEER TRAIL RD
BANNING CA 92220

ASMT: 545096008, APN: 545096008
O THORNTON, ETAL
492 S MONROE ST
BANNING CA 92220

ASMT: 545096017, APN: 545096017
MARGARET LOPEZ
18781 DEER TR
BANNING, CA. 92220

ASMT: 545096011, APN: 545096011
ROBERT BACKSTORM, ETAL
37399 IRONWOOD
YUCAIPA CA 92399

ASMT: 545096019, APN: 545096019
GIOVANNA PISTOLE, ETAL
1631 W 216TH ST
TORRANCE CA 90501

ASMT: 545096012, APN: 545096012
LUELLA THORNTON, ETAL
HC 1 BOX 395
BANNING CA 92220

ASMT: 545096020, APN: 545096020
VADA MILLER, ETAL
18778 DEER TR
BANNING, CA. 92220



ASMT: 545096022, APN: 545096022
JESSE HERNANDEZ
23639 BELLA VISTA RD
CORONA CA 92883

ASMT: 545096034, APN: 545096034
GARY IMBURG
4081 BROCKTON AVE
RIVERSIDE CA 92501

ASMT: 545096023, APN: 545096023
EXIR CO INC
P O BOX 50444
IRVINE CA 92619

ASMT: 545096036, APN: 545096036
RON CASSINI
P O BOX 894131
TEMECULA CA 92589

ASMT: 545096025, APN: 545096025
THORNTON MEDIA INC
C/O DON THORNTON
18850 WOOLVINE AVE
BANNING CA 92220

ASMT: 545096040, APN: 545096040
ZOE AHNSTRON, ETAL
18829 KEYS DR
BANNING CA 92220

ASMT: 545096026, APN: 545096026
KYLE KARGES
2462 CONCHAS LN
LAS CRUCES NM 88011

ASMT: 545096041, APN: 545096041
RUTH LAMPMAN, ETAL
1510 TRAGER CANYON RD
PASO ROBLES CA 93446

ASMT: 545096028, APN: 545096028
CYNTHIA SCHWARTZ, ETAL
504 S BROOKHURST
ANAHEIM CA 92804

ASMT: 545096042, APN: 545096042
JAMES WALLACE
5420 GRANADA AVE
RIVERSIDE CA 92504

ASMT: 545096032, APN: 545096032
ABRAHAM WUBISHET
19184 JUNE ST
HESPERIA CA 92345

ASMT: 545096043, APN: 545096043
BARBARA SUGAR
P O BOX 847
CABAZON CA 92230

ASMT: 545096033, APN: 545096033
JUDITH STUART, ETAL
2766 MALLARD DR
COSTA MESA CA 92626

ASMT: 545096046, APN: 545096046
HIGH VALLEYS WATER DISTRICT
47781 TWIN PINES RD
BANNING CA 92220





ASMT: 545096051, APN: 545096051
ROGER ELDRIDGE
18759 KEYES DR
BANNING, CA. 92220

ASMT: 545101007, APN: 545101007
RETRO OFFICE SERVICES INV
2005 PALO VERDE NO 266
LONG BEACH CA 90808

ASMT: 545096054, APN: 545096054
PATRICIA SCHWEBACH LOPEZ, ETAL
18830 ELLIS DR
BANNING, CA. 92220

ASMT: 545101008, APN: 545101008
LINDA RIGGS, ETAL
18887 CRYER DR
BANNING, CA. 92220

ASMT: 545096055, APN: 545096055
WEAVER NORMA J ESTATE OF
C/O EVERETT SIMONS
11 ROBERT TONER 5 223
N ATTLEBORO MA 2763

ASMT: 545107004, APN: 545107004
JAMES SITTON
18917 LOWER DR
BANNING, CA. 92220

ASMT: 545096056, APN: 545096056
JEANNE WEAVER
10 SOUTHPARK LN
MANSFIELD MA 2048

ASMT: 545107012, APN: 545107012
JESSE HERNANDEZ
1279 RAINTREE LN
SAN JACINTO CA 92582

ASMT: 545096057, APN: 545096057
PATRICIA SCHWEBACH LOPEZ, ETAL
1125 RAMONA DR
REDLANDS CA 92373

ASMT: 545107018, APN: 545107018
JILL BONDY, ETAL
25529 VIA IMPRESO
VALENCIA CA 91355

ASMT: 545096059, APN: 545096059
ZOE AHNSTROM, ETAL
18829 KEYES DR
BANNING, CA. 92220

ASMT: 545107020, APN: 545107020
JYMME ANDERSON WILEY
13952 DOUGLASS RANCH DR
PINE CO 80470

ASMT: 545096060, APN: 545096060
PATRICIA HUGHES, ETAL
18840 CRYER DR
BANNING, CA. 92220

ASMT: 545107021, APN: 545107021
ANN FORRAY, ETAL
2947 COUNTRY CLUB DR
BULLHEAD CITY AZ 86442

ASMT: 545107023, APN: 545107023
HOWARD GRAHAM
18878 ELLIS DR
BANNING, CA. 92220

ASMT: 545107047, APN: 545107047
HEATHER FERRO, ETAL
28699 HILLTOP DR
HIGHLAND CA 92346

ASMT: 545107025, APN: 545107025
CALIF ASIAN NO 8
P O BOX 7261
LAGUNA NIGUEL CA 92607

ASMT: 545107048, APN: 545107048
DIMITRA KRICK, ETAL
852 VIA PANORAMA
BANNING CA 92220

ASMT: 545107026, APN: 545107026
EVELYN ATWOOD
387 EVERGREEN DR
BREA CA 92821

ASMT: 545107049, APN: 545107049
MARY LYON, ETAL
1042 ASPEN LN
BANNING CA 92220

ASMT: 545107037, APN: 545107037
ROY SLAGLE
P O BOX 219
OTIS ORCHARDS WA 99027

ASMT: 545107050, APN: 545107050
ARKLE BAKER
18935 KEYES DR
BANNING, CA. 92220

ASMT: 545107038, APN: 545107038
EDWINA SCOTT, ETAL
18898 ELLIS DR
BANNING, CA. 92220

ASMT: 545107056, APN: 545107056
MICHELLE PAVEY, ETAL
45810 CANYON RD
BANNING, CA. 92220

ASMT: 545107041, APN: 545107041
CYNTHIA CAPETILLO, ETAL
18930 ELLIS DR
BANNING, CA. 92220

ASMT: 545107058, APN: 545107058
JOHN PODSADECKI
21205 MULHOLLAND DR
WOODLAND HILLS CA 91364

ASMT: 545107045, APN: 545107045
HORTENCIA MUNIZ, ETAL
1100 N EUCLID AVE
UPLAND CA 91786

ASMT: 545107061, APN: 545107061
STEVEN KIMBALL
18910 CRYER DR
BANNING, CA. 92220



ASMT: 545107062, APN: 545107062
GUADALUPE REVUELTA
1640 ALESSANDRO RD
BANNING CA 92220

ASMT: 545123009, APN: 545123009
ARLENE SEAGLE, ETAL
20332 E TEMPLE AVE
WALNUT CA 91789

ASMT: 545107066, APN: 545107066
PROP OWNERS ASSN, ETAL
45915 ORCHARD RD
BANNING, CA. 92220

ASMT: 545123011, APN: 545123011
KRIS KIRBY, ETAL
C/O KRIS KIRBY
46080 PARK DR
BANNING, CA. 92220

ASMT: 545107067, APN: 545107067
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 545123015, APN: 545123015
STONE FOREST ENTERPRISES
38633 CLEARBROOK DR
MURRIETA CA 92563

ASMT: 545110011, APN: 545110011
JOSE VAZQUEZ, ETAL
46190 PARK DR
BANNING, CA. 92220

ASMT: 545123016, APN: 545123016
CYNTHIA GEREAX, ETAL
18450 FOX DR
BANNING, CA. 92220

ASMT: 545123003, APN: 545123003
CONNIE SIMMONS, ETAL
13047 MILLER AVE
NORWALK CA 90650

ASMT: 545123022, APN: 545123022
ROLANDO CAMAMA, ETAL
27122 ARCHIE AVE
MORENO VALLEY CA 92555

ASMT: 545123007, APN: 545123007
OLOSKY FAMILY TRUST
14602 NEWBURG RD
MORENO VALLEY CA 92555

ASMT: 545123023, APN: 545123023
MERCEDES GUILLEN, ETAL
4863 GARDENIA ST
OCEANSIDE CA 92057

ASMT: 545123008, APN: 545123008
JOHANNA MATIC, ETAL
8312 20TH ST
WESTMINSTER CA 92683

ASMT: 545123024, APN: 545123024
KATHLEENE DEXTER, ETAL
46170 PARK DR
BANNING, CA. 92220



ASMT: 545123025, APN: 545123025
ZARI AKBARPOUR, ETAL
1285 AMIN CIR
CORONA CA 92881

ASMT: 545123026, APN: 545123026
JUAN VASQUEZ
46184 PARK DR
BANNING, CA. 92220

ASMT: 545123027, APN: 545123027
JUAN VASQUEZ
1225 W PHILLIPS ST
ONTARIO CA 91762

ASMT: 545130003, APN: 545130003
DIAMOND ZEN CENTER
18500 DIAMOND ZEN RD
BANNING, CA. 92220

ASMT: 545130014, APN: 545130014
PROPERTY RESOURCES CORP
C/O SILENT VALLEY CLUB
46305 POPPET FLATS RD
BANNING, CA. 92220

ASMT: 545130016, APN: 545130016
USA 545
UNKNOWN



Don Kojima
7 Shoreridge
Newport Coast CA, 92675

Banning Library
21 West Nicolet Street
Banning, CA 92220

Cabazon Library
50171 Ramona Street
Cabazon, CA 92230

Colorado River RWQCB (7)
73-720 Fred Waring Drive, Suite 100
Palm Desert, CA 92260

Santa Ana RWQCB (8)
3737 Main Street, Suite 500
Riverside, CA 92501-3348

San Gorgonio Pass Water
Agency
1210 Beaumont Avenue
Beaumont, CA 92223

California Department of Fish & Wildlife
Region # 6
3602 Inland Empire Boulevard, Suite C-220
Ontario, CA 91764

Housing and Community Development
1800 Third Street
Sacramento, CA 95811-694

Caltrans District # 8
464 W. 4th St
San Bernardino, CA 92401

Air Resources Board
1001 "I" Street
Sacramento, CA 95814

Forestry & Fire Protection
Southern Region Operations
2524 Mulberry Street
Riverside, CA 92501

Native American Heritage
Commission
915 Capitol Mall, Room 364
Sacramento, CA 95814

Riverside County Fire Department
210 W. San Jacinto Avenue
Perris, CA 92570

Riverside County Sheriff Department
4095 Lemon Street
Riverside, CA 92501



Banning Unified School District
161 W Williams St
Banning, CA 92220

Riverside County Library System
5840 Mission Blvd
Riverside, CA 92509

San Geronio Memorial Hospital
600 North Highland Springs Avenue
Banning, CA 92220

Hemet Valley Medical Center
1117 East Devonshire Avenue
Hemet, CA 92543

Riverside County Waste Management
14310 Frederick Street
Moreno Valley, CA 92553

South Coast Air Quality Management District
21865 Copley Dr
Diamond Bar, CA 91765

City of Calimesa Planning Department
908 Park Avenue
Calimesa, CA 92320

City of Yucaipa Community Development
Department
34272 Yucaipa Blvd
Yucaipa, CA 92399

City of Banning Community
Development Department
99 E. Ramsey St.
Banning, CA 92220

US Army Corp of Engineers, Los Angeles
District
911 Wilshire Blvd
Los Angeles, CA 90017

U.S. Air Force, Western Region Environmental
Office
Attn: Mr. Baha Y. Zarah
50 Fremont Street, Suite 2450
San Francisco, CA 94105-2230

Marine Corps Installations West, Office of
Government and External Affairs
Attn: Mr. Patrick Christman
1164, Box 555246
Camp Pendleton, CA 92055-5246

U.S. Navy
Attn: Ms. Sheila Donovan
1220 Pacific Highway
San Diego, CA 92132-5190

State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

The Morongo Band of Mission
Indians
12700 Pumarra Road
Banning, CA 92220

The Moron
Indians
12700 Purr
Banning, C

City of Beaumont Planning Department
550 E. Sixth Street
Beaumont , CA 92223

City of San Jacinto Community
Development Department
595 S. San Jacinto Ave. Building A
San Jacinto, CA 92583

City of Hemet Planning Department
445 E. Florida Ave.
Hemet, CA 92543