

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



404B

FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 11, 2012

SUBJECT: VARIANCE NO. 1884 is associated with the Plot Plan No. 25124 and is needed because the rear portion of the property is a canyon and does not facilitate construction of a detached accessory building. Section 18.18.b.(2) of Ordinance No. 348, requires accessory buildings be within five feet of the front half of an adjacent lot. For the purpose of this development standard a depth of not more than 75 feet shall be deemed to be such front half of such adjacent lot.

The subject property is .81 acres in size and will also include a 1,120 square foot residence with an attached 440 square foot garage and an 890 square foot detached accessory building located at 14404 Oakley Drive in the unincorporated Riverside County near the City of Riverside.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on September 10, 2012.

THE PLANNING DIRECTOR RECOMMENDED:

APPROVAL of **VARIANCE NO. 1884**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report from the Director's Hearing on September 10, 2012.

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:bb D.M.

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: November 6, 2012
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board

By: *[Signature]*
Deputy

Prev. Agn. Ref.

District: 1/1

Agenda Number:

1.2

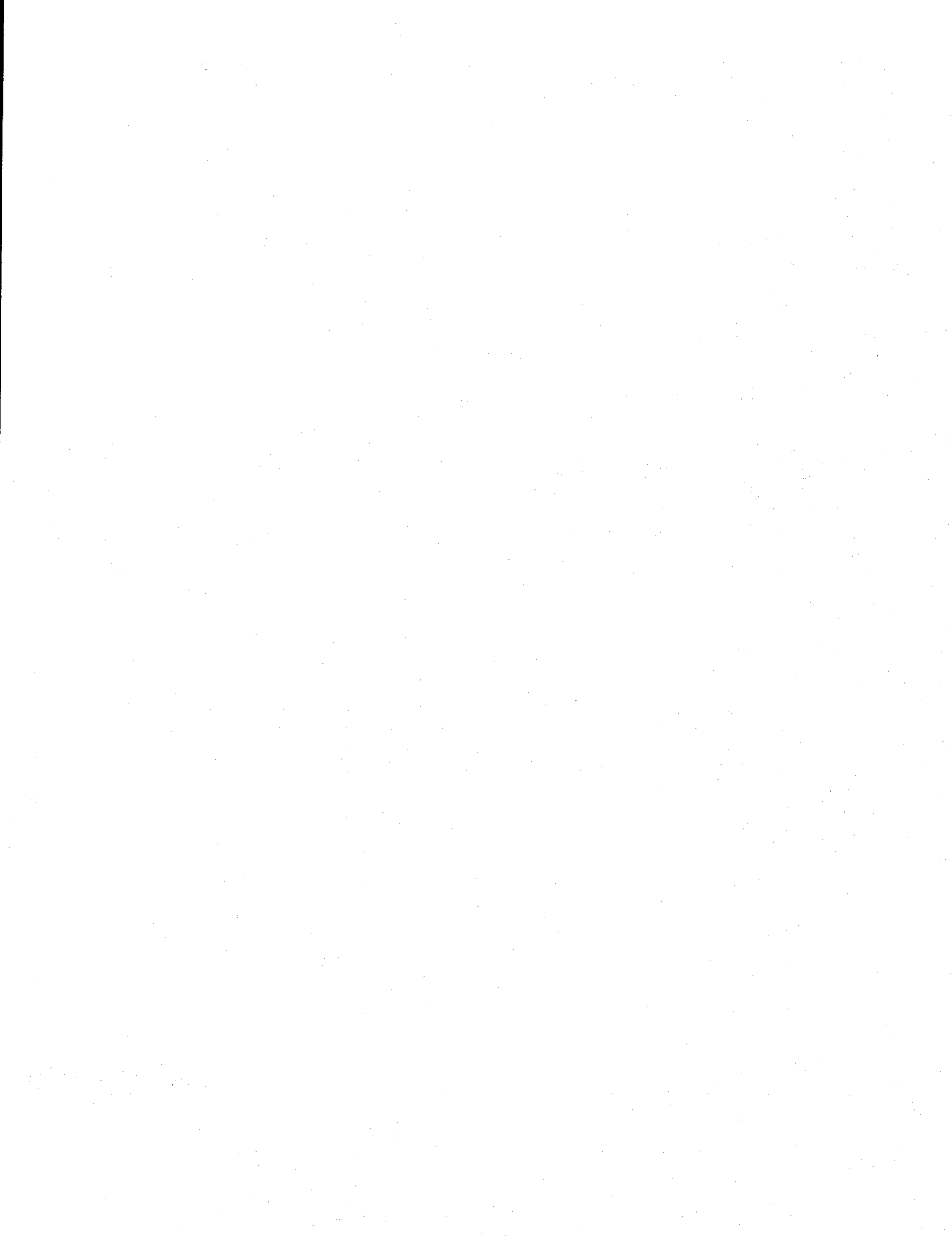
REVIEWED BY EXECUTIVE OFFICE

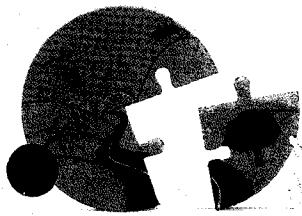
DATE 10/29/12

Tina Grande

Departmental Concurrence

Dept't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy





RIVERSIDE COUNTY PLANNING DEPARTMENT

404B

Carolyn Syms Luna
Director

DATE: September 11, 2012

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *D.M.*

SUBJECT: VAR01884

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Place on Administrative Action <small>(Receive & File; EOT)</small> | <input type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small> |
| <input checked="" type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions; Ordinances; PNC)</small> | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small> | <input type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(1st District) Press Enterprise and The Californian

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



Agenda Item No.: **2.5**
Supervisory District: First/First
Project Planner: Bahelila Boothe
Director's Hearing: September 10, 2012

PLOT PLAN NO: 25124
VARIANCE NO. 1884
Applicant: David Petersen
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct an 890 square foot detached workshop on .81 acres, and the variance proposes to reduce the front yard setback from 75 feet to 30 feet due to topographic constraints on the project site, associated with a 1,120 square foot residence with attached 440 square foot garage located at 14404 Oakley Drive in the unincorporated Riverside County near the City of Riverside. APN: 271-061-035

ISSUES OF RELEVANCE:

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

The rear portions of the property are a canyon and do not facilitate construction of a detached accessory building, the only remaining location on the site to place a detached accessory building is the front portion of the site. Section 18.18.b(4) of Ordinance No. 348, states: "in the case of an interior lot, no detached accessory building shall be erected so as to encroach upon the front half of the lot, provided, however, such accessory building need not be more than 75 feet from the street line." The applicant has submitted Variance No. 1884 to reduce the required front yard setback from 75 to 30 feet because of the topography.

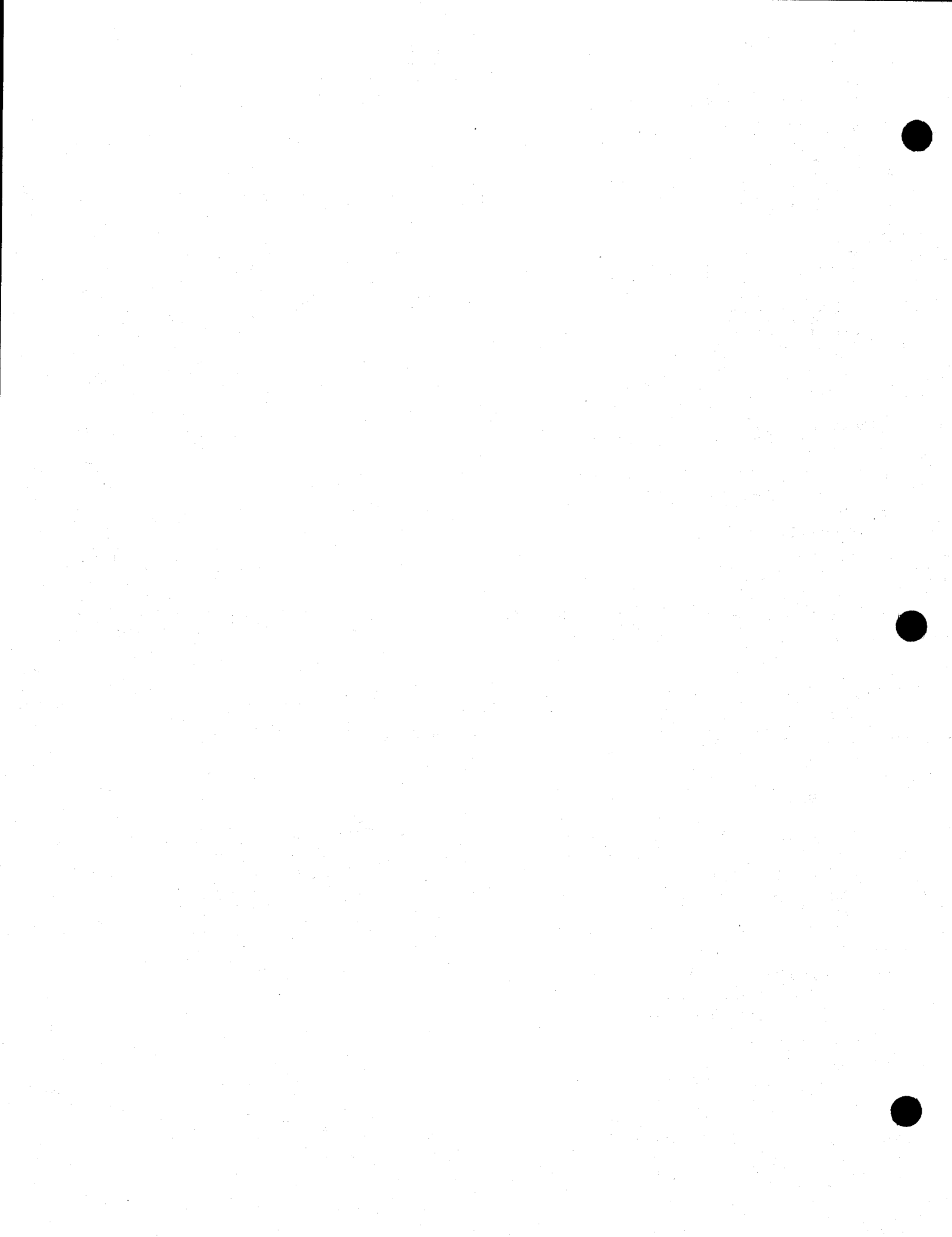
RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO, 25124 and VARIANCE NO. 1884, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

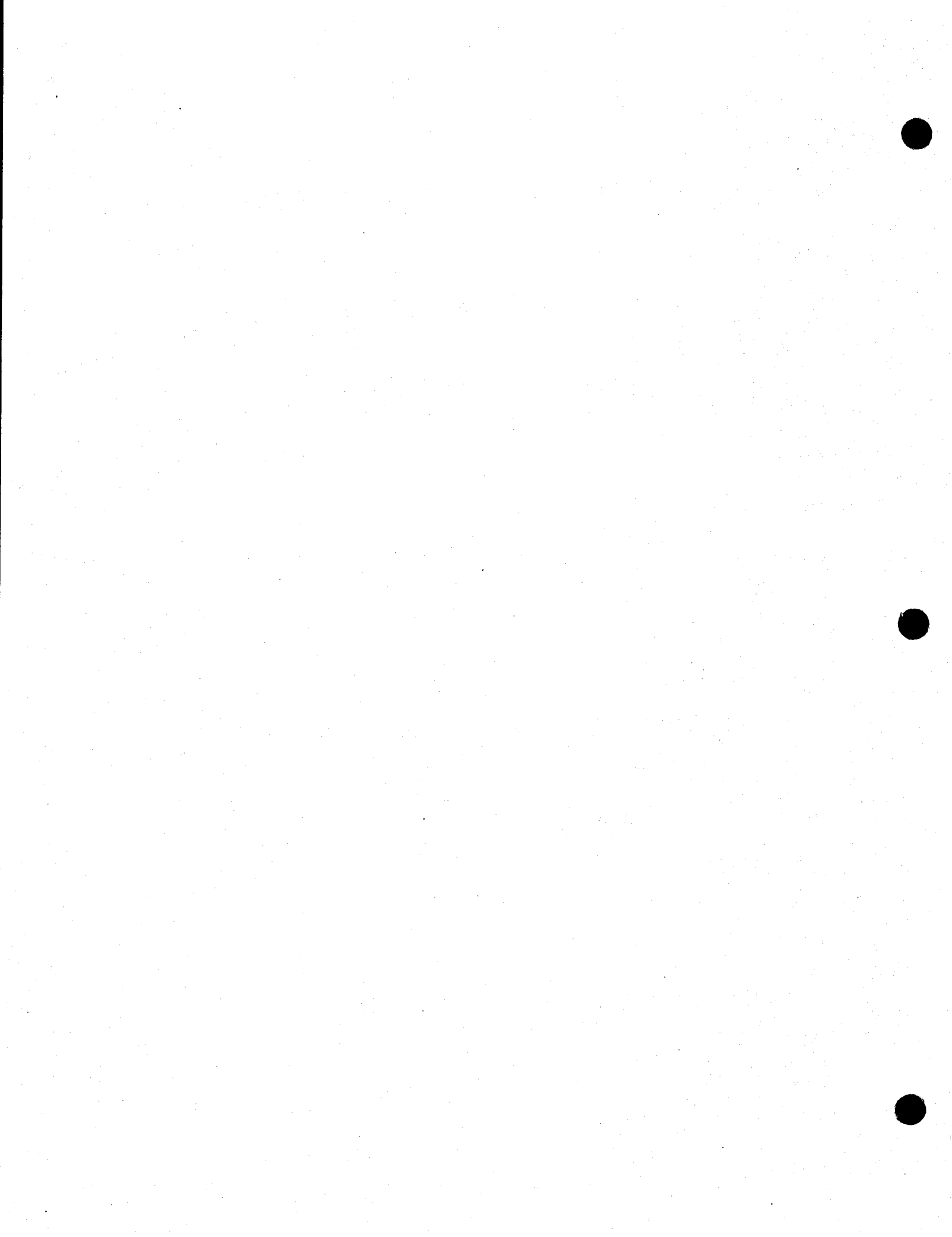
1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project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

W



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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural: Rural Mountainous (10 Acres Minimum) on the Lake Mathews/Woodcrest Area Plan.
3. The proposed 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) zone.
5. The proposed detached accessory building use is consistent with the development standards set forth in the R-A zone.
6. The proposed 890 square foot detached garage is considered detached accessory buildings under Section 18.18 of Ordinance No. 348.
7. The accessory building is located 10 feet from the main building.
8. The accessory building is compatible with the architecture of the main building and consistent with the characteristics of the surrounding community.
9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".
10. The property has a canyon that runs completely through the rear of the lot. There is insufficient area remaining on the back half of the lot for construction of the proposed detached accessory structure. There are adjacent neighbors that are not impacted by the canyon, and could enjoy the benefit of accessory buildings with the required setbacks and therefore it's appropriate to allow this variance application. In conclusion, it is infeasible to construction proposed accessory building any other location on the property except in front portion of the lot. The placement of the structure would necessitate the requirement of a variance application.
11. The approval of this variance would not constitute a grant of special privileges that are inconsistent with the limitations upon other properties in the vicinity. The Variance is required so that the front setback can be adjusted from the required 75 feet or half the length of the property as required by Ordinance 348 section 18.18b.(4) to a front setback of 30 feet. Due to the canyon that runs across the entire rear of the property. The configuration of the parcel is such that, a strict application of the setback of 75 feet would deprive the property of privileges enjoyed by other properties in the vicinity under the same zoning classification. Therefore, the variance places the proposed accessory structure on par with similar structures on surrounding properties.



Agenda Item No.: **2.5**
Supervisory District: First/First
Project Planner: Bahelila Boothe
Director's Hearing: September 10, 2012

PLOT PLAN NO: 25124
VARIANCE NO. 1884
Applicant: David Petersen
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct an 890 square foot detached workshop on .81 acres, and the variance proposes to reduce the front yard setback from 75 feet to 30 feet due to topographic constraints on the project site, associated with a 1,120 square foot residence with attached 440 square foot garage located at 14404 Oakley Drive in the unincorporated Riverside County near the City of Riverside. APN: 271-061-035

ISSUES OF RELEVANCE:

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

The rear portions of the property are a canyon and do not facilitate construction of a detached accessory building, the only remaining location on the site to place a detached accessory building is the front portion of the site. Section 18.18.b(4) of Ordinance No. 348, states: "in the case of an interior lot, no detached accessory building shall be erected so as to encroach upon the front half of the lot, provided, however, such accessory building need not be more than 75 feet from the street line." The applicant has submitted Variance No. 1884 to reduce the required front yard setback from 75 to 30 feet because of the topography.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO, 25124 and VARIANCE NO. 1884, 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.
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6. This detached accessory building has been determined to be are exempt under Section 15303(e) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.

W

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural: Rural Mountainous (10 Acres Minimum) on the Lake Mathews/Woodcrest Area Plan.
3. The proposed 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) zone.
5. The proposed detached accessory building use is consistent with the development standards set forth in the R-A zone.
6. The proposed 890 square foot detached garage is considered detached accessory buildings under Section 18.18 of Ordinance No. 348.
7. The accessory building is located 10 feet from the main building.
8. The accessory building is compatible with the architecture of the main building and consistent with the characteristics of the surrounding community.
9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".
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11. The approval of this variance would not constitute a grant of special privileges that are inconsistent with the limitations upon other properties in the vicinity. The Variance is required so that the front setback can be adjusted from the required 75 feet or half the length of the property as required by Ordinance 348 section 18.18b.(4) to a front setback of 30 feet. Due to the canyon that runs across the entire rear of the property. The configuration of the parcel is such that, a strict application of the setback of 75 feet would deprive the property of privileges enjoyed by other properties in the vicinity under the same zoning classification. Therefore, the variance places the proposed accessory structure on par with similar structures on surrounding properties.

PLOT PLAN:ADMINISTRATIVE Case #: PP25124

Parcel: 271-061-035

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is a proposal to construct a detached 890 square foot workshop and Variance No. 1884 to reduce the front yard setback from 75 feet to 30 feet due to the topographic constraints on the project site, associated with the 1,120 square foot residence with attached 440 square foot garage located at 14404 Oakley Drive in the unincorporated Riverside County near the City of Riverside. APN: 271-061-035

10. EVERY. 2 PPA - HOLD HARMLESS

RECOMMND

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

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

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

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25124

Parcel: 271-061-035

10. GENERAL CONDITIONS

10. EVERY. 3 PPA - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25124 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25124, Exhibit A, Amended #1, dated June 19, 2012. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25124, Exhibit B, dated May 7, 2012. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25124, Exhibit C, dated May 7, 2012. (Floor Plans)

BS PLNCK DEPARTMENT

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

RECOMMND

The applicant shall obtain building permits prior to any construction or placement of any building, structure or equipment on the property.

All building plan submittals shall comply with all current adopted California building Codes, and riverside County ordinances.

All building department plan submittal and fee requirements apply.

E HEALTH DEPARTMENT

10.E HEALTH. 1 NO PLUMBING IN WORKSHOP

RECOMMND

Plot Plan#25124 is proposing an 890 square foot detached workshop without any plumbing.

10.E HEALTH. 2 OWTS-EXISTING/NON-CONFORMING

RECOMMND

Based on information provided by C42 - Royal Flush Pumping (CA LIC 506653) on 6-13-12, the primary dwelling (3 Bedrooms/29 fixture units) is connected to a 1000 gallon septic tank utilizing an existing and non-conforming rock pit that is 120 square feet by 10 feet deep. Upon replacement or repair of the existing onsite wastewater treatment system (OWTS), the existing and non-conforming rock pit shall be abandoned under permit with the Department of Environmental

PLOT PLAN:ADMINISTRATIVE Case #: PP25124

Parcel: 271-061-035

10. GENERAL CONDITIONS

10.E HEALTH. 2 OWTS-EXISTING/NON-CONFORMING (cont.) RECOMMND

Health and replaced with a disposal field that meets current regulations and standards.

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.

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.

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - LANDUSE APPROVAL ONLY RECOMMND

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25124

Parcel: 271-061-035

10. GENERAL CONDITIONS

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

RECOMMND

on Plot Plan No. 25124 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS

RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

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

d. The residential character of the exterior and interior

PLOT PLAN:ADMINISTRATIVE Case #: PP25124

Parcel: 271-061-035

10. GENERAL CONDITIONS

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

of the dwelling shall not be changed.

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

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

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

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

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

10.PLANNING. 4 USE - CAUSES FOR REVOCATION RECOMMND

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

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

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

08/20/12
11:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:ADMINISTRATIVE Case #: PP25124

Parcel: 271-061-035

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-#4-WATER PLANS

RECOMMND

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

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

PLOT PLAN:ADMINISTRATIVE Case #: PP25124

Parcel: 271-061-035

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS

RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, dated May 7, 2012.

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated May 7, 2012.

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 SMP-#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" (inch) projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

2011 AERIAL



Selected parcel(s):
271-061-035

LEGEND

- SELECTED PARCEL
- CITY
- 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 Jul 10 15:31:52 2012
Version 120530

RIVERSIDE COUNTY GIS



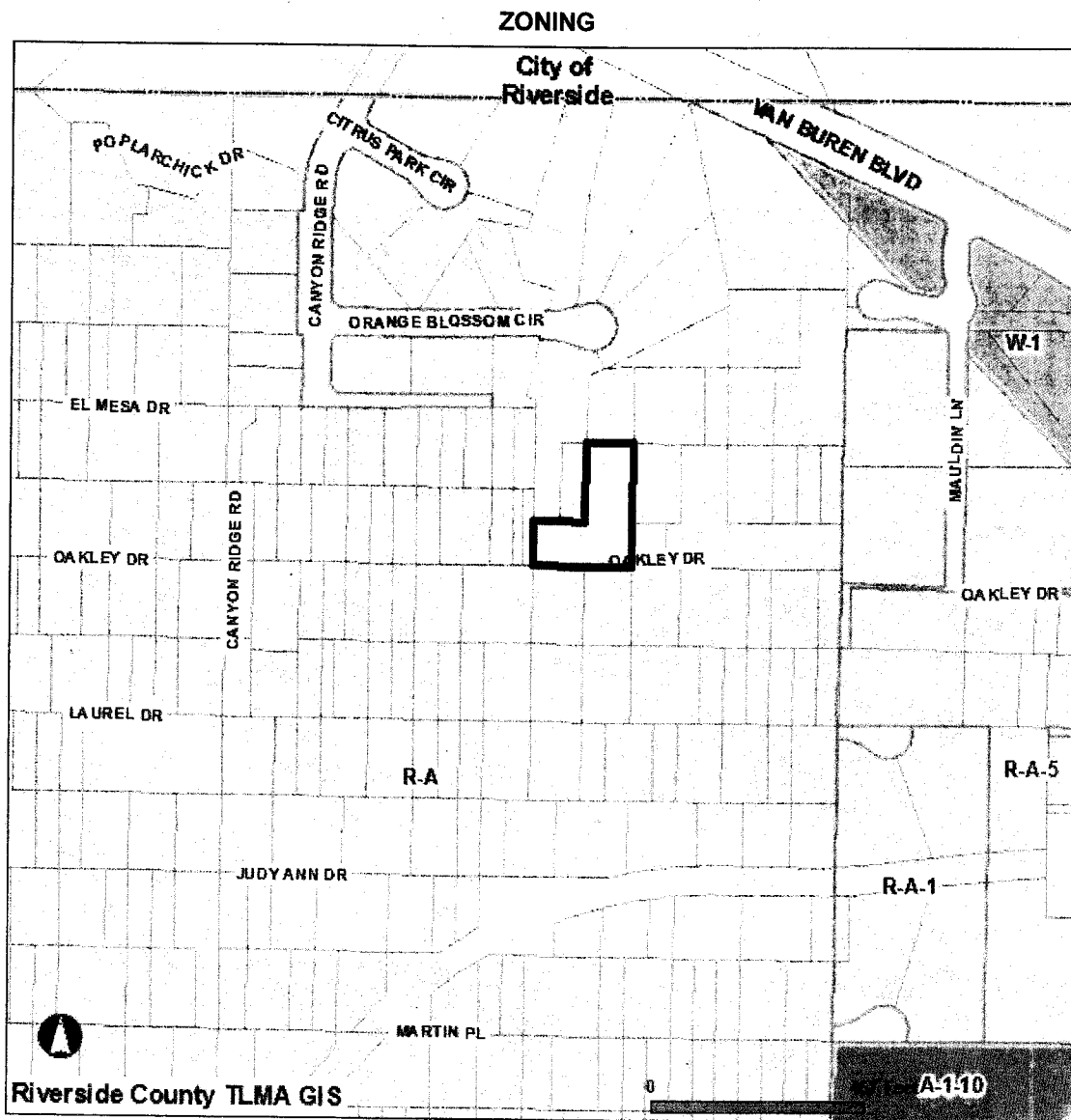
Selected parcel(s):
271-061-035

LEGEND

- SELECTED PARCEL
- INTERSTATES
- HIGHWAYS
- PARCELS

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Version 120530



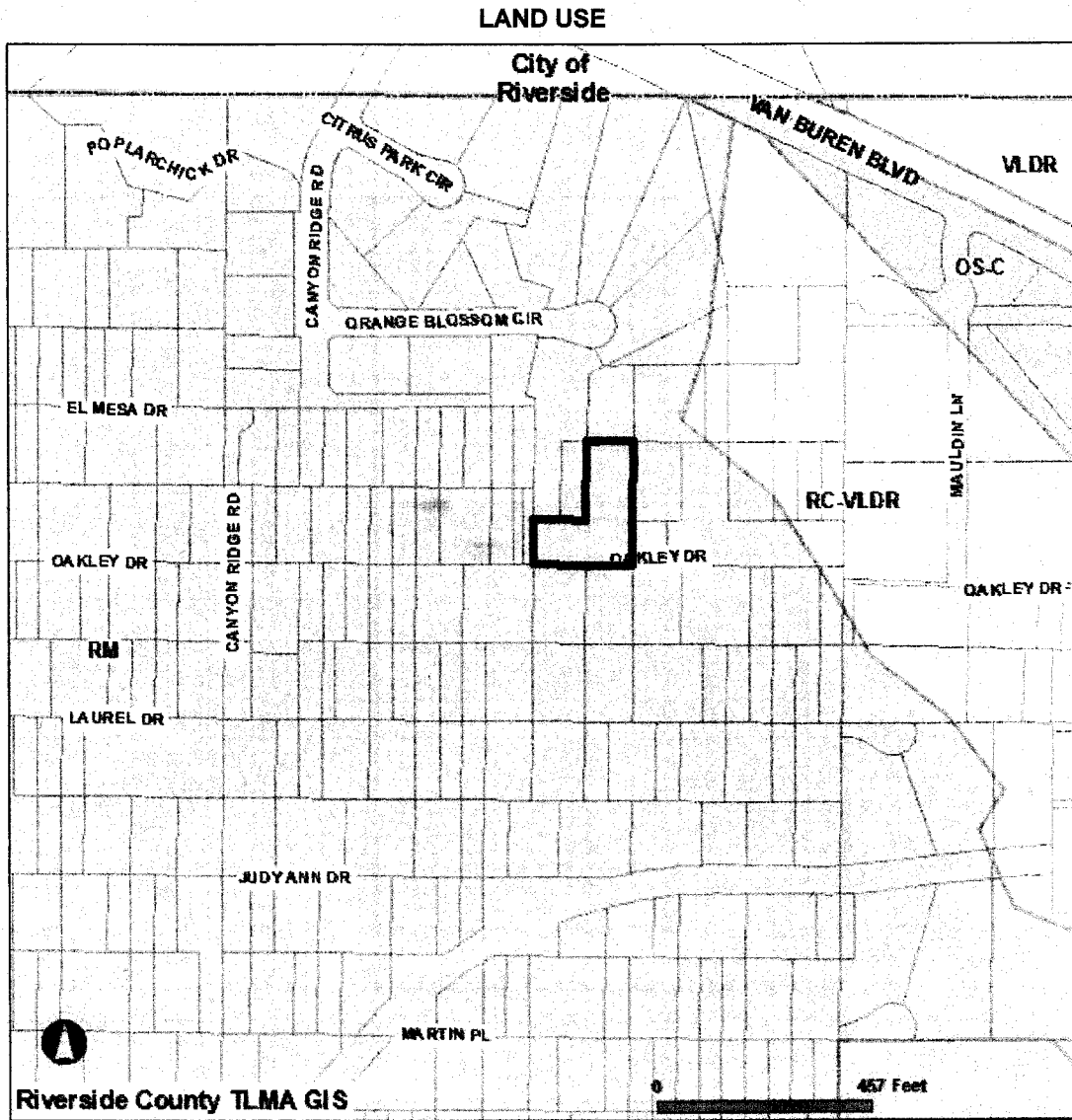
Selected parcel(s):
271-061-035

ZONING

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

IMPORTANT
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Version 120530



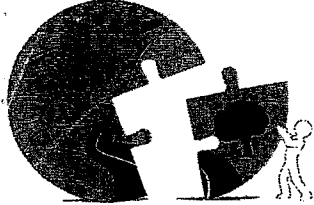
Selected parcel(s):
271-061-035

LAND USE

- SELECTED PARCEL
- PARCELS
- VLDR - VERY LOW DENSITY RESIDENTIAL
- INTERSTATES
- OS-C - CONSERVATION
- HIGHWAYS
- RC-VLDR - RURAL COMMUNITY - VERY LOW DENSITY RESIDENTIAL
- CITY
- RM - RURAL MOUNTAINOUS

IMPORTANT
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Version 120530



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

Set ID# CC006357

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25124 DATE SUBMITTED: 4-30-12

APPLICATION INFORMATION

Applicant's Name: DAVID PETERSEN E-Mail: INFO@CENTRALBLOWER.COM

Mailing Address: 14404 OAKLEY DR.
RIVERSIDE CA 92503
City State ZIP

Daytime Phone No: (626) 330-3182 Fax No: (626) 330-9406

Engineer/Representative's Name: CHRIS COX E-Mail: CANTA CONSTRUCTION @GMAIL.COM

Mailing Address: 9292 HILLSIDE ROAD
ALTA LOMA CA 91737
City State ZIP

Daytime Phone No: (909) 373-7575 Fax No: () NA

Property Owner's Name: DAVID PETERSEN E-Mail: INFO@CENTRALBLOWER.COM

Mailing Address: 14404 OAKLEY DR.
RIVERSIDE CA 92503
City State ZIP

Daytime Phone No: (626) 330-3182 Fax No: (626) 330-9406

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.

VAR 01884

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).

DAVID PETERSEN David R Petersen
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

SIGNATURE OF PROPERTY OWNER(S):

DAVID PETERSEN David R Petersen
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

PROJECT INFORMATION

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

THIS APPLICATION IS SUBMITTED w/ APPLICATION FOR VARIANCE TO ALLOW CONSTRUCTION OF A SINGLE STORY, 890 FT² ACCESSORY BUILDING (WORKSHOP) ON THE FRONT OF THE PROPERTY DUE TO THE CANYON THAT RUNS THROUGH THE REAR OF THE PROPERTY. REF. ORD # 348, SECTION 18.18 DETAILED ACCESSORY BUILDINGS.

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 271-061-035-1

APPLICATION FOR MINOR PLOT PLAN

Section: 28 Township: 3S Range: SW

Approximate Gross Acreage: 0.81 ACRE

General location (nearby or cross streets): North of LAUREL DRIVE, South of VAN BUREN BLVD., East of CANYON RIDGE DR., West of MAULDIN LN.

Thomas Brothers Map, edition year, page no., and coordinates: 745 / D3, D4 (2012)

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

COMMERCIAL/INDUSTRIAL

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

ACCESSORY BUILDING

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

GUEST HOUSE

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



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



George A. Johnson
Agency Director

Katherine Gifford Director, Administrative Services Department	Ron Goldman Director, Planning Department	Juan C. Perez Director, Transportation Department	Mike Lara Director, Building & Safety Department	John Boyd Director, Code Enforcement Department	Carolyn Syms 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 DAVID PETERSEN hereafter "Applicant" and SAMS-DAVID PETERSEN "Property Owner".

Description of application/permit use:

MINOR PLOT PLAN & VARIANCE APPLICATION FOR
WORKSHOP

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

Section 1. Deposit-based Fees

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

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

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

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

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

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 271 061 035-1

Property Location or Address: 14404 DAKLEY DRIVE, RIVERSIDE CA 92503

2. PROPERTY OWNER INFORMATION:

Property Owner Name: DAVID PETERSEN Phone No.: 626-330-3182
 Firm Name: _____ Email: _____

Address: 14404 DAKLEY DR.
RIVERSIDE, CA 92503

3. APPLICANT INFORMATION:

Applicant Name: DAVID PETERSEN Phone No.: 626 330-3182
 Firm Name: _____ Email: _____

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: David R Petersen Date: 4-30-12
 Print Name and Title: DAVID PETERSEN PROPERTY OWNER

Signature of Property Owner: David R Petersen Date: 4-30-12
 Print Name and Title: DAVID PETERSEN PROPERTY OWNER

Signature of the County of Riverside, by [Signature] Date: 4-30-12
 Print Name and Title: Juanne Aguilar Planning Tech II

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	<u>PP25124</u>
Set #:	<u>NA</u>
Application Date:	<u>4-30-12</u>

RIVERSIDE COUNTY GIS



Selected parcel(s):
271-061-035

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

271-061-035-1

OWNER NAME / ADDRESS

DAVID R PETERSEN
14404 OAKLEY DR
RIVERSIDE, CA. 92503

MAILING ADDRESS

(SEE OWNER)
(SEE SITUS)

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: AM 2/15
SUBDIVISION NAME: ASSESSORS MAP 56
LOT/PARCEL: 61, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.81 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1120 SQFT., 2 BDRM/ 2 BATH, 1 STORY, ATTACHED GARAGE(440 SQ. FT), CONST'D 1976 COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 745 GRID: D3, D4

CITY BOUNDARY/SPHERE

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

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)

BOB BUSTER, DISTRICT 1

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE

T3SR5W SEC 28

ELEVATION RANGE

1072/1136 FEET

PREVIOUS APN

271-061-015

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RM

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

LAKE MATHEWS / WOODCREST

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-A

ZONING DISTRICTS AND ZONING AREAS

LAKE MATHEWS 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)
COASTAL SAGE SCRUB
DEVELOPED/DISTURBED LAND
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. NORTHWEST

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

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

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

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

ROAD BOOK PAGE
26

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED

WATER DISTRICT
WMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SANTA ANA RIVER

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
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
RIVERSIDE UNIFIED

COMMUNITIES
WOODCREST

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
NOT APPLICABLE, 48.12 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
042008

FARMLAND
OTHER LANDS
URBAN-BUILT UP LAND

TAX RATE AREAS
088014
•COUNTY FREE LIBRARY
•COUNTY STRUCTURE FIRE PROTECTION

- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST
- N.W. MOSQUITO & VECTOR CONT DIST
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- RIVERSIDE UNIFIED SCHOOL
- WESTERN MUN WATER IMP DIST 1
- WESTERN MUNICIPAL WATER

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

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

BUILDING PERMITS

Case #	Description	Status
103865	GUNITE POOL & SPA	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BDE110052	DEMO POOL AND SPA	FINAL
BZ276904	P/C DWLG A/G	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ277731	DWLNG & ATT GAR	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ287526	CONVERT TO NATURAL GAS	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

PLANNING PERMITS

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON... Mon Apr 30 10:54:43 2012
Version 120118



PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/11/2012,

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

APN (s) or case numbers PP 25124 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.

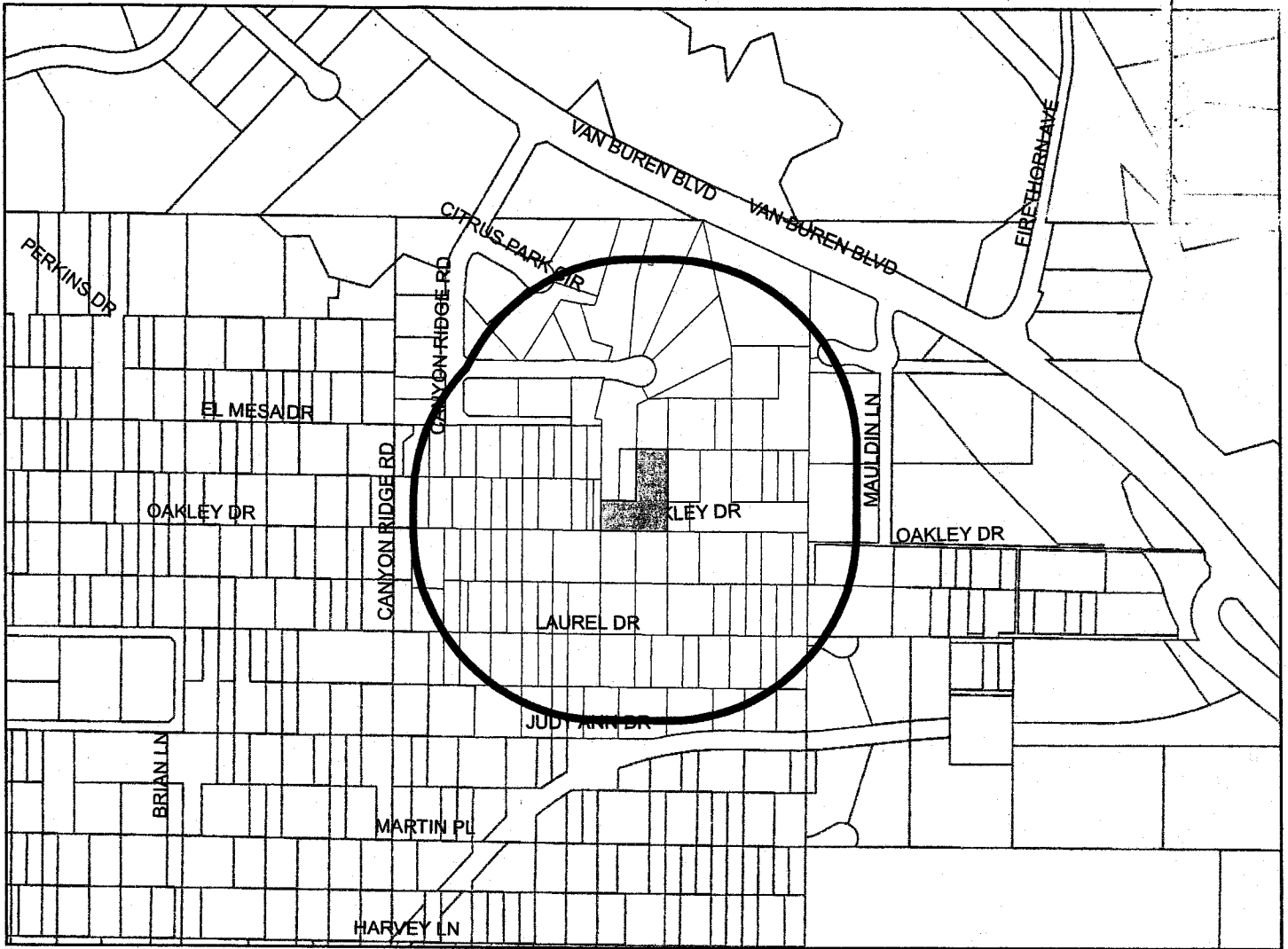
NAME: Vinnie Nguyen

TITLE GIS Analyst

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

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

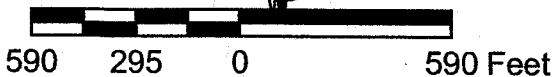
PP25124 (600 feet buffer)



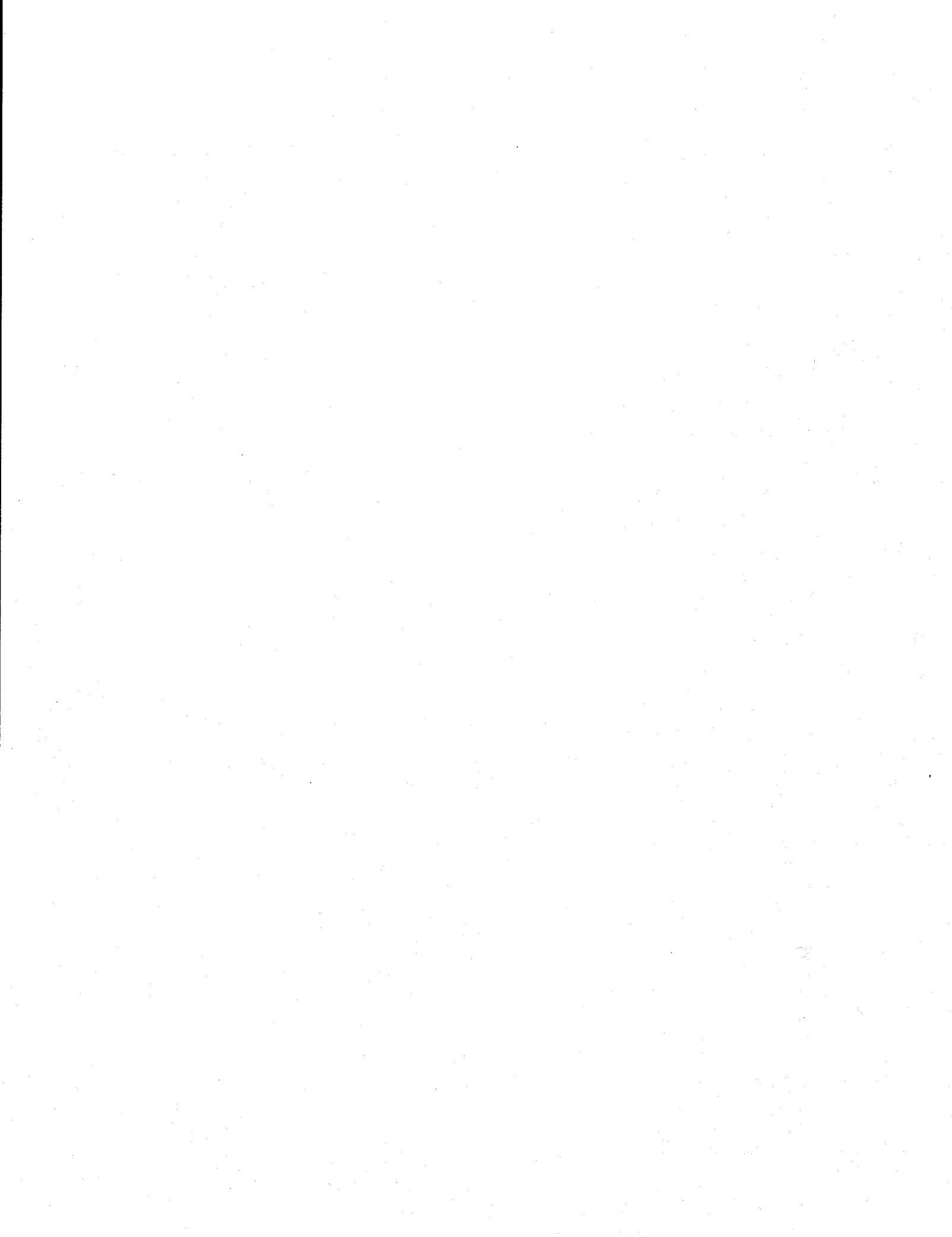
Selected Parcels

271-061-021	271-030-010	271-030-055	271-030-018	271-100-026	271-062-004	271-062-005	271-062-006	271-062-007	271-062-008
271-062-023	271-062-024	271-062-020	271-062-021	271-062-013	271-030-017	271-030-048	271-050-001	271-062-029	271-061-014
271-061-035	271-091-003	271-030-051	271-061-007	271-030-041	271-091-034	271-062-033	271-062-034	271-061-003	271-091-022
271-062-043	271-091-008	271-050-008	271-091-018	271-030-029	271-030-056	271-062-028	271-061-023	271-030-009	271-062-017
271-062-011	271-030-047	271-040-056	271-061-012	271-030-011	271-030-015	271-030-022	271-030-024	271-061-008	271-061-009
271-061-010	271-061-011	271-061-033	271-061-034	271-091-011	271-091-019	271-091-026	271-062-014	271-091-040	271-091-012
271-030-016	271-030-036	271-040-055	271-061-038	271-091-043	271-030-044	271-062-025	271-061-020	271-062-012	271-062-036
271-062-037	271-040-057	271-091-004	271-061-027	271-061-026	271-091-025	271-091-036	271-061-017	271-061-018	271-061-019
271-061-016	271-061-036	271-091-013	271-062-035	271-062-016	271-030-053	271-091-042	271-062-022	271-091-023	271-091-032

rst 90 parcels shown



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ASMT: 271030009, APN: 271030009
HELEN THOMAS
P O BOX 2911
RIVERSIDE CA 92516

ASMT: 271030043, APN: 271030043
PATRICIA CHAPISCO, ETAL
14356 ORANGE BLOSSOM CIR
RIVERSIDE, CA. 92503

ASMT: 271030016, APN: 271030016
LILLIAN DELATRINIDAD
C/O EFREN LA TRINIDAD
2921 CHERRY LAUREL LN
SAN JACINTO CA 92582

ASMT: 271030044, APN: 271030044
LUDY CASTRO
3167 GOLDEN WILLOW CT
YORBA LINDA CA 92886

ASMT: 271030017, APN: 271030017
CHAD WILLIAMS
P O BOX 2991
CRESTLINE CA 92325

ASMT: 271030046, APN: 271030046
MAXINE GUZMAN, ETAL
14360 CITRUS PARK CIR
RIVERSIDE, CA. 92503

ASMT: 271030018, APN: 271030018
ANEES NAIME
3660 WISTERIA ST
SEAL BEACH CA 90740

ASMT: 271030047, APN: 271030047
CAROLA ROBINSON, ETAL
14396 LES CT
RIVERSIDE, CA. 92503

ASMT: 271030029, APN: 271030029
MARILYN HOUCHIN, ETAL
14350 EL MESA DR
RIVERSIDE, CA. 92503

ASMT: 271030048, APN: 271030048
LESLEY WILLE, ETAL
14412 ORANGE BLOSSOM CIR
RIVERSIDE CA 92503

ASMT: 271030041, APN: 271030041
SUSAN SEAVER, ETAL
14332 ORANGE BLOSSOM CIR
RIVERSIDE, CA. 92503

ASMT: 271030051, APN: 271030051
LAUREN WALTEMAYER, ETAL
14350 CITRUS PARK CIR
RIVERSIDE, CA. 92503

ASMT: 271030042, APN: 271030042
TISHA FAWCETT
14374 ORANGE BLOSSOM CIR
RIVERSIDE, CA. 92503

ASMT: 271030053, APN: 271030053
ROMA SETZLER, ETAL
14345 CITRUS PARK CIR
RIVERSIDE, CA. 92503



ASMT: 271030055, APN: 271030055
WESSIE BENNETT, ETAL
14428 ORANGE BLOSSOM CIR
RIVERSIDE, CA. 92503

ASMT: 271050001, APN: 271050001
DARYL LOO
16203 PINE CT
RIVERSIDE, CA. 92504

ASMT: 271030056, APN: 271030056
PATRICIA AGUILAR, ETAL
524 VACHE CIR
REDLANDS CA 92374

ASMT: 271050008, APN: 271050008
MARTHA FERGUSON, ETAL
16233 PINE CT
RIVERSIDE, CA. 92504

ASMT: 271030057, APN: 271030057
SURJEET DHIR
14511 PINE CT
RIVERSIDE, CA. 92503

ASMT: 271061003, APN: 271061003
MARIBEL LOPEZ, ETAL
14275 EL MESA DR
RIVERSIDE, CA. 92503

ASMT: 271040020, APN: 271040020
LETICIA MEJIA, ETAL
1214 W CURIE AVE
SANTA ANA CA 92707

ASMT: 271061004, APN: 271061004
PENELOPE LEBOW, ETAL
14283 EL MESA DR
RIVERSIDE, CA. 92503

ASMT: 271040055, APN: 271040055
LINCOLN TRUST CO
P O BOX 5831
DENVER CO 80217

ASMT: 271061006, APN: 271061006
ROBYN BROWN, ETAL
14305 EL MESA DR
RIVERSIDE, CA. 92503

ASMT: 271040056, APN: 271040056
MARY MAULDIN, ETAL
C/O J DOLEZAL
200 GRAND BLVD
TARPON SPRINGS FL 34689

ASMT: 271061007, APN: 271061007
DENISE FLEMING
14315 EL MESA DR
RIVERSIDE, CA. 92503

ASMT: 271040057, APN: 271040057
MARTIN CAPUTO
2691 DOW AVE NO C
TUSTIN CA 92780

ASMT: 271061012, APN: 271061012
KARYNE JACKLIN, ETAL
C/O KARYNE M JACKLIN
2313 HUNTINGTON DR
LAKE HAVASU CITY AZ 86403



ASMT: 271061016, APN: 271061016
DENISE VERNAK, ETAL
14430 OAKLEY DR
RIVERSIDE, CA. 92503

ASMT: 271061032, APN: 271061032
SARAH RAGUSA, ETAL
17218 ROSY SKY CIR
RIVERSIDE CA 92503

ASMT: 271061017, APN: 271061017
JANET QUEYREL, ETAL
14448 OAKLEY DR
RIVERSIDE, CA. 92503

ASMT: 271061035, APN: 271061035
DAVID PETERSEN
14404 OAKLEY DR
RIVERSIDE, CA. 92503

ASMT: 271061020, APN: 271061020
MADELEINE HAVEY
625 WOODBRIAR RD
NOBLE OK 73068

ASMT: 271061038, APN: 271061038
AMANDA CAMPOS, ETAL
16138 CANYON RIDGE RD
RIVERSIDE, CA. 92503

ASMT: 271061021, APN: 271061021
ABIR BHUTTA
1230 MARKET ST NO 711
SAN FRANCISCO CA 94102

ASMT: 271061039, APN: 271061039
SHUXIA ZHANG, ETAL
3025 HALSEY AVE
ARCADIA CA 91006

ASMT: 271061023, APN: 271061023
HECTOR CHAIDEZDIAZ
14266 OAKLEY DR
RIVERSIDE CA 92503

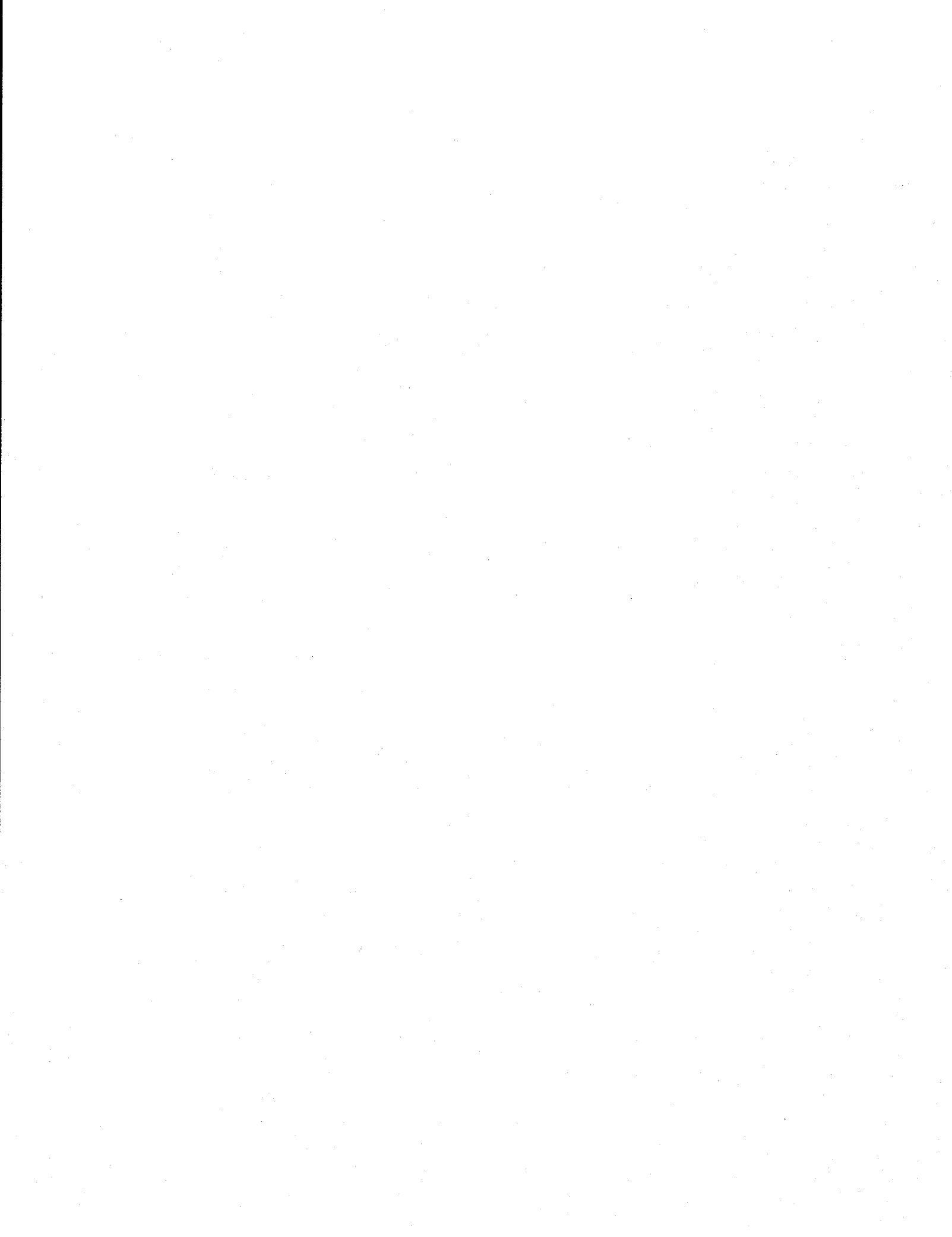
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RIVERSIDE, CA. 92503

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CELIA GURAY AZAD, ETAL
16144 CANYON RIDGE RD
RIVERSIDE, CA. 92503

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CHELSEA HODGSON, ETAL
14385 OAKLEY DR
RIVERSIDE, CA. 92503

ASMT: 271061027, APN: 271061027
MEHAN AZAD
16144 CANYON RIDGE
RIVERSIDE CA 92503

ASMT: 271062012, APN: 271062012
MALLORY HARRIS
14405 OAKLEY DR
RIVERSIDE, CA. 92503



ASMT: 271062013, APN: 271062013
KENNETH SHAW, ETAL
14072 PERKINS DR
RIVERSIDE CA 92503

ASMT: 271062023, APN: 271062023
ARTHUR COVARRUBIAS
14320 LAUREL DR
RIVERSIDE, CA. 92503

ASMT: 271062014, APN: 271062014
JOSE SANCHEZ
14461 OAKLEY DR
RIVERSIDE, CA. 92503

ASMT: 271062025, APN: 271062025
MARIE NAHAS, ETAL
14330 LAUREL DR
RIVERSIDE, CA. 92503

ASMT: 271062015, APN: 271062015
SEVEN HILLS WEST
14270 EL MESA DR
RIVERSIDE CA 92503

ASMT: 271062026, APN: 271062026
REBECCA DUGAN
23641 ROSE QUARTZ DR
PERRIS CA 92570

ASMT: 271062016, APN: 271062016
MOHAMMAD MIAH
3920 EL CAMINO DR
SAN BERNARDINO CA 92404

ASMT: 271062027, APN: 271062027
ROBIN SPEER
14354 LAUREL DR
RIVERSIDE, CA. 92503

ASMT: 271062017, APN: 271062017
CORINA VAZQUEZ DEJARAMILLO, ETAL
565 W 2ND ST UNIT 9
POMONA CA 91766

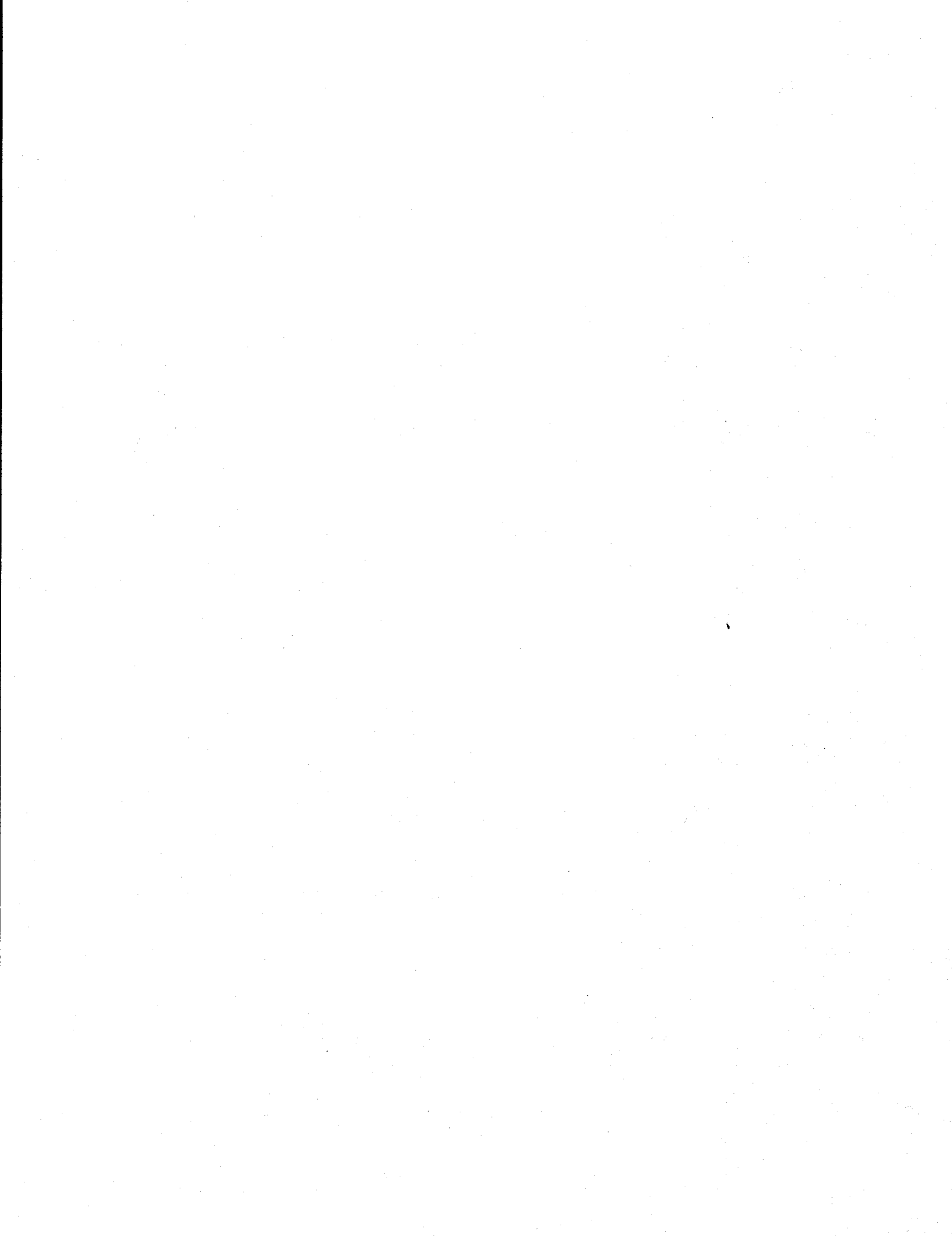
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C/O INA GATHAS
1308 E ROSEWOOD AVE
ANAHEIM CA 92805

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SHANE CAMERON, ETAL
14284 LAUREL DR
RIVERSIDE, CA. 92503

ASMT: 271062029, APN: 271062029
SARA ECKENROD, ETAL
14380 LAUREL DR
RIVERSIDE, CA. 92503

ASMT: 271062022, APN: 271062022
DANIELLE BROWN, ETAL
14300 LAUREL DR
RIVERSIDE, CA. 92503

ASMT: 271062030, APN: 271062030
SHELLY MITTLEMAN
14410 LAUREL DR
RIVERSIDE, CA. 92503



ASMT: 271062031, APN: 271062031
ROSA OCHOA, ETAL
14430 LAUREL DR
RIVERSIDE, CA. 92503

ASMT: 271062038, APN: 271062038
REBECCA SEAWELL
14272 LAUREL DR
RIVERSIDE, CA. 92503

ASMT: 271062032, APN: 271062032
VICTOR PELAYO
736 N 4TH ST
MONTEBELLO CA 90640

ASMT: 271062043, APN: 271062043
PENNY FARLEY, ETAL
16198 CANYON RIDGE RD
RIVERSIDE, CA. 92503

ASMT: 271062033, APN: 271062033
DONALD DIMANNO
P O BOX 5714
RIVERSIDE CA 92517

ASMT: 271091002, APN: 271091002
SHEILA SANDERSON
14265 LAUREL DR
RIVERSIDE, CA. 92503

ASMT: 271062034, APN: 271062034
E GOODGAME
C/O C BERNDT
6199 SHAKER DR
RIVERSIDE CA 92506

ASMT: 271091003, APN: 271091003
LAVINA BLOSSOM, ETAL
14283 LAUREL DR
RIVERSIDE, CA. 92503

ASMT: 271062035, APN: 271062035
MINNIE HUNT
C/O ELMO L RICH
31635 WILDWOOD
SOUTH LAGUNA CA 92677

ASMT: 271091004, APN: 271091004
MATTHEW MARTIN
14325 LAUREL DR
RIVERSIDE, CA. 92503

ASMT: 271062036, APN: 271062036
CATHERINE KEHL, ETAL
14480 LAUREL ST
RIVERSIDE, CA. 92503

ASMT: 271091007, APN: 271091007
LANA CARLONE, ETAL
14341 LAUREL DR
RIVERSIDE, CA. 92503

ASMT: 271062037, APN: 271062037
CATHERINE KENL, ETAL
14480 LAUREL DR
RIVERSIDE CA 92503

ASMT: 271091008, APN: 271091008
CAROLE ALLEN, ETAL
14345 LAUREL DR
RIVERSIDE, CA. 92503



ASMT: 271091010, APN: 271091010
KRISTINA ANDREW, ETAL
14365 LAUREL DR
RIVERSIDE CA 92503

ASMT: 271091022, APN: 271091022
ESTHER RAMIREZ, ETAL
14321 JUDY ANN ST
RIVERSIDE, CA. 92503

ASMT: 271091011, APN: 271091011
ROSEMARY WEHUNT, ETAL
14381 LAUREL DR
RIVERSIDE, CA. 92503

ASMT: 271091023, APN: 271091023
NATURA INTERNATIONSL INC
13445 FOX HOLLOW
CORONA CA 92880

ASMT: 271091012, APN: 271091012
DEBBIE FOSSETT, ETAL
14407 LAUREL DR
RIVERSIDE, CA. 92503

ASMT: 271091024, APN: 271091024
MICHELLE NICHT, ETAL
17401 GREENTREE DR
RIVERSIDE CA 92503

ASMT: 271091013, APN: 271091013
MICHELLE UGOLINI
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RIVERSIDE, CA. 92503

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PAULA RINEWALT, ETAL
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RIVERSIDE, CA. 92503

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NEWELL MCCULLOCH
14421 LAUREL DR
RIVERSIDE, CA. 92503

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VALERIE HOLLAND, ETAL
14390 JUDY ANN DR
RIVERSIDE, CA. 92503

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LINDA BRYANT, ETAL
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RIVERSIDE, CA. 92503

ASMT: 271091032, APN: 271091032
NELSON SOTO
14445 LAUREL DR
RIVERSIDE, CA. 92503

ASMT: 271091019, APN: 271091019
JESSE ARNOT
14505 LAUREL DR
RIVERSIDE, CA. 92503

ASMT: 271091034, APN: 271091034
DIANE DIEDRICHS
14466 JUDY ANN DR
RIVERSIDE, CA. 92503



ASMT: 271091036, APN: 271091036
JENNIFER PARSIO, ETAL
14452 JUDY ANN DR
RIVERSIDE, CA. 92503

ASMT: 271091039, APN: 271091039
WERNER SOTO
14465 LAUREL DR
RIVERSIDE, CA. 92503

ASMT: 271091040, APN: 271091040
LAND PARCEL LIQUIDATORS
NO 333
4765 PARK ENCINO LANE
ENCINO CA 91436

ASMT: 271091041, APN: 271091041
TU NGUYEN
9985 ASTER CIR
FOUNTAIN VALLEY CA 92708

ASMT: 271091042, APN: 271091042
JEAN DAVIS, ETAL
13101 BARRETT HILL
NORTH TUSTIN CA 92705

ASMT: 271091043, APN: 271091043
LYNNE MORENO, ETAL
14424 JUDY ANN DR
RIVERSIDE CA 92503

ASMT: 271100026, APN: 271100026
BERTHA PEREZ, ETAL
14520 JUDY ANN DR
RIVERSIDE, CA. 92503

