

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

3028



REVIEWED BY EXECUTIVE OFFICE

DATE 1/14/13 Tina Grande

Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 10, 2013

SUBJECT: **VARIANCE NO. 1857** is associated with the Second Unit Permit No. 1385 and is required because the construction of the second unit permit does not comply with Section 18.28.a.c.(6) of Ordinance No. 348, which requires second units to be located at the rear of the property or in the side portions of the lot and shall not be located in front of the primary dwelling unit.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on May 4, 2009.

The Planning Department recommended Approval; and,
THE PLANNING DIRECTOR RECOMMENDED:

APPROVAL of **VARIANCE NO. 1857**, 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 May 4, 2009.

BACKGROUND:

The subject property is approximately five (5) acres in size and includes a 5,938 square foot primary residence and a 3,000 square foot horse barn attached to the Second Unit, located at 38750 Avenida Carolinas in unincorporated Riverside County near Murrieta. (Continued Page 2)

Carolyn Syms Luna
Carolyn Syms Luna
Planning Director

Initials:
CSL:lr

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Tavaglione and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Benoit and Ashley
Nays: Stone
Absent: None
Date: April 30, 2013
xc: Planning(2), Applicant, Recorder

Kecia Harper-Ihem
Clerk of the Board
By: *[Signature]*
Deputy

Prev. Agn. Ref.

District: 1/1

Agenda Number:

16-1

Dep't Recomm.: ☐ Policy ☐ Policy
Per Exec. Ofc.: ☒ Consent ☒ Consent

The Honorable Board of Supervisors
Re: Variance No. 1857
Page 2 of 2

The attached 3,000 square foot barn was heard and approved before a Director's Hearing on December 15, 2008, under Plot Plan No. 23632. Plot Plan No. 23632 was appealed to the Planning Commission by a concerned neighbor, and the Planning Commission denied the project on March 4, 2009. However, the Planning Commission recommended to the applicant that the Plot Plan was not the appropriate permit for this type of project and recommended that they submit Second Unit Permit and Variance applications.

The applicant, based upon the recommendation of the Planning Commission, applied for the Second Unit Permit and Variance. The Second Unit Permit No. 1385 and Variance No. 1857 were approved at the May 4, 2009, Director's Hearing. Since the May 4, 2009, Director's Hearing, the applicant applied for and finalized all the appropriate building permits associated with the Second Unit and attached 3,000 square foot barn.

However, staff inadvertently did not transmit Variance No. 1857 to the Board of Supervisors for Receive and File after the May 4, 2009, Director's Hearing decision. Thus, this request is to remedy that oversight.

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



16-1

10:30 a.m. being the time set for public hearing on the recommendation from Transportation & Land Management Agency/Planning regarding Public Hearing on Variance No. 1857, Steven Taylor – Rancho California Zoning – Southwest Area Plan – 1st District. The Project is a request to vary from the requirements of Ordinance No. 348 and is associated with the Second Unit Permit No. 1385, which is required because the construction of the second unit permit does not comply with Section 18.28.a.c (6) of Ordinance No. 348, which requires second units to be located at the rear of the property or in the side portions of the lot and shall not be located in front of the primary dwelling unit, the Chairman called the matter for hearing.

On motion of Supervisor Jeffries, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, April 30, 2013 at 10:30 a.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on March 12, 2013 of Supervisors Minutes.

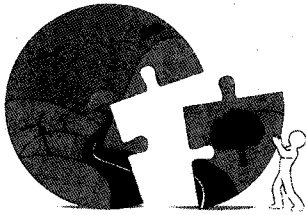
WITNESS my hand and the seal of the Board of Supervisors
Dated: March 12, 2013
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: [Signature] Deputy

AGENDA NO.
16-1

xc: Planning, Applicant, CØB



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: January 10, 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: VAR01857

(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 (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <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 (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(1st Dist) Press Enterprise

16-1 3/12/13

56

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"

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 10, 2013

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RECOMMENDED MOTION:

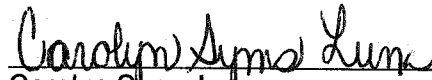
RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on May 4, 2009.

The Planning Department recommended Approval; and,
THE PLANNING DIRECTOR RECOMMENDED:

APPROVAL of **VARIANCE NO. 1857**, 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 May 4, 2009.

BACKGROUND:

The subject property is approximately five (5) acres in size and includes a 5,938 square foot primary residence and a 3,000 square foot horse barn attached to the Second Unit, located at 38750 Avenida Carolinas in unincorporated Riverside County near Murrieta. (Continued Page 2)


Carolyn Syms Luha
Planning Director

Initials:
CSL:lr

Dep't Recomm.: ☒ Consent ☐ Policy
Per Exec. Ofc.: ☐ Consent ☐ Policy

Prev. Agn. Ref.

District: 1/1

Agenda Number:

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande

Departmental Concurrence

The attached 3,000 square foot barn was heard and approved before a Director's Hearing on December 15, 2008, under Plot Plan No. 23632. Plot Plan No. 23632 was appealed to the Planning Commission by a concerned neighbor, and the Planning Commission denied the project on March 4, 2009. However, the Planning Commission recommended to the applicant that the Plot Plan was not the appropriate permit for this type of project and recommended that they submit Second Unit Permit and Variance applications.

The applicant, based upon the recommendation of the Planning Commission, applied for the Second Unit Permit and Variance. The Second Unit Permit No. 1385 and Variance No. 1857 were approved at the May 4, 2009, Director's Hearing. Since the May 4, 2009, Director's Hearing, the applicant applied for and finalized all the appropriate building permits associated with the Second Unit and attached 3,000 square foot barn.

However, staff inadvertently did not transmit Variance No. 1857 to the Board of Supervisors for Receive and File after the May 4, 2009, Director's Hearing decision. Thus, this request is to remedy that oversight.

Agenda Item No.: 4.2
Area Plan: Southwest Area
Zoning Area: Rancho California
Supervisory District: First
Project Planner: Damaris Abraham
Directors Hearing: May 4, 2009

SECOND UNIT PERMIT NO. 1385
VARIANCE NO. 1857
CEQA Exempt
Applicant: Steven Taylor
Engineer/Representative: Steven Taylor

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Second Unit Permit No. 1385 is a proposal to permit an existing unpermitted 1,048 square foot dwelling unit with a 3,000 square foot barn and horse stall as a second unit in addition to the existing 5,938 square foot primary residence located at located at 38750 Avenida Carolinas in Murrieta.

Variance No. 1857 proposes to vary the standards of Ordinance 348 Section 18.28^c(6) by locating the second unit in front of the primary residence due to the shape and topography of the parcel.

BACKGROUND:

The applicant filed this second unit permit application for the 1,048 square foot dwelling unit on October 20, 2008 and a separate application (Plot Plan No. 23632) for the 3,000 square foot barn and horse stall on July 30, 2008 in an attempt to resolve a code violation (CV07-10713) issued by the Code Enforcement Division at the County of Riverside for construction without a permit.

Plot Plan No. 23632 was approved at the December 15, 2008 Planning Director's Hearing. However, the Planning Department received an appeal for this project from a concerned neighbor and the project was heard before the Planning Commission on February 4, 2009 and March 4, 2009.

At the March 4, 2009 Planning Commission hearing, the Planning Commission rendered a decision to uphold the appeal and deny Plot Plan No. 23632. Since the 3,000 square foot barn and horse stall is attached to the second unit, it was determined that it was appropriate to consider barn under the Second Unit Permit application. And since the second unit is located to the front of the property the applicant was advised to apply for a variance.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Rural: Rural Mountainous (R:RM) (10 Acres Minimum) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural: Rural Mountainous (R:RM) (10 Acres Minimum) |
| 3. Existing Zoning (Ex. #2): | Residential Agricultural -5 Acres Minimum (R-A-5) |
| 4. Surrounding Zoning (Ex. #2): | Residential Agricultural -5 Acres Minimum (R-A-5) to the north, east, and west
Residential Agricultural - 10 Acres Minimum (R-A-10) to the south |
| 5. Existing Land Use (Ex. #1): | Single family residence |
| 6. Surrounding Land Use (Ex. #1): | Single family residence to north and
Vacant to the south, east, and west |

SA
4/20/09

- | | |
|----------------------------|----------------------------------|
| 7. Project Data: | Total Acreage: 5.14 |
| 8. Environmental Concerns: | CEQA Exempt per Section 15303(a) |

RECOMMENDATIONS:

APPROVAL of Second Unit Permit No. 1385, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and.

APPROVAL of Variance No. 1857, 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 Rural: Rural Mountainous (R:RM) (10 Acres Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural - 5 Acres Minimum (R-A-5) zoning classification of Ordinance No. 348, and with approval of the variance will be consistent 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 is exempt under section 15303(a) of the California Environmental Quality Act.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is designated Rural: Rural Mountainous (R:RM) (10 Acres Minimum) on the Southwest Area Plan.
2. The proposed use, a second dwelling unit, is a permitted use in the Rural: Rural Mountainous (R:RM) (10 Acres Minimum) designation.
3. The project site is surrounded by properties which are designated Rural: Rural Mountainous (R:RM) (10 Acres Minimum).
4. The zoning for the subject site is Residential Agricultural - 5 Acres Minimum (R-A-5).
5. The proposed use, a second dwelling unit, is a permitted use, subject to approval of a Second Unit Permit and a Variance pursuant to Ordinance 348, Section 18.27 in the Residential Agricultural - 5 Acres Minimum (R-A-5) zone.

6. The proposed use, a second dwelling unit, is consistent with the development standards set forth in the Residential Agricultural - 5 Acres Minimum (R-A-5) zone and Ordinance 348 Section 18.28 Second Unit Permits with the approval of the variance.
7. Ordinance No. 348, Section 18.27 (a) states the basis for a variance. Variances from the terms of the Ordinance No. 348 may be granted when, because of special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings, the strict application of this ordinance deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification. Variances shall be limited to modification of property development standards.
 - 7a. The proposed second unit permit would permit the second unit to be located to front of the primary residence by varying the standards of Ordinance 348 Section 18.28. ~~h~~(6) due to the shape and topography of the parcel. Ordinance 348 Section 18.28. ~~h~~(6) requires that Second units be located at the rear or in the side portions of the lot. However, this parcel is located in a mountainous area where most of the rear and side portions of the lot are mostly steep sloped and not convenient for construction. In addition, the lot is irregular in shape where the rear of the property is very narrow compared to the front of the property. This causes this parcel not to have ample space to build the second unit at the rear of the property.
8. The project site is surrounded by properties which are zoned Residential Agricultural -5 Acres Minimum (R-A-5) to the north, east, and west and Residential Agricultural – 10 Acres Minimum (R-A-10) to the south.
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: ... (a) One single-family residence, or a second dwelling unit in a residential zone.

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. A Fault Zone.
 - d. A liquefaction area.
 - e. A county service area.
3. The project site is located within:
 - a. A High fire area.
 - b. The boundaries of the Murrieta Valley Unified School District.
 - c. The Western Riverside MSHCP fee area.

4. The subject site is currently designated as Assessor's Parcel Number 928-350-030.
5. This project was filed with the Planning Department on October 20, 2008
6. This project was reviewed by the Land Development Committee one time on December 4, 2008.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$3,000.00

DA:da

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Date Prepared: 04/1/09

Date Revised: 04/17/09

SECOND UNIT PERMIT Case #: SUP01385

Parcel: 928-350-030

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SUP - DEFINITIONS

INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Second Unit Permit No. 1385 shall be henceforth defined as follows:

SECOND UNIT PERMIT = Second Unit Permit (SUP) No. 1385

APPROVED EXHIBIT NO. A = SUP Case No. 1385, Exhibit A, dated November 7, 2008.

10. EVERY. 2 SUP - PROJECT DESCRIPTION

INEFFECT

The use hereby permitted is for an existing 1,048 square foot dwelling unit with a 3,000 square foot barn and a horse stall to be the second unit addition to 5,938 square foot primary dwelling unit under the Second Unit Permit Standards of Section 18.28a of Ordinance No. 348.

This Second Unit Permit is related to Variance No. 1857.

10. EVERY. 3 SUP - HOLD HARMLESS

INEFFECT

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the SECOND UNIT PERMIT No. 1385. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will 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.

BS GRADE DEPARTMENT

10.BS GRADE. 1 SUP-GIN INTRODUCTION

INEFFECT

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and

SECOND UNIT PERMIT Case #: SUP01385

Parcel: 928-350-030

10. GENERAL CONDITIONS

10.BS GRADE. 1 SUP-GIN INTRODUCTION (cont.) INEFFECT

Safety Department Grading Division conditions of approval.

10.BS GRADE. 2 SUP-G1.2 OBEY ALL GDG REGS INEFFECT

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. 3 SUP-G1.3 DISTURBS NEED G/PM INEFFECT

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

10.BS GRADE. 4 SUP-G1.5 EROS CNTRL PROTECT INEFFECT

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 15 to April 15.

10.BS GRADE. 5 SUP-G2.1 GRADING BONDS INEFFECT

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

10.BS GRADE. 6 SUP-G2.4GEOTECH/SOILS RPTS INEFFECT

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

SECOND UNIT PERMIT Case #: SUP01385

Parcel: 928-350-030

10. GENERAL CONDITIONS

10.BS GRADE. 6 SUP-G2.4GEOTECH/SOILS RPTS (cont.) INEFFECT

GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

10.BS GRADE. 7 SUP-G2.5 2:1 MAX SLOPE RATI INEFFECT

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 8 SUP-G2.7DRNAGE DESIGN Q100 INEFFECT

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

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

10.BS GRADE. 9 SUP-G2.8MINIMUM DRNAGE GRAD INEFFECT

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

10.BS GRADE. 10 SUP-G2.9DRNAGE & TERRACING INEFFECT

Provide drainage facilities and terracing in conformance with the Uniform Building Code's chapter on "Excavation and Grading".

10.BS GRADE. 11 SUP-G2.10 SLOPE SETBACKS INEFFECT

Observe slope setbacks from buildings and property lines per the Uniform Building Code - as amended by Ordinance 457.

10.BS GRADE. 12 SUP-G2.11DR WAY XING NWC INEFFECT

Lots whose access is or will be affected by natural or constructed drainage facilities, shall provide drive way drainage facilities which are adequate to allow access from

SECOND UNIT PERMIT Case #: SUP01385

Parcel: 928-350-030

10. GENERAL CONDITIONS

10.BS GRADE. 12 SUP-G2.11DR WAY XING NWC (cont.) INEFFECT

the street to the house during 100 year storms.

10.BS GRADE. 13 SUP-G2.12SLOPES IN FLOODWAY INEFFECT

Graded slopes which infringe into the 100 year storm flow flood way boundaries shall be protected, from erosion or other flood hazards, by a method acceptable to the Building and Safety Department's Grading Engineer - this may include review review by other agencies or departments. However, no manufactured slope will be allowed which in the judgement of the District Grading Engineer blocks, concentrtrates or diverts drainage.

10.BS GRADE. 14 SUP-G2.14OFFSITE GDG ONUS INEFFECT

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

10.BS GRADE. 15 SUP-G2.13FIRE D'S OK ON DR. INEFFECT

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the County - and shall require their approval prior to issuance of the grading permit. Approval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

10.BS GRADE. 16 SUP-G3.1NO B/PMT W/O G/PMT INEFFECT

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.

10.BS GRADE. 17 SUP-G4.1E-CL 4:1 OR STEEPER INEFFECT

Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees as approved by the Building and Safety Department's Erosion Control Specialist.

SECOND UNIT PERMIT Case #: SUP01385

Parcel: 928-350-030

10. GENERAL CONDITIONS

10.BS GRADE. 18 SUP-G4.2 1/2"/FT/3FT MIN

INEFFECT

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall not be less than one-half inch per foot for a distance of not less than three feet from any point of exterior foundation. Drainage swales shall not be less than 1-1/2 inches deeper than the adjacent finish grade at the foundation.

10.BS GRADE. 20 SUP* G1.4 NPDES/SWPPP

INEFFECT

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SUP FLOOD HAZARD REPORT

INEFFECT

SUP 1385 is a to permit an existing unpermitted 1,048 square foot conversion of an agricultural building to a second unit on a 5.14 acres in Rancho California area. The project site is located easterly of Avenida Carolinas, and westerly Via Vista Grande.

The topography of the area consists of well-defined ridges and minor natural watercourses that traverse the property. The site has already been graded and the existing building is located on ridge and as such receives minimal storm runoff. Any New construction should comply with all

SECOND UNIT PERMIT Case #: SUP01385

Parcel: 928-350-030

10. GENERAL CONDITIONS

10.FLOOD RI. 1 SUP FLOOD HAZARD REPORT (cont.) INEFFECT

applicable ordinances. This includes compliance with Section 1B of Ordinance 457, by elevating the finished floor a minimum of one foot above surrounding finished grade. Natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area.

PLANNING DEPARTMENT

10.PLANNING. 1 SUP - CONFORM TO EXHIBIT INEFFECT

The development of the property shall conform substantially with that as shown on the APPROVED EXHIBIT NO. A, on file in the office of the Riverside County Planning Department, unless otherwise amended by these conditions, and shall be subject to the mandatory requirement of the Riverside County Ordinances.

10.PLANNING. 2 SUP - NO SALEABLE LOT OR UNIT INEFFECT

Approval of this permit does not imply the creation of a second saleable lot or housing unit, or separate from Assessor's Parcel No. 928-350-030. The second dwelling unit shall only be sold as part of the total original parcel.

10.PLANNING. 3 SUP - DWELLING UNIT ONLY INEFFECT

The second unit shall be used as a dwelling unit only, and no businesses or home occupations of any kind may be conducted from or in the second unit.

10.PLANNING. 4 SUP - ROOF & SIDING COMPATIBLE INEFFECT

The second unit shall have roofing materials and siding materials that are compatible with the area development.

10.PLANNING. 5 SUP - GROUNDS FOR REVOCATION INEFFECT

Use of this permit by the applicant or the applicant's successors constitutes acceptance of these conditions and an understanding that any deviation from them may be grounds for revocation of the permit.

If, for any reason, the permit is revoked, the second unit must be removed from the property.

SECOND UNIT PERMIT Case #: SUP01385

Parcel: 928-350-030

10. GENERAL CONDITIONS

10.PLANNING. 7 SUP - HEIGHT LIMIT

INEFFECT

No second unit shall exceed the height of the existing primary dwelling unit.

10.PLANNING. 8 SUP - ALWAYS A SUP

INEFFECT

A dwelling unit originally permitted as a second unit may not later be considered a primary dwelling unit for any purpose.

10.PLANNING. 9 SUP - OWNER OCCUPY PRIMARY

INEFFECT

An owner of the lot shall occupy the primary dwelling unit. Written certification of continued compliance with the occupancy restriction of this subsection shall be provided to the Riverside County Planning Director on or before January 15 of each year.

10.PLANNING. 10 SUP - RENTAL REQUIREMENTS

INEFFECT

The second unit may be occupied by any person without rent. The second unit may also be rented; provided, however, that rental occupancy shall be limited to persons and families of low or moderate income as defined in Section 50093 of the Health and Safety Code. Certification of continued compliance with the occupancy restrictions of this subsection shall be provided to the Riverside County Planning Director on or before January 15 of each year. Certification can be provided to Planning Director by completing an affidavit of compliance available at the planning department.

10.PLANNING. 11 SUP - MAN HOMES IN HIGH FIRE

INEFFECT

Please be advised that manufactured homes being placed within a County designated high fire areas must comply with chapter 7A of the building code. It is advisable prior to the purchase of such a home that the applicant should contact the Fire Department to make sure that the home in question meets those requirements. If a home does not meet these requirements it will not be allowed to be placed on the property.

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

SECOND UNIT PERMIT Case #: SUP01385

Parcel: 928-350-030

10. GENERAL CONDITIONS

10.PLANNING. 12 SUP - SETBACKS IN HIGH FIRE

INEFFECT

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SUP - EXPIRATION DATE

INEFFECT

This permit shall be used within one year of the date of this approval. By use is meant that substantial construction of all facilities on the site shall occur as shown on the APPROVED EXHIBIT NO. "A."

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 SUP* G1.4 NPDES/SWPPP

INEFFECT

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

SECOND UNIT PERMIT Case #: SUP01385

Parcel: 928-350-030

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 SUP* G1.4 NPDES/SWPPP (cont.)

INEFFECT

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. 3 SUP IMPORT/EXPORT

INEFFECT

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 SUP-G3.1NO B/PMT W/O G/PMT

INEFFECT

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.

80.BS GRADE. 2 SUP- PRECISE GRADE PERMIT

INEFFECT

The location of the second unit was rough graded under BGR070482. A precise grade permit is required prior to the issuance of a building permit. This may include the need to recertify the soils compaction report and the rough grade certification.

E HEALTH DEPARTMENT

80.E HEALTH. 1 ENV HEALTH CLEARANCE REQUIRED

INEFFECT

Upon building submittal, the applicant must submit to the Department of Environmental Health (DEH) for review a

SECOND UNIT PERMIT Case #: SUP01385

Parcel: 928-350-030

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1

ENV HEALTH CLEARANCE REQUIRED (cont.)

INEFFECT

detailed soils percolation report (original copy) specific to the proposed second unit along with three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record, drawn to an appropriate scale, showing the location of all applicable detail as required in the DEH Technical Manual.

If grading is proposed or has been previously performed onsite, the applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by the Professional of Record. Please note that any significant grading at the proposed onsite wastewater treatment system (OWTS) area may require further soils percolation testing and/or engineering. If the proposed wastewater disposal area is located in fill material, an Alternative Treatment Unit (ATU) with pressurized drip dispersal lines will be required.

Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing.

80.E HEALTH. 2

DEH SITE EVALUATION REQUIRED

INEFFECT

The Department of Environmental Health (DEH) site evaluation is required. The applicant must ensure that the groundwater detection boring (4" perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate. In addition, the applicant must ensure that all property corners are clearly staked or marked.

Please note that if groundwater encroachment is observed, further engineering, as well as, Regional Water Quality Control Board Clearance may be required.

PLANNING DEPARTMENT

80.PLANNING. 1

USE - FEE BALANCE

INEFFECT

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

SECOND UNIT PERMIT Case #: SUP01385

Parcel: 928-350-030

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2

SUP- RECORD COVENANTS

INEFFECT

Prior to building permit issuance, a covenant with respect to the occupancy requirements of Ordinance 348, section 18.28a, in the form and content approved by County Counsel, shall be recorded by the property owner. Forms are available at the Riverside County Planning Department. Complete forms shall be given to the Planning Department with a check for the current deposit for County Counsel review of covenants as stated on the current fee schedule. Upon completion of review the covenants, the covenants will be returned to the applicant, and the applicant shall have the covenants recorded and shall bring proof of recordation to the Planning Department to clear this condition.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1

USE- E.HEALTH CLEARANCE REQ

INEFFECT

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2

USE-FEE STATUS

INEFFECT

Prior to final approval, the Environmental Health Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay any outstanding balances. Contact the accounting section at (951) 955-8982.

PLANNING DEPARTMENT

90.PLANNING. 1

SUP - OWNERSHIP VERIFICATION

INEFFECT

Prior to any use allowed by this permit, the applicant shall submit a letter which states that they reside at, and are the legal property owner(s) of the subject property. The letter shall be notarized and submitted to the Planning Department for verification and approval.

90.PLANNING. 2

SUP - CLEAR CODE ENFORCEMENT

INEFFECT

Prior to any use allowed by this permit, the applicant shall obtain clearance from the Department of Building and Safety-Code Enforcement Section, to determine that there are no outstanding code violations on the subject property.

SECOND UNIT PERMIT Case #: SUP01385

Parcel: 928-350-030

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3 SUP - PROVIDE PARKING SPACES INEFFECT

A minimum of two (2) parking spaces for each residence shall be provided in accordance with Section 18.12, Riverside County Ordinance No. 348 .

90.PLANNING. 4 SUP - SETBACK REQUIREMENTS INEFFECT

The placement of structures shall, at all times, conform to the setback requirements of the R-A-5 zone.

90.PLANNING. 5 SUP - ELEVATION & FLOOR PLANS INEFFECT

The proposed second unit shall be in conformance with elevations, as shown on Exhibit A; and floor plans, as shown on Approved Exhibit A.

90.PLANNING. 6 SUP - TOTAL LIVING AREA INEFFECT

The total square footage of the living area of the proposed second unit shall not exceed 1,048 square feet.

90.PLANNING. 7 SUP - ALL WEATHER ACCESS INEFFECT

Prior to the issuance of occupancy permits, all-weather access for emergency vehicles shall be provided from the public right-of-way to the second unit, as approved by the Director of Building and Safety.

RIVERSIDE COUNTY GIS



Selected parcel(s):
928-350-030

LEGEND

☐ SELECTED PARCEL

☐ PARCELS

☐ CITY BOUNDARY

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

REPORT PRINTED ON...Thu Apr 16 16:41:02 2009

RIVERSIDE COUNTY GIS



Selected parcel(s):
928-350-030

LEGEND

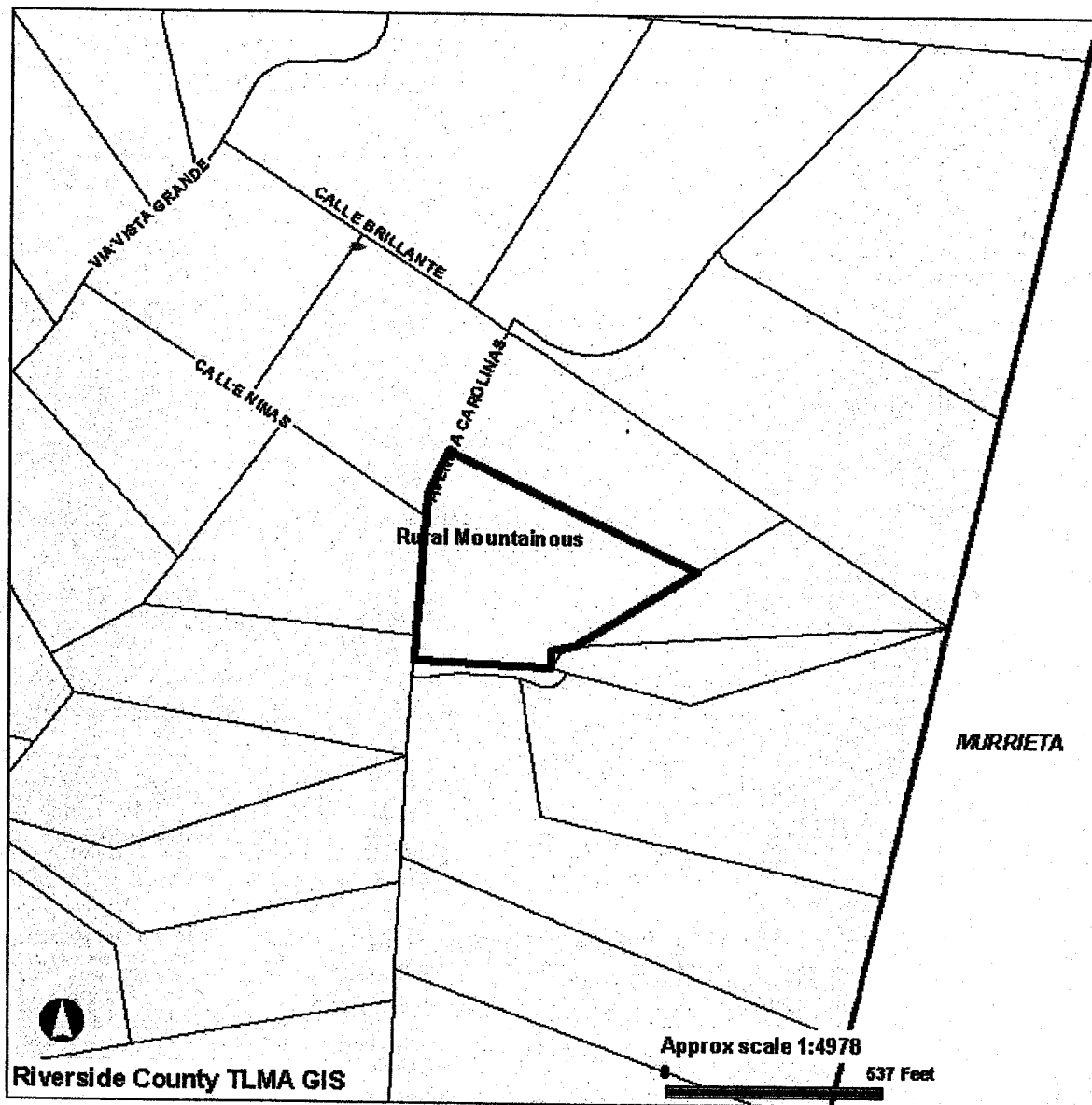
- ☐ SELECTED PARCEL ☐ PARCELS ☐ CITY BOUNDARY

IMPORTANT

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REPORT PRINTED ON...Thu Apr 16 16:39:42 2009

RIVERSIDE COUNTY GIS



Selected parcel(s):
928-350-030

LANDUSE

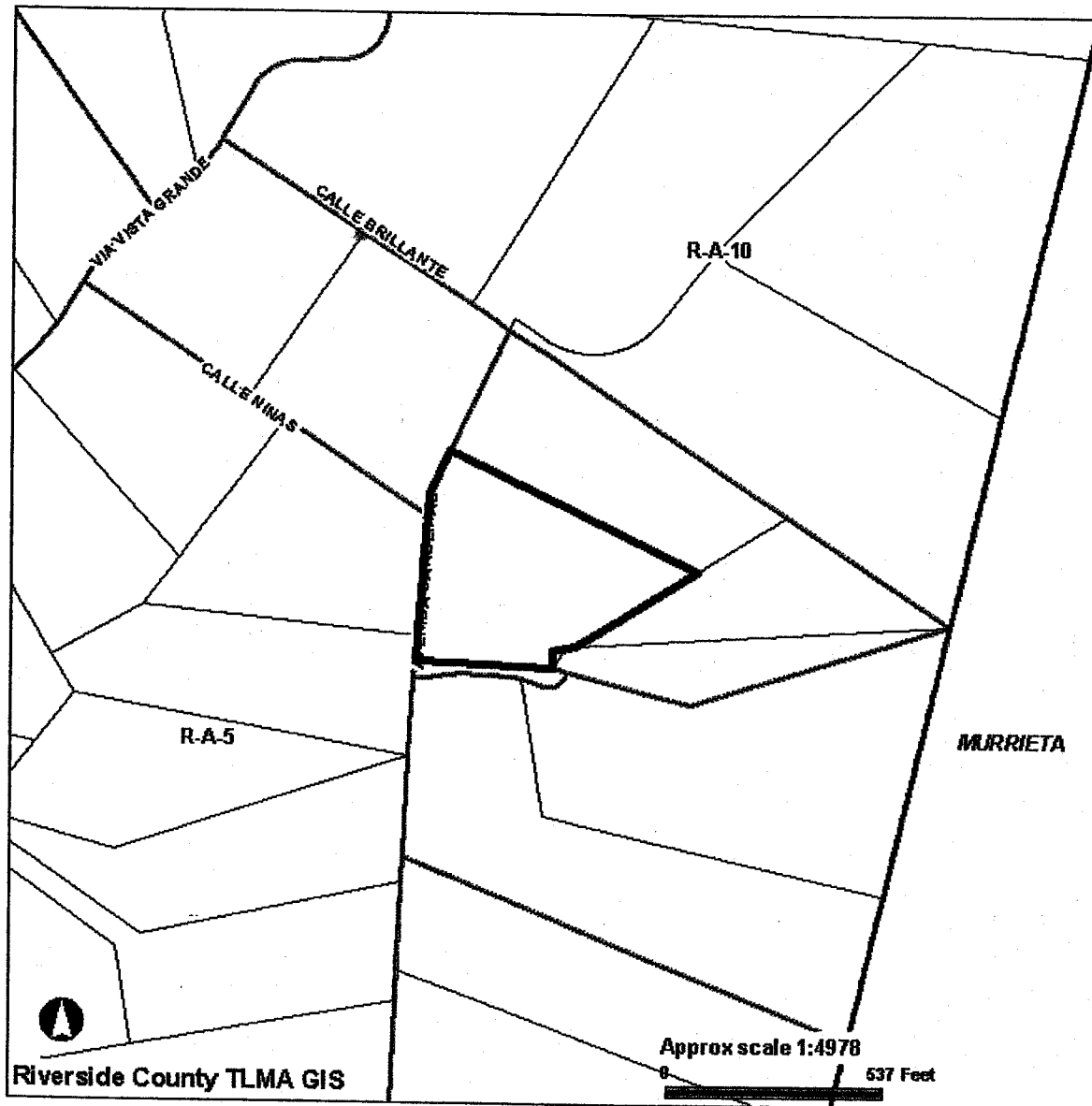
- ☐ SELECTED PARCEL
 ☐ PARCELS
 ☒ RM - RURAL MOUNTAINOUS
 ☐ CITY BOUNDARY

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

REPORT PRINTED ON...Thu Apr 16 16:24:51 2009

RIVERSIDE COUNTY GIS



Selected parcel(s):
928-350-030

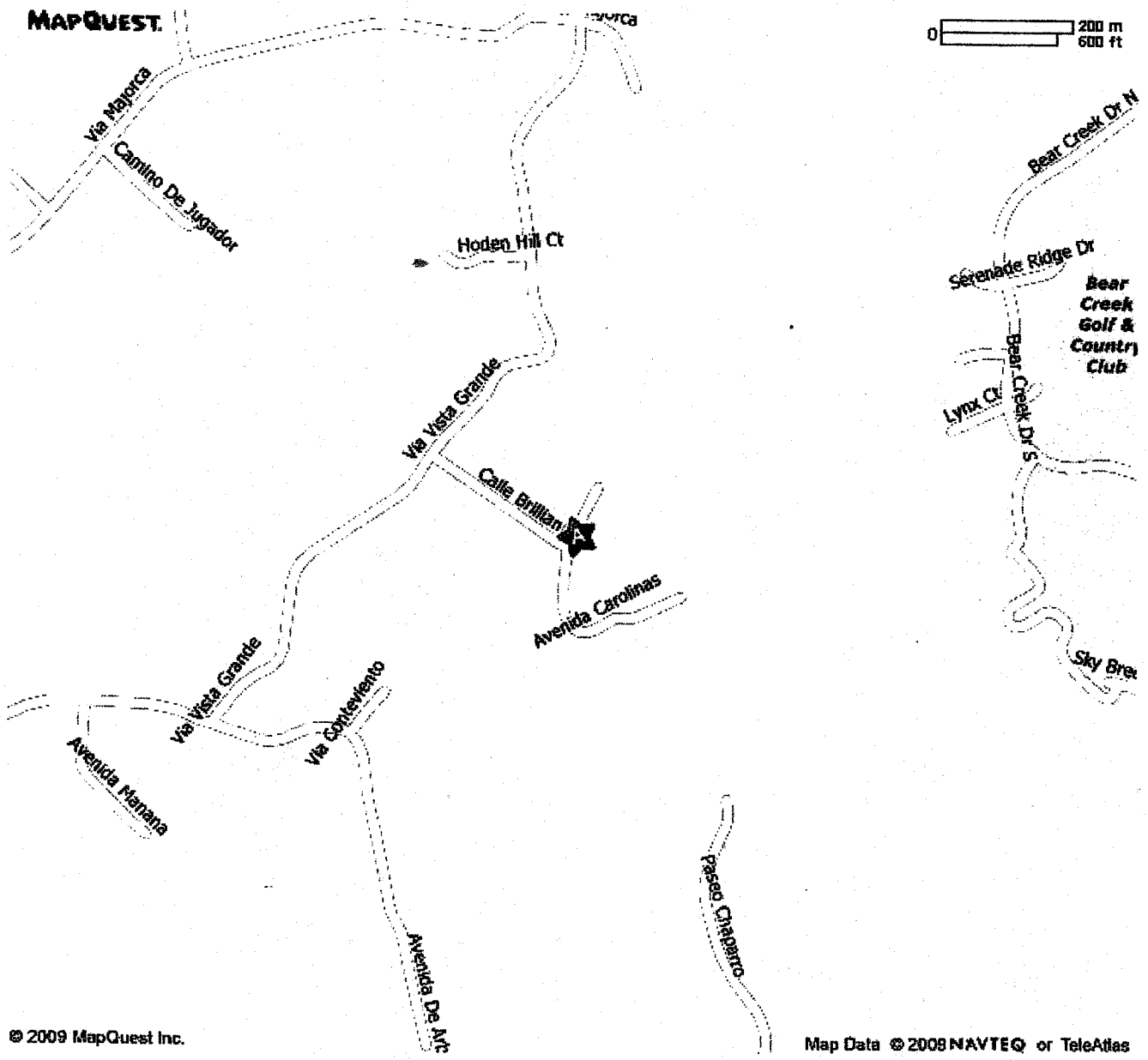
ZONING

- | | | | |
|--|----------------------------------|--|---------------|
| <input type="checkbox"/> SELECTED PARCEL | <input type="checkbox"/> PARCELS | <input type="checkbox"/> ZONING BOUNDARY | R-A-10, R-A-5 |
| <input type="checkbox"/> CITY BOUNDARY | | | |

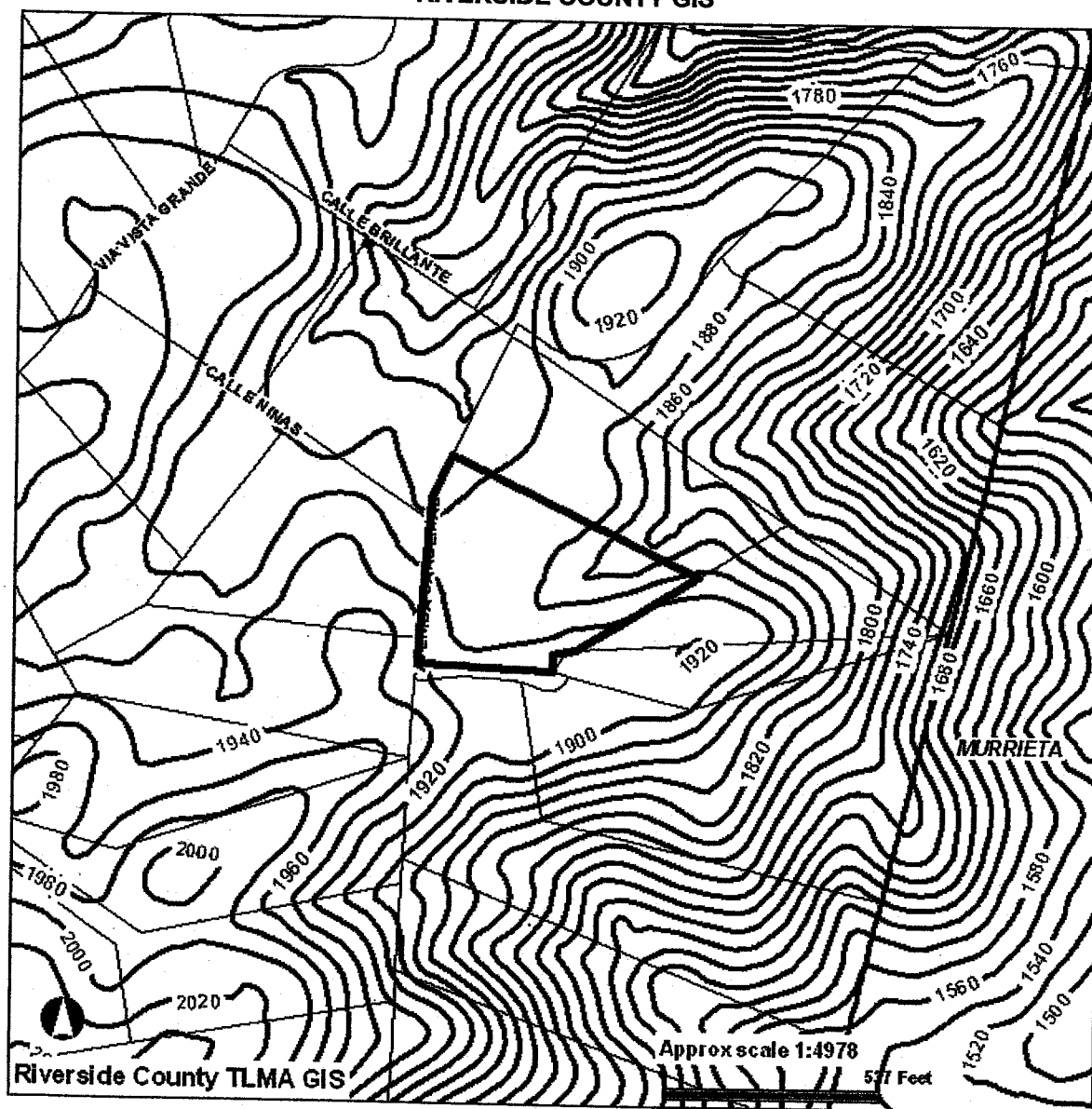
IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

REPORT PRINTED ON...Thu Apr 16 16:24:27 2009




RIVERSIDE COUNTY GIS



Selected parcel(s):
928-350-030

ELEVATION-CONTOUR

☐ SELECTED PARCEL

 CONTOUR LINES

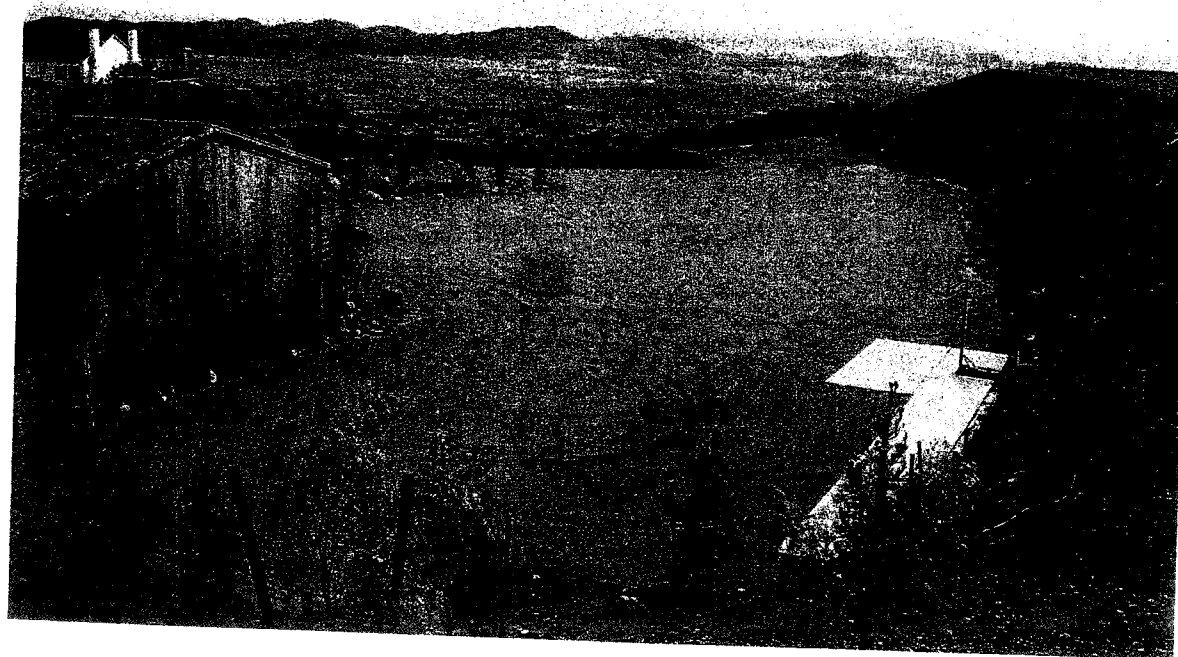
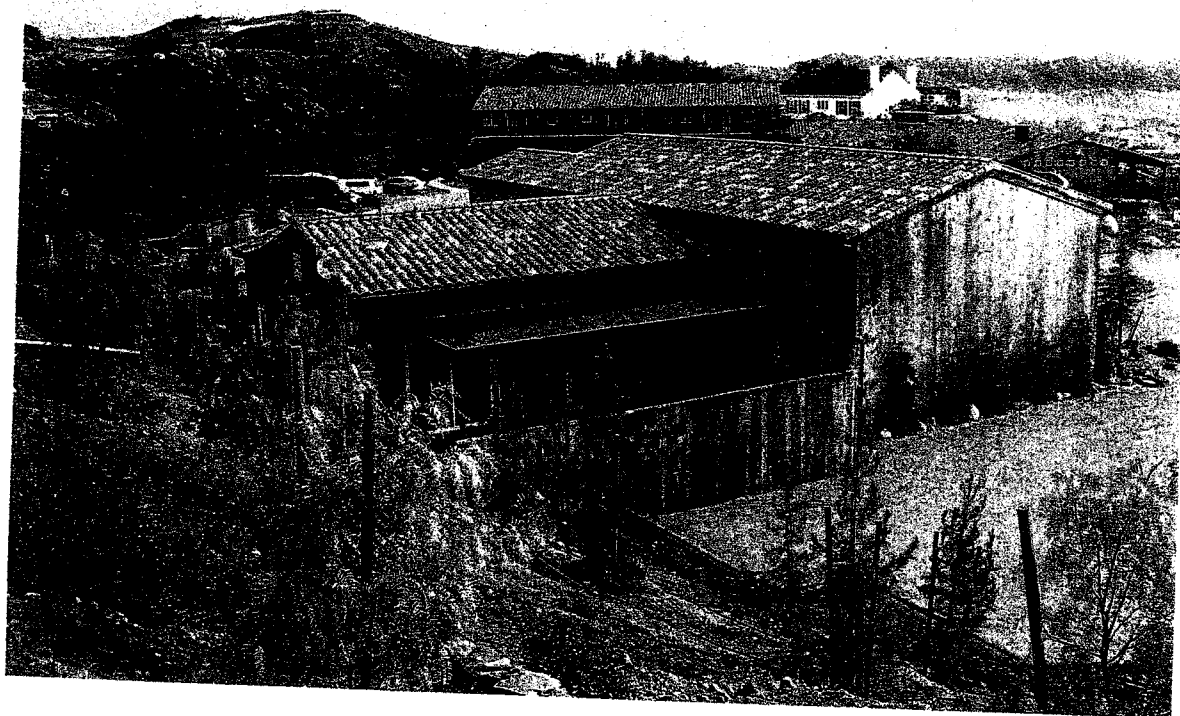
☐ PARCELS

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

REPORT PRINTED ON...Fri Apr 17 10:11:45 2009

7



PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/2/09.

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

APN (s) or case numbers • Var 01857 For

Company or Individual's Name Planning Department.

Distance buffered 600' 1200'.

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

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

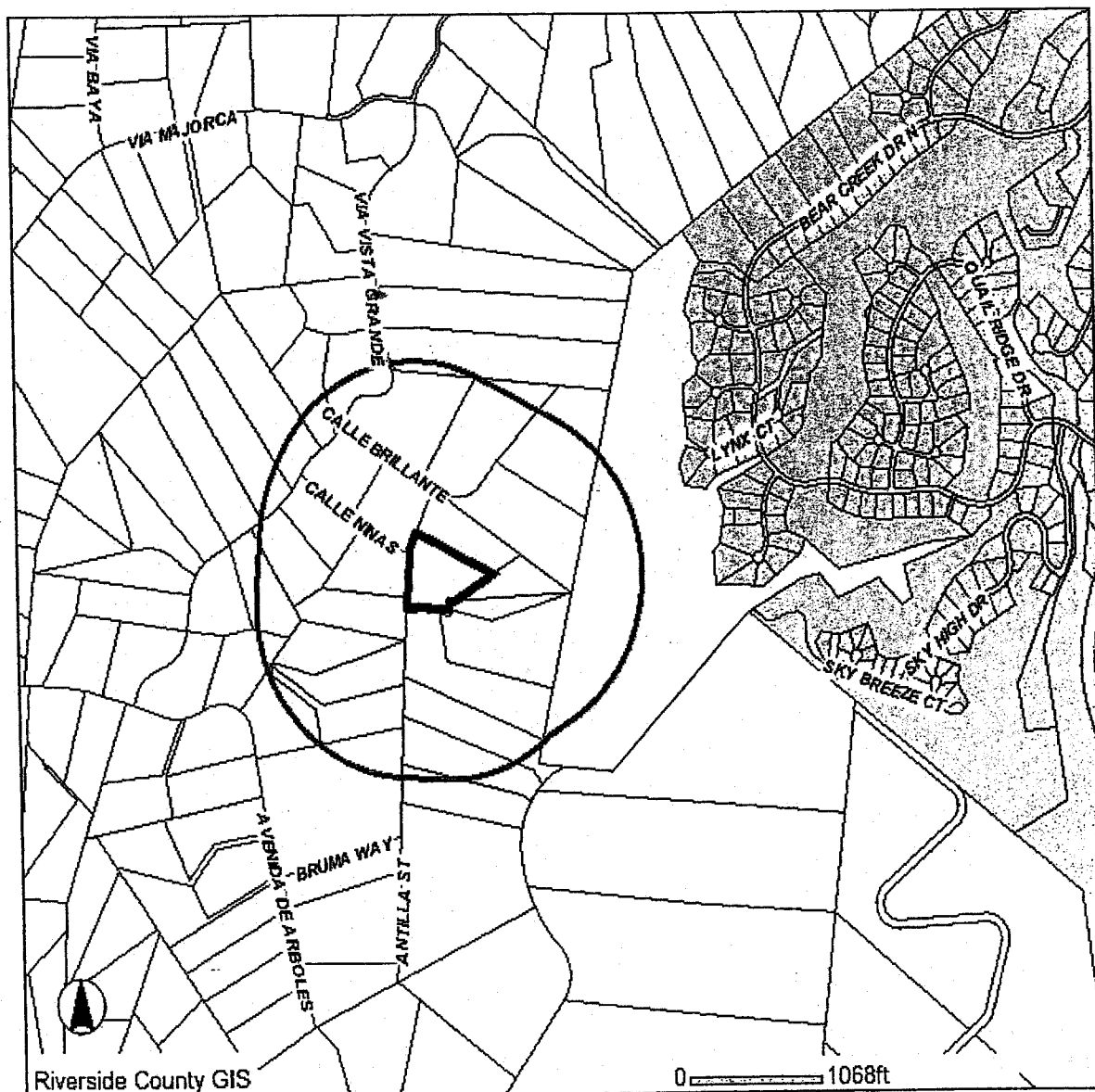
NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

**Selected parcel(s):**

904-020-077	928-250-013	928-270-007	928-270-008	928-270-032	928-270-033	928-300-010
928-320-001	928-330-011	928-330-012	928-330-013	928-340-001	928-340-002	928-340-015
928-340-036	928-340-037	928-340-038	928-340-039	928-340-040	928-340-041	928-340-042
928-340-043	928-340-044	928-340-047	928-340-048	928-340-049	928-350-025	928-350-026
		928-350-027	928-350-029	928-350-031		

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...04/2/2009

APN: 904020077 ASMT: 904020077
WON S YOO
INSOOK YOO
27431 W ENTERPRISE CIR
TEMECULA CA 92590

APN: 928250013 ASMT: 928250013
ROBERT M BROWN
38290 VIA VISTA GRANDE
MURRIETA CA. 92562

APN: 928270007 ASMT: 928270007
RONALD D KAPPER
NADINE S KAPPER
141 HOLBROOKE WAY
GRASS VALLEY CA 95945

APN: 928270008 ASMT: 928270008
KESSLER FAMILY LTD PARTNERSHIP
P O BOX 308
WILDOMAR CA 92595

APN: 928270032 ASMT: 928270032
MICHAEL J SAMARIN
ELAINE M SAMARIN
21385 HODAN HILL CT
MURRIETA CA. 92562

APN: 928270033 ASMT: 928270033
ANDREW PETER MATHISEN
RENEE ANNE MATHISEN
21001 HODAN HILL CT
MURRIETA CA 92562

APN: 928300010 ASMT: 928300010
SERGIO OCHOA
LAURA P OCHOA
17768 BLACK HORSE CT
RANCHO CUCAMONGA CA 91730

APN: 928320001 ASMT: 928320001
IMRE CZIRAKI
GIZELLA CZIRAKI
2242 N HWY 395
FALLBROOK CA 92028

APN: 928330011 ASMT: 928330011
CHRISTOPHER J PALMER
TRACEY R PALMER
PMB 354
23905 CLINTON KEITH 114
WILDOMAR CA 92595

APN: 928330012 ASMT: 928330012
MIGUEL VALDEZ
AVERY VALDEZ
3042 HILL ST
HUNTINGTON BEACH CA 90255

APN: 928330013 ASMT: 928330013
KIPLING ROGERS
28605 CRAIG AVE
MENIFEE CA 92584

APN: 928340001 ASMT: 928340001
EDWIN W ETTINGHAUSEN
38596 VIA VISTA GRANDE
MURRIETA CA. 92562

APN: 928340002 ASMT: 928340002
TODD A BOORMAN
ROSEMARY D BOORMAN
21630 AVENIDA DE ABROLES
MURRIETA CA. 92562

APN: 928340015 ASMT: 928340015
GEORGE A SEHREMELIS
6957 CORTE LANGOSTA
CARLSBAD CA 92009

APN: 928340036 ASMT: 928340036
JEFFERY C NICKERSON
MARY E NICKERSON
38850 VIA CANTAVIENTO
MURRIETA CA 92562

APN: 928340037 ASMT: 928340037
DANIEL JAMES MARLOW
CARRIE ANNE MARLOW
32077 DILLON CIR
WILDOMAR CA 92595

APN: 928340038 ASMT: 928340038
JOSEPH L DIKO
38750 VIA CONTEVIENTO
MURRIETA CA. 92562

APN: 928340039 ASMT: 928340039
FISHLOCK & WILLS
400 PALISADES AVE
SANTA MONICA CA 90402

APN: 928340040 ASMT: 928340040
DUANE DARLING
CYNTHIA ANNE DARLING
38530 VIA VISTA GRANDE
MURRIETA CA. 92562

APN: 928340041 ASMT: 928340041
STEVEN SUTTON
JEANNENE SUTTON
38576 VIA VISTA GRANDE
MURRIETA CA 92562

APN: 928340042 ASMT: 928340042
VINCENT LAMONT HART
2362 ALMEZA AVE
ROWLAND HEIGHTS CA 91748

APN: 928340043 ASMT: 928340043
ERIC RICHARD HART
2362 ALMEZA AVE
ROWLAND HEIGHTS CA 91748

APN: 928340044 ASMT: 928340044
MIRIAM R TAYLOR
23905 CLINTON KEITH RD
WILDOMAR CA 92595

APN: 928340047 ASMT: 928340047
WADIH EMIL DAHER
23815 CASTINETTE WAY
MURRIETA CA 92562

APN: 928340048 ASMT: 928340048
STERLING TRUST CO
C/O CHRISY LAWLESS
28475 OLD TOWN FRONT NO D
TEMECULA CA 92590

APN: 928340049 ASMT: 928340049
SEASONS WEST
PMB 514
23905 CLINTON KEITH 114
WILDOMAR CA 92595

APN: 928350025 ASMT: 928350025
PARZONKO RICHARD & PAULA FAMILY TRUST
C/O RICHARD PARZONKO
23625 APPLEWOOD PL
MURRIETA CA 92562

APN: 928350026 ASMT: 928350026
WILLIAM G MORSCHAUER
10790 CIVIC CTR DR NO 203
RCH CUCAMONGA CA 91730

APN: 928350027 ASMT: 928350027
AMERICAN HOME MORTGAGE SERVICING INC
4600 REGENT BLV STE 200
IRVING TX 75063

APN: 928350029 ASMT: 928350029
BARRY MELBACK
KATHLEEN MELBACK
38638 AVENIDA CAROLINAS
MURRIETA CA. 92562

APN: 928350031 ASMT: 928350031
MICHAEL M GHAFOURI
VICTORIA M GHAFOURI
P O BOX 97
TEMECULA CA 92593



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

February 27, 2013

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: VARIANCE 1857 CEQA EXEMPT

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, March 1, 2013.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: mtinajero@pe.com on behalf of Master, PEC Legals <legalsmaster@pe.com>
Sent: Tuesday, February 26, 2013 5:02 PM
To: Gil, Cecilia
Subject: Re: [Legals] FOR PUBLICATION: VAR 1857 CEQA

Received for publication on March 1. Proof with cost to follow.

Thank You!



Publisher of The Press-Enterprise
Inland Southern California's News Leader

Legal Advertising

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Fax: 951.368.9018

E-mail: legals@pe.com

Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.
Additional days required for larger ad sizes

On Tue, Feb 26, 2013 at 4:47 PM, Gil, Cecilia <CCGIL@rcbos.org> wrote:

One more....Notice of Public Hearing, for publication on Friday, March 1, 2013. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
[951-955-8464](tel:951-955-8464)

THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A VARIANCE IN AN UNINCORPORATED AREA NEAR MURRIETA, FIRST SUPERVISORIAL DISTRICT, AND INTENT TO FILE NOTICE OF EXEMPTION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 12, 2013 at 10:30 A.M.**, or as soon as possible thereafter, to consider the application submitted by Steven Taylor, for **Variance No. 1857**, which is a request to vary from the requirements of Ordinance No. 348 and is associated with the Second Unit Permit No. 1385, which is required because the construction of the second unit permit does not comply with Section 18.28.a.c (6) of Ordinance No. 348, which requires second units to be located at the rear of the property or in the side portions of the lot and shall not be located in front of the primary dwelling unit ("the project"). The project is located at 38750 Avenida Carolinas in the Murrieta area of an unincorporated area of Riverside County, Rancho California Zoning – Southwest Area Plan, First Supervisorial District.

The Planning Department approved the project and also determined that the project is exempt from the provisions of the California Environmental Quality Act.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Central Files Division of Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT LARRY ROSS, PROJECT PLANNER, AT (951) 955-9294 or EMAIL at lross@rctlma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

Clerk of the Board
4080 Lemon Street, 1st Floor
Post Office Box 1147
Riverside, CA 92502-1147

Dated: February 27, 2013

Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board Assistant

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on February 27, 2013, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

Notice of Public Hearing for: VAR. 1857 CEQA Exempt

to be posted, pursuant to Government Code Section 21092 et seq, in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: March 12, 2013 @ 10:30 A.M.

SIGNATURE: *Cecilia Gil* DATE: February 27, 2013
Cecilia Gil

Gil, Cecilia

From: Anderson, Rosemarie <randerso@asrclkrec.com>
Sent: Wednesday, February 27, 2013 7:38 AM
To: Gil, Cecilia; Kennemer, Bonnie; Meyer, Mary Ann; Reese, Brenda
Subject: RE: FOR POSTING: Var. 1857

received

From: Gil, Cecilia
Sent: Tuesday, February 26, 2013 4:48 PM
To: Anderson, Rosemarie; Kennemer, Bonnie; Meyer, Mary Ann; Reese, Brenda
Subject: FOR POSTING: Var. 1857

One more for POSTING..please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding;
that on February 27, 2013, I mailed a copy of the following document:

Notice of Public Hearing for: VAR. 1857 CEQA Exempt

to the parties listed in the attached labels, by depositing said copy with postage thereon fully
prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: March 12, 2013 @ 10:30 A.M.

SIGNATURE: *Cecilia Gil* DATE: February 27, 2013
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 12/20/2012

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

APN (s) or case numbers Va301857 For

Company or Individual's Name Planning Department,

Distance buffered 1200'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

VAR01857 (1200 feet buffer)



Selected Parcels

928-340-001	928-270-033	928-270-008	928-340-040	928-330-011	928-340-037	928-350-027	928-340-043	928-340-039	928-340-047
928-340-015	928-340-045	928-330-012	928-320-001	928-330-013	928-340-036	928-350-029	928-340-038	928-350-031	928-350-032
928-270-032	928-340-044	928-350-030	928-300-010	928-350-025	928-340-048	928-270-007	928-340-049	928-340-041	928-340-002
928-340-042	928-250-013	928-250-015	928-350-026	928-350-028	904-020-077				



1,300 650 0 1,300 Feet

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ASMT: 904020077, APN: 904020077
INSOOK YOO, ETAL
27431 W ENTERPRISE CIR
TEMECULA CA 92590

ASMT: 928320001, APN: 928320001
GIZELLA CZIRAKI, ETAL
2242 N HWY 395
FALLBROOK CA 92028

ASMT: 928250013, APN: 928250013
CHRISTY HOWE, ETAL
38290 VIA VISTA GRANDE
MURRIETA, CA. 92562

ASMT: 928330011, APN: 928330011
TRACEY PALMER, ETAL
38950 PASEO CHAPPARO
MURRIETA, CA. 92562

ASMT: 928270007, APN: 928270007
NADINE KAPPER, ETAL
141 HOLBROOKE WAY
GRASS VALLEY CA 95945

ASMT: 928330012, APN: 928330012
BRENT BIRKIN, ETAL
7640 S GREENSFERRY RD
COUER D ALENE ID 83814

ASMT: 928270008, APN: 928270008
ASHLEY QUINN
37635 VIA VISTA GRANDE
MURRIETA CA 92562

ASMT: 928330013, APN: 928330013
IRR PROP
31915 RANCHO CALIF NO 200
TEMECULA CA 92591

ASMT: 928270032, APN: 928270032
ELAINE SAMARIN, ETAL
21385 HODAN HILL CT
MURRIETA, CA. 92562

ASMT: 928340001, APN: 928340001
SADIQA NAEEMY, ETAL
38596 VIA VISTA GRANDE
MURRIETA, CA. 92562

ASMT: 928270033, APN: 928270033
RENEE MATHISEN, ETAL
21001 HODAN HILL CT
MURRIETA CA 92562

ASMT: 928340002, APN: 928340002
ROSEMARY BOORMAN, ETAL
21630 AVENIDA DE ABROLES
MURRIETA, CA. 92562

ASMT: 928300010, APN: 928300010
RANCHO ENCINAR
C/O LARRY HUDACK
38280 VIA MAJORCA
MURRIETA CA 92562

ASMT: 928340036, APN: 928340036
MARY NICKERSON, ETAL
38850 VIA CANTAVIENTO
MURRIETA CA 92562

Var - 1857 (31)



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CARRIE MARLOW, ETAL
32077 DILLON CIR
WILDOMAR CA 92595

ASMT: 928340045, APN: 928340045
GEORGE SEHREMELIS
6957 CORTE LANGOSTA
CARLSBAD CA 92009

ASMT: 928340038, APN: 928340038
DIANE GONZALES, ETAL
38750 VIA CONTEVIENTO
MURRIETA, CA. 92562

ASMT: 928340047, APN: 928340047
GENEVA PRICE
24256 CALLE ARTINO
MURRIETA CA 92562

ASMT: 928340039, APN: 928340039
WILLS, ETAL
400 PALISADES AVE
SANTA MONICA CA 90402

ASMT: 928340048, APN: 928340048
JOYCE CUMMINGS, ETAL
P O BOX 1352
MURRIETA CA 92564

ASMT: 928340040, APN: 928340040
CHRISTINA CAMPBELL
38530 VIA VISTA GRANDE
MURRIETA, CA. 92562

ASMT: 928340049, APN: 928340049
SEASONS WEST
PMB 514
23905 CLINTON KEITH 114
WILDOMAR CA 92595

ASMT: 928340041, APN: 928340041
JEANNENE SUTTON, ETAL
38576 VIA VISTA GRANDE
MURRIETA CA 92562

ASMT: 928350025, APN: 928350025
PAULA PARZONKO, ETAL
38350 VIA VISTA GRANDE
MURRIETA, CA. 92562

ASMT: 928340043, APN: 928340043
ERIC HART
2362 ALMEZA AVE
ROWLAND HEIGHTS CA 91748

ASMT: 928350027, APN: 928350027
EDNA GRIZZLE, ETAL
490 ALABAMA ST NO 105
REDLANDS CA 92373

ASMT: 928340044, APN: 928340044
MIRIAM TAYLOR
23905 CLINTON KEITH RD
WILDOMAR CA 92595

ASMT: 928350028, APN: 928350028
WILLIAM MORSCHAUSER
10790 CIVIC CTR DR NO 203
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KULJINDER CHEEMA, ETAL
38638 AVENIDA CAROLINAS
MURRIETA, CA. 92562

ASMT: 928350030, APN: 928350030
MIRIAM TAYLOR
23906 CLINTON KEITH 114
WILDOMAR CA 92595

ASMT: 928350032, APN: 928350032
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SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

3028



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 10, 2013

SUBJECT: VARIANCE NO. 1857 is associated with the Second Unit Permit No. 1385 and is required because the construction of the second unit permit does not comply with Section 18.28.a.c.(6) of Ordinance No. 348, which requires second units to be located at the rear of the property or in the side portions of the lot and shall not be located in front of the primary dwelling unit.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on May 4, 2009.

The Planning Department recommended Approval; and,
THE PLANNING DIRECTOR RECOMMENDED:

APPROVAL of **VARIANCE NO. 1857**, 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 May 4, 2009.

BACKGROUND:

The subject property is approximately five (5) acres in size and includes a 5,938 square foot primary residence and a 3,000 square foot horse barn attached to the Second Unit, located at 38750 Avenida Carolinas in unincorporated Riverside County near Murrieta. (Continued Page 2)

Carolyn Syms Luna
Carolyn Syms Luna
Planning Director

Initials:
CSL:lr

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Stone and duly carried, IT WAS ORDERED that the above matter is set for public hearing on Tuesday, March 12, 2013, at 11:00 a.m.

Ayes: Jeffries, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: January 29, 2013
xc: Planning, Applicant, COB

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: 1/14/13 TML
Tina Grande
Departmental Concurrence

Dep't Recomm.: ☒ Consent ☐ Policy
Per Exec. Ofc.: ☒ Consent ☐ Policy

The Honorable Board of Supervisors

Re: Variance No. 1857

Page 2 of 2

The attached 3,000 square foot barn was heard and approved before a Director's Hearing on December 15, 2008, under Plot Plan No. 23632. Plot Plan No. 23632 was appealed to the Planning Commission by a concerned neighbor, and the Planning Commission denied the project on March 4, 2009. However, the Planning Commission recommended to the applicant that the Plot Plan was not the appropriate permit for this type of project and recommended that they submit Second Unit Permit and Variance applications.

The applicant, based upon the recommendation of the Planning Commission, applied for the Second Unit Permit and Variance. The Second Unit Permit No. 1385 and Variance No. 1857 were approved at the May 4, 2009, Director's Hearing. Since the May 4, 2009, Director's Hearing, the applicant applied for and finalized all the appropriate building permits associated with the Second Unit and attached 3,000 square foot barn.

However, staff inadvertently did not transmit Variance No. 1857 to the Board of Supervisors for Receive and File after the May 4, 2009, Director's Hearing decision. Thus, this request is to remedy that oversight.



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10 DATE	11 REFERENCE NUMBER	12 DESCRIPTION - OTHER COMMENTS/CHARGES	13 PRODUCT/ZONE	15 SIZE	16 BILLED UNITS	17 TIMES RUN	18 RATE	19 GROSS AMOUNT	20 NET AMOUNT
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Order Placed by: Cecilia Gil									

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Planning
16-1 of 03/12/13
Var 1857
1hr

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23	24	3
BALANCE \$226.20	INVOICE NUMBER I00999821-03012013	TERMS OF PAYMENT DUE UPON RECEIPT

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Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: / VAR 1857

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of February 4, 2013, Case Number RIC 1215735; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

03/01/2013

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: March 01, 2013
At: Riverside, California

BOARD OF SUPERVISORS
P.O. BOX 1147
COUNTY OF RIVERSIDE
RIVERSIDE, CA 92502

Ad Number: 0000999821-01

P.O. Number: VAR 1857

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A VARIANCE IN AN UNINCORPORATED AREA NEAR MURRIETA, FIRST SUPERVISORIAL DISTRICT, AND INTENT TO FILE NOTICE OF EXEMPTION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, March 12, 2013 at 10:30 A.M., or as soon as possible thereafter, to consider the application submitted by Steven Taylor, for Variance No. 1857, which is a request to vary from the requirements of Ordinance No. 348 and is associated with the Second Unit Permit No. 1385, which is required because the construction of the second unit permit does not comply with Section 18.28.a.c (6) of Ordinance No. 348, which requires second units to be located at the rear of the property or in the side portions of the lot and shall not be located in front of the primary dwelling unit ("the project"). The project is located at 38750 Avenida Carolinas in the Murrieta area of an unincorporated area of Riverside County, Rancho California Zoning - Southwest Area Plan, First Supervisorial District.

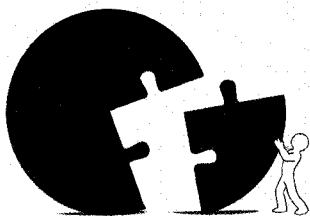
The Planning Department approved the project and also determined that the project is exempt from the provisions of the California Environmental Quality Act.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Central Files Division of Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT LARRY ROSS, PROJECT PLANNER, AT (951) 955-9294 or EMAIL at lross@rcclima.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: March 12, 2013

TO: Cecilia Gill

FROM: David Mares *D.M.*

RE: Variance No. 1857 (3/12/13 BOS agenda item #16-1)

As I previously indicated, I am providing you an updated set of surrounding property owners labels. Assumint this case does get continued to April 30th, as curently recommended, please use these labels to re-advertise this item for that date.

If you should have any questions, please contact me at 5-9076 or email me at dmares@rctlma.org.

Y:\Planning Case Files-Riverside office\VAR01857\BOS\Memo to Clerk of the Board-readvertisement labels.docx

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Palm Desert, California 92211
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OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

April 17, 2013

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: VARIANCE 1857 CEQA EXEMPT

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, April 19, 2013.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: mtinajero@pe.com on behalf of Master, PEC Legals <legalsmaster@pe.com>
Sent: Wednesday, April 17, 2013 8:38 AM
To: Gil, Cecilia
Subject: Re: [Legals] FOR PUBLICATION: VARIANCE 1857 CEQA

Received for publication on April 19. Proof with cost to follow.

Thank You!



Publisher of The Press-Enterprise
Inland Southern California's News Leader

Legal Advertising

Phone: 1.800.880.0345

Fax: 951.368.9018

E-mail: legals@pe.com

Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.
****Additional days required for larger ad sizes****

On Wed, Apr 17, 2013 at 8:27 AM, Gil, Cecilia <CCGIL@rcbos.org> wrote:

One more...Notice of Public Hearing, for publication on Friday, April 19, 2013. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A VARIANCE IN AN UNINCORPORATED AREA NEAR MURRIETA, FIRST SUPERVISORIAL DISTRICT, AND INTENT TO FILE NOTICE OF EXEMPTION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 30, 2013 at 10:30 A.M.**, or as soon as possible thereafter, to consider the application submitted by Steven Taylor, for **Variance No. 1857**, which is a request to vary from the requirements of Ordinance No. 348 and is associated with the Second Unit Permit No. 1385, which is required because the construction of the second unit permit does not comply with Section 18.28.a.c (6) of Ordinance No. 348, which requires second units to be located at the rear of the property or in the side portions of the lot and shall not be located in front of the primary dwelling unit ("the project"). The project is located at 38750 Avenida Carolinas in the Murrieta area of an unincorporated area of Riverside County, Rancho California Zoning – Southwest Area Plan, First Supervisorial District.

The Planning Department approved the project and also determined that the project is exempt from the provisions of the California Environmental Quality Act.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Central Files Division of Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT LARRY ROSS, PROJECT PLANNER, AT (951) 955-9294 or EMAIL at lross@rctlma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

Clerk of the Board
4080 Lemon Street, 1st Floor
Post Office Box 1147
Riverside, CA 92502-1147

Dated: April 17, 2013

Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board Assistant

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on April 17, 2013, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

Notice of Public Hearing for: VAR. 1857 CEQA Exempt

to be posted, pursuant to Government Code Section 21092 et seq, in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: April 30, 2013 @ 10:30 A.M.

SIGNATURE: *Cecilia Gil* DATE: April 17, 2013
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Sent: Wednesday, April 17, 2013 9:50 AM
To: Gil, Cecilia; Anderson, Rosemarie; Kennemer, Bonnie
Subject: RE: FOR POSTING: VARIANCE 1857

received

From: Gil, Cecilia
Sent: Wednesday, April 17, 2013 8:28 AM
To: Anderson, Rosemarie; Kennemer, Bonnie; Meyer, Mary Ann
Subject: FOR POSTING: VARIANCE 1857

One more Notice for Posting. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding;
that on April 17, 2013, I mailed a copy of the following document:

Notice of Public Hearing for: VAR. 1857 CEQA Exempt

to the parties listed in the attached labels, by depositing said copy with postage thereon fully
prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: April 30, 2013 @ 10:30 A.M.

SIGNATURE: *Cecilia Gil* DATE: April 17, 2013
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/11/2013.

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

APN (s) or case numbers VAR01857 For

Company or Individual's Name Planning Department.

Distance buffered 1200'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

VAR01857 (1200 feet buffer)



Selected Parcels

928-340-001	928-270-033	928-270-008	928-340-040	928-330-011	928-340-037	928-350-027	928-340-043	928-340-039	928-340-047
928-340-015	928-340-045	928-330-012	928-320-001	928-330-013	928-340-036	928-350-029	928-340-038	928-350-031	928-350-032
928-270-032	928-340-044	928-350-030	928-300-010	928-350-025	928-340-048	928-270-007	928-340-049	928-340-041	928-340-002
928-340-042	928-250-013	928-250-015	928-350-026	928-350-028	904-020-077				



1,300 650 0 1,300 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.

9 min.
Riverside County Board of Supervisors
Request to Speak

Applicant
Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Steve Taylor

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 16-1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

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**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Katrina K-K

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 16-1

PLEASE STATE YOUR POSITION BELOW: _____

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

GIVE 3 MIN TIME 2
STEVE TAYLOR
X **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: STEVE TAYLOR

BOARD RULES

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Request to Speak**

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SPEAKER'S NAME: St Kristina K-K

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 16-1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** _____ **Oppose** _____ **Neutral**

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I give my 3 minutes to: STEVE TAYLOR

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to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: MICHAEL GHAFOURI

Address: P.O. Box 97
(only if follow-up mail response requested)

City: TEMECULA **Zip:** 92593

Phone #: 951-704-9900

Date: 4-30-13 **Agenda #** 16-1

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 Support ☒ **Oppose** **Neutral**

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