State of California
California Regional Water Quality Control Board
Santa Ana Region

STAFF REPORT

April 22, 2016

ITEM: XX

SUBJECT: Review of Regional Board Staff's Determination Regarding Applicability of the Quail Valley Waste Discharge Prohibition for Subsurface Disposal Systems Use, Carole Masson, Montana Street, Menifee, Riverside County – APN 350-031-001 and 350-031-002

DISCUSSION:

On January 12, 2016 and February 23, 2016, Gregg Berge, on behalf of Carole Masson, property owner, submitted a request for approval to install either onsite septic tank-subsurface disposal systems or advanced treatment disposal systems to serve proposed single-family homes on two individual lots located on Montana Street in the Quail Valley area of Riverside County. These lot sizes are 2.10 and 0.56-acre. There is no sewer available to serve the lots.

On October 3, 2006, after extensive studies and following public hearings, the Regional Board adopted a waste discharge prohibition pertaining to the use of subsurface disposal systems in the Quail Valley area (Quail Valley Prohibition). The Quail Valley Prohibition became effective on August 20, 2007 after it was approved by the State Water Resources Control Board and the California Office of Administrative Law. The Quail Valley Prohibition prohibits the discharge of waste from new or existing septic systems within all 9 subareas of Quail Valley. If a sewer system is built within the Quail Valley prohibition area, existing septic systems are required to connect to the sewer within one year of sewer installation.

The Quail Valley Prohibition does allow new septic systems to be installed in subareas outside of subareas 4 and 9 under the following conditions: 1) the Regional Board finds that the sewering agency is on schedule to provide sewer service for subareas 4 and 9 within five years of the effective date of the prohibition (by August 2012), or 2) the Regional Board has determined that the sewering agency has completed the sewer system design for subareas 4 and 9. To date, the sewering agency (Eastern Municipal Water district) has not completed the sewer system design for subareas 4 and 9; the Prohibition remains in effect for all areas of Quail Valley.

Following the Regional Board adoption of the Quail Valley Prohibition, Regional Board staff worked with the Riverside County Department of Environmental Health to develop a plan for how the Quail Valley Prohibition would apply to those parcels that had obtained or were in the process of obtaining County approval(s) for the installation of

new onsite subsurface disposal systems. After the Regional Board adoption date (October 3, 2006) and prior to the effective date of the Prohibition (August 20, 2007), it was Regional Board staff's approach to review proposals with the County on a case-by-case basis and to allow only those projects that had received prior County approvals for the use of septic systems to move forward.

Accordingly, by letters dated June 21, 2007 and August 14, 2007 (attached), Regional Board staff did issue two conditional approvals for projects that met the above criteria before the effective date of the Quail Valley Prohibition. However, to date, Board staff have not approved any proposed projects for the use of septic systems within Quail Valley after August 20, 2007 – the effective date of the Quail Valley Prohibition.

Board staff did receive email communication from Ms. Masson on February, 8, 2008, February, 9, 2008, April 21, 2008 and July 9, 2008 inquiring about the status of the Quail Valley Prohibition and the status of the Montana Street properties. In these emails, Ms. Masson indicated that she was in the process of obtaining septic tank approval or in the process of obtaining grading permits. However, according to the documents provided by Ms. Masson, there is no indication that the County had approved septic systems on the two properties prior to the Prohibition effective date. In the January 12, 2016 and February 23, 2016 submittals, Mr. Berge asked Regional Board staff to allow septic systems to be installed on the Montana Street properties consistent with the Regional Board's practice at the time Quail Valley Prohibition became effective. The documentation provided (see Attachments) alleges that a septic system on Ms. Masson's project should be exempted from the Quail Valley Prohibition as her lots had received approvals from Riverside County prior to the effective date of the Prohibition. Staff's review of the documentation submitted does not indicate that any approvals for septic systems were issued by the County. The documentation submitted did indicate grading permits were issued for the lots; however, County staff have indicated this is the standard procedure and once grading had been completed, County staff would have again reviewed the graded property documentation to ensure that the lot could support the onsite subsurface disposal system as originally proposed. At that point, the County would have issued an approval. Discussions with County staff have confirmed that no approvals for the use of septic systems on either lot had been issued prior to the effective date of the prohibition.

STAFF DETERMINATION

Regional Board staff recommend that the Board deny Ms. Masson's request to allow the use of septic systems on the above referenced properties as no approvals for the use of septic systems had been obtained prior to the Prohibition effective date.

Comments were solicited from the following:

Riverside County Environmental Health – John Watkins/Matt Riha
City of Menifee – Jonathan Smith

ATTACHMENTS:

1. June 21, 2007 – letter from Gerard Thibeault, Executive Officer to Mr. Robert Coscia, "Conditional Approval for the Use of On-site Septic Tank-Subsurface Disposal System at 29569 La Cresta Drive, Quail Valley Area, Riverside County, APN 351-053-010"

2. August 4, 2007 – letter from Gerard Thibeault, Executive Officer to Mr. and Mrs. Lopez, "Conditional Approval for the Use of On-site Septic Tank-Subsurface Disposal System at 28171 Rancho Drive, Quail Valley Area, Riverside County, APN 341-020-005"

3. January 12, 2016 – submittal from Gregg Berge of Masson Property Documents

4. February 9, 2016 – letter from Kurt V. Berchtold, Executive Officer to Mr. Gregg Berge, "Denial of the Proposed Use Of Onsite Septic Tank-Subsurface Disposal Systems or Advanced Treatment Systems at Montana Street, Quail Valley Prohibition Area, Riverside County, APN 350-031-001 and 350-031-002"

5. February 23, 2016 – submittal from Gregg Berge of Masson Property Septic Plan Check Documents from the County of Riverside

6. March 25, 2016 – letter from Kurt V. Berchtold, Executive Officer to Mr. Gregg Berge, "Denial of the Proposed Use Of Onsite Septic Tank-Subsurface Disposal Systems or Advanced Treatment Systems at Montana Street, Quail Valley Prohibition Area, Riverside County, APN 350-031-001 and 350-031-002"

ATTACHMENT 1

June 21, 2007 – letter from Gerard Thibeault, Executive Officer
to Mr. Robert Coscia,
"Conditional Approval for the Use of On-site Septic Tank-Subsurface Disposal System at 29569 La Cresta Drive, Quail Valley Area, Riverside County, APN 351-053-010"

California Regional Water Quality Control Board
Santa Ana Region

Linda S. Adams
Secretary for
Environmental Protection

3737 Main Street, Suite 500, Riverside, California 92501-3348
Phone (951) 782-4130 • FAX (951) 781-6288 • TDD (951) 782-3221
www.waterboards.ca.gov/santaana

Arnold
Schwarzenegger
Governor

June 21, 2007

Robert Coscia
23760 Cathedral Peak
Quail Valley, CA 92587

CONDITIONAL APPROVAL FOR THE USE OF ON-SITE SEPTIC TANK-SUBSURFACE DISPOSAL SYSTEM AT 29569 LA CRESTA DRIVE, QUAIL VALLEY AREA, RIVERSIDE COUNTY, APN 351-053-010

Dear Mr. Coscia:

This is in response to your June 8 and 11, 2007 submittals regarding the above-referenced project. You are proposing to construct a single-family residence on a 0.2-acre lot at 29569 La Cresta Drive in the Quail Valley area of Riverside County. A 1,200-gallon septic tank-subsurface disposal system will be installed to service this lot. Currently, there is no sewer available to serve the lot.

In 1989, the Regional Board adopted minimum lot size criteria for septic tank-subsurface disposal system use. The Water Quality Control Plan for the Santa Ana River Basin (Basin Plan) specifies a minimum lot size requirement (MLSR) of one-half acre (gross) per dwelling unit for new developments using on-site septic tank-subsurface leaching/percolation systems regionwide. Since the subject lot had received approval prior to the effective date of the MLSRs, it is exempt from the minimum lot size requirements.

Please note that on October 3, 2006, the Regional Board adopted Resolution No. R8-2006-0024, amending the Basin Plan to include a prohibition on the use of septic tank-subsurface disposal systems in the Quail Valley area of Riverside County. Attached is a copy this resolution for your information and guidance. This prohibition will become effective upon approval by the State Water Resources Control Board and the Office of Administrative Law. On June 19, 2007, the State Water Resources Control Board approved this Basin Plan amendment. The prohibition will require connection to the sewer when sewers become available and the septic tank-subsurface disposal systems will have to be properly abandoned.

This letter constitutes our conditional clearance for the above-referenced project. The conditions are as follows:

1. You must obtain prior approval for the use of a septic tank-subsurface disposal system from the Riverside County Environmental Health Department and the County Department of Building and Safety.

2. You must complete the attached form, sign the form in front of a notary, and return it to the Regional Board office in the stamped pre-printed envelope provided. By completing and returning this form, you acknowledge that you have read and understood that upon the effective date of the prohibition, you would eliminate the use of septic systems on your property by connecting to a sewer designed to serve the property. Once this notarized letter of acknowledgement has been returned to us, we will notify the Riverside County Environmental Health Department.

More information regarding the prohibition can be obtained by visiting the Regional Board website: http://www.waterboards.ca.gov/santaana/html/quail_valley.html

If you have any questions, please contact Jun Martirez at (951) 782-3258 or Susan Beeson at (951) 782-4902.

Sincerely,

for Gerard J. Thibeault
Executive Officer

Enclosures: Acknowledgement Form
Resolution No. R8-2006-0024
Stamped Pre-printed envelope

cc: Riverside County Environmental Health – Sam Martinez
Riverside County Building and Safety – Steve Dondalski

SKB/mydoc/septic/quailvalley/ca/wcoscia-qv-lacrestadr-ltr.doc

ATTACHMENT 2

August 4, 2007 – letter from Gerard Thibeault, Executive Officer
to Mr. and Mrs. Lopez,
"Conditional Approval for the Use of On-site Septic Tank-Subsurface Disposal System at 28171 Rancho Drive, Quail Valley Area, Riverside County, APN 341-020-005"

California Regional Water Quality Control Board
Santa Ana Region

Linda S. Adams
Secretary for Environmental Protection

3737 Main Street, Suite 500, Riverside, California 92501-3348
Phone (951) 782-4130 • FAX (951) 781-6288 • TDD (951) 782-3221
www.waterboards.ca.gov/santaana

Arnold Schwarzenegger
Governor

August 14, 2007

John and Lisette Lopez
c/o Ernesto Lopez
P.O. Box 3542
Quail Valley, CA 92587

CONDITIONAL APPROVAL FOR THE USE OF ON-SITE SEPTIC TANK-SUBSURFACE DISPOSAL SYSTEM AT 28171 RANCHO DRIVE, QUAIL VALLEY AREA, RIVERSIDE COUNTY, APN 341-020-005

Dear Mr. and Mrs. Lopez:

This is in response to your August 3, 2007 submittal regarding the above-referenced project. You own a 1.55-acre lot located at 28171 Rancho Drive in the Quail Valley area of Riverside County. Currently there is an existing home on the lot that is served by an existing septic system. You are proposing to build an additional dwelling unit (a guest house) on the lot. A 1,200-gallon septic tank-subsurface disposal system will be constructed to service the new guest house. Currently there is no sewer available to serve the lot.

In 1989, the Regional Board adopted minimum lot size criteria for septic tank-subsurface disposal system use. The Water Quality Control Plan for the Santa Ana River Basin (Basin Plan) specifies a minimum lot size requirement (MLSR) of one-half acre (gross) per dwelling unit for new developments using on-site septic tank-subsurface leaching/percolation systems regionwide. Since the subject lot had received approval prior to the effective date of the MLSRs, it is exempt from the minimum lot size requirements.

Please note that on October 3, 2006, the Regional Board adopted Resolution No. R8-2006-0024, amending the Basin Plan to include a prohibition on the use of septic tank-subsurface disposal systems in the Quail Valley area of Riverside County. Attached is a copy this resolution for your information and guidance. The State Water Resources Control Board has approved this Basin Plan amendment. This prohibition will become effective upon approval by the Office of Administrative Law. The prohibition will require connection to the sewer when sewers become available and the septic tank-subsurface disposal systems will have to be properly abandoned.

This letter constitutes our conditional clearance for the above-referenced project. The conditions are as follows:

1. You must obtain prior approval for the use of a septic tank-subsurface disposal system from the Riverside County Environmental Health Department and the County Department of Building and Safety.

2. You must complete the attached form, sign the form in front of a notary, and return it to the Regional Board office in the stamped pre-printed envelope provided. By completing and returning this form, you acknowledge that you have read and understood that upon the effective date of the prohibition, you would eliminate the use of septic systems on your property by connecting to a sewer designed to serve the property. Once this notarized letter of acknowledgement has been returned to us, we will notify the Riverside County Environmental Health Department.

More information regarding the prohibition can be obtained by visiting the Regional Board website: http://www.waterboards.ca.gov/santaana/html/quail_valley.html

If you have any questions, please contact Jun Martirez at (951) 782-3258 or Susan Beeson at (951) 782-4902.

Sincerely,

Gerard J. Thibeault
Executive Officer

Enclosures: Acknowledgement Form
Resolution No. R8-2006-0024

cc: Riverside County Environmental Health – Sam Martinez
Riverside County Building and Safety – Steve Dondalski

SKB/mydoc/septic/quailvalley/ca/wlopez-qv-ranchodr-ltr.doc

ATTACHMENT 3

January 12, 2016 – submittal from Gregg Berge of Masson Property Documents

1/12/16
G Berge
23 pages

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Riverside County LMS Receipt

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Receipt Number: R1600187 Amount: 8.67 01/08/16 12:32
Payment Method: CASH Notation: CASH Init: CU

Payment #: BRI160025 Type: BRI BUILDING RECORDS INQ
Parcel No: 350-031-001
Site Address: 28143 MONTANA ST

		Total Fees:	8.67
This Payment	8.67	Total ALL Pmts:	8.67
		Balance:	.00

****

Account Code	Description	Amount
202033100200772210	LMS SURCHARGE	.17
202503110100780040	RECORDS RETRIEVAL - COPY	1.00
202503110100777700	RECORDS RETRIEVAL - HRLY	7.50

Payment # BRI160025 DATA SHEET Page: 1
01/08/16 12:07

Data: Parcels

350031001 00/00/0000

Data: Process Tables

Screen No: 01 .....
Fee Information - Building Safety Records Division
Application Type: BUILDING RECORDS INQUIRY
Status: APPLIED Date Requested: 01/08/2016 Entered by: KPAS

Hourly Charges	($7.50 per hour):	1.0	7.50
Original Copies	($0.50 per page):	2	1.00
Additional Copies	($0.10 per copy):		.00
Subpoena Fees	($15.00 each):		.00
Plan Retrieval - Regular	($15.50 per box):		.00
Plan Retrieval - Priority	($26.50 per box):		.00
Plan Retrieval - Rush	($48.50 per box):		.00
Plan Refile To Storage	($15.50 per box):		.00
Plan Duplication	($ amount):	.00	.00
	Records Request Fees:		8.50
	LMS Surcharge:		.17
	TOTAL FEES:		8.67

Data: People

APPLICANT BERGE GREG 01/08/16
4080 LEMON ST
RIVERSIDE CA
92501

CASH CUSTOMER

OWNER MASSON RICHARD AND CAROLE 01/08/16 Phone: 951 587 2283
42250 VIA DE LOS FIDEOS A
TEMECULA CA
92590

Data: Fee Summary

Calculated Fees:	8.67	Total Fees:	8.67
Additional Fees:	.00	Payments:	.00
Total Fees:	8.67	Balance:	8.67

Data: Full Description

Description: REQUEST FOR RECORDS

Data: Addresses

28143 MONTANA ST CYLK
01/08/16

Data: Addresses

28143 MONTANA ST CYLK 05/13/05

Data: Parcels

350031001 01/01/1986

Data: Process Tables

Screen No: 01 .....
General Information
Parcel No: 350-031-001
Owner: MASSON RICHARD AND CAROLE
Status: EXPIRED Entered By: FSTU Process Fee Exempt(Y/N): N
App Type: GSFR GRADING: SINGLE FAMILY
Description: GRADING FOR SINGLE FAMILY RESIDENCE
Location: 2005 TG 837 D6
Cubic Yards: 1115 Number of Lots: 1
Insp Area: TG01
Area of disturbance: 21000 SQ FT
Applied: 05/13/2005 Plan Ck Exp: 02/25/2006
Approved: 08/29/2005 Permit Expires: 10/25/2006
Issued: 08/29/2005 Renewed: 00/00/0000
Closed: 07/09/2009 Orig Exp Date: 00/00/0000

Screen No: 02 .....
Geographic Information
Tract/Lot.....: TR02257 LOT 363
Start GIS Process(Y/N): N Get Fields(Y/N): N
Zoning Code (Ord. 348).....: R-1
Supervisorial District.....: 3
Development Agreement.....: 0 Fee per DU is $0
DIF Area (Ord. 659).....: 17 SUN CITY/MENIFEE
School District.....: MENIFEE UNION/PERRIS UNION HIGH
SKR Fee Area (Ord. 663)....: INSIDE FEE AREA
SKR Core Area (Ord. 457)...: N Flood Review.: RIVERSIDE COUNTY FLOOD CONTROL D
SKR Habitat.....: N
Gnatcatcher Habitat.....: Riversidean Sage Scrub
FTL Fee Area (Ord. 457&460): N
QC Butterfly Habitat.....: N
Fault Zone.....: Not in fault area
High Fire Area (Ord. 546)..: Y
Lighting (Ord. 655).....: Zone B 33.21 miles.

Screen No: 03 .....
Grading Fees & Totals

Processing Fee...:Y	15.00	Microfilm@.10(Qty)	.00
Prmt Deposit(Hrs) 4.0	652.00	@.50(Qty)	.00
Oth Prmt Dep(Hrs) .0	.00	Transfer Fee (Qty)	.00

Data: Process Tables Continued...

Landscape..(Lots)	.00	LMS Surcharge.....:	.00
LMS Surcharge....:	13.34	TOTAL CALC FEES:	1,693.20
PERMIT SUBTOTAL:	680.34		
PC Process..(Y/N):Y	15.00		
PC Deposit..(Hrs) 6.0	978.00		
Oth PC Depos(Hrs) .0	.00		
LandscapePC(Lots)	.00		
LMS Surcharge....:	19.86		
PLANCK SUBTOTAL:	1,012.86	** From Fee Summary Screen **	
		Additional Fees...:	1,428.00
NoFee PlanCk(Y/N):	.00	TOTAL PERMIT FEES.:	3,121.20
Permit(Y/N):	.00	Payments.....:	3,121.20
Code: (1-5)		BALANCE DUE.....:	.00

Screen No: 04 .....
Unpermitted Construction Options
Un-permitted construction permit.....(Y/N): N
45-day expiration date: 00/00/0000

Data: People

APPLICANT	MASSON CAROLE 42250 A VIA DE LOS FIDEOS TEMECULA CA 92590	01/27/09	Phone: 951-587-2283
CONTRACTOR	OWNER BUILDER License: 00000000000001 00000000000001	05/13/05	
OWNER	MASSON RICHARD AND CAROLE 42250 VIA DE LOS FIDEOS A TEMECULA CA 92590	05/13/05	Phone: 951 587 2283
ENGINEER	JOSEPH ROSS LAND DEVELOPMENT 25060 HANCOCK AVE #103-227 MURRIETA, CA 92562 License: JOSEPH ROSS Also is Applicant	05/13/05	Phone: 951/301-6399

Data: Fee Summary

Calculated Fees:	1,693.20	Total Fees:	3,121.20
Additional Fees:	1,428.00	Payments:	3,121.20
Total Fees:	3,121.20	Balance:	.00

Data: Full Description

Description: GRADING FOR SINGLE FAMILY RESIDENCE

Data: Conditions

Title: GP* - ENVIRONMENTAL MITIGATION Status: DRAFT
Dept: B&S

Prior to the issuance of a grading permit, an assessment of the site and/or a payment of a mitigation fee for an environmentally sensitive area is required. The requirements are indicated below:

Stephens Kangaroo Rat

[X] Mitigation fee
[ ] Assessment and/or Biological report

California Gnatcatcher Bird

[ ] Assessment and/or Biological report

Quino Checkerspot Butterfly

[ ] Assessment and/or Biological report

Coachella Valley Fringe-Toed Lizard

[ ] Mitigation fee

Other:_____

Title: GP* - ISSUE BGR050767 Status: DRAFT
Dept: B&S

BGR050767 MUST BE ISSUED CONCURRENTLY WITH THIS PERMIT, AS THIS IS AN IMPORT SITE.

Title: GP* - IN HIGH FIRE AREA Status: DRAFT
Dept: B&S

Prior to issuance of this permit, clearance must be obtained from the Riverside County Fire Department.

Title: MAP - HFA REVIEW & APPROVAL Status: DRAFT
Dept: FIRE

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

Data: Comments

AYAMASAK 05/24/05 5/24/05. Cut/Fill 4600 CY, Import 800 CY from BGR 050767.
GMCCOMBS 11/18/05 11/18/05 pad cert and comp test appr by GM
AYAMASAK 11/28/05 11/22/05. RG Not Approved. No SWPPPS, pad and slopes not
AYAMASAK 11/28/05 per approved plan.TTodd./AGY*
EFLETCHE 04/02/07 03-29-07 I EF RECV'D 1 SET OF BGR PLANS AND 1 SET OF SLOPE

Data: Comments Continued...

EFLETCHE	04/02/07			STABILITY EVALUATION
SBENJAMI	04/06/07	04-06-07	SGB	REDLINED GRADING. DVWY TOO STEEP. ASKED FOR
SBENJAMI	04/06/07			CL PROFILE & FLATTEN SLOPE.ENGNR PROVIDED
SBENJAMI	04/06/07			WRONG NUMBER. LEFT THE OWNERS A MESSAGE
SBENJAMI	04/10/07			TP p/U REDLINES.
SBENJAMI	04/10/07	04-10-07	SGB	OWNER WALLKED IN ASKING FOR APPROVAL SAYING
SBENJAMI	04/10/07			CANN'T FLATTEN SLOPE. PER KHALID WE'LL
SBENJAMI	04/10/07			APPROVE SLOPE IF FIRE SAYS OK. ASKED LADY
SBENJAMI	04/10/07			TO SUBMIT PLANS TO FIRE.
SBENJAMI	05/08/07	05-08-07	SGB	OWNER CALLED NOTIFYING ME FIRE CLEARED
SBENJAMI	05/08/07			GRADING IN THE CONDITIONS SCREEN. TRANS CLRD
SBENJAMI	05/08/07			GRADING.
ALMILLER	05/22/07	5/22/07	ALM	NEW RG CERT, GRANDING REPORT AND RG INSPECTION
ALMILLER	05/22/07			REQUIRED BEFORE ISSUANCE OF BP.

Data: Locks, Holds, Notices

PAEISENB	10/05/09	EXPIRED-HOLDING FOR RECORDS.PE
	Type: NOTICE	Effective Date Range: 10/05/2009 - 12/31/2019
LMS	10/01/09	DBF REFUND $350.74 PV#00229155 CK#01831869 9/29/2009
	Type: NOTICE	Effective Date Range: 10/01/2009 - 12/31/2020
RLMILLER	07/09/09	PERMIT EXPIRED FOR NO ACTIVITY
	Type: NOTICE	Effective Date Range: 07/09/2009 - 12/31/2019
RCHATHAM	01/05/10	RECEIVED IN RECORDS GS 533 01510
	Type: NOTICE	Effective Date Range: 01/05/2010 - 12/31/2019
WCHEN	03/05/07	LOCK ON BMR054030
	Type: LOCK	Effective Date Range: 03/05/2007 - 03/28/2007
WCHEN	03/05/07	SUPPL'T FEES DUE $765.00 LOW DEPOSIT 3/5/07
	Type: LOCK	Effective Date Range: 03/05/2007 - 03/28/2007
ALMILLER	05/22/07	NEW PAPERWORK REQ'D BEFORE ISSUANCE OF BP 5/22/07
	Type: NOTICE	Effective Date Range: 05/22/2007 - 12/31/2019
TGARRISO	05/16/07	PLANS RESTAMPED BY L/U - CUT/FILL CHANGED FROM 4600 TO 1115
	Type: NOTICE	Effective Date Range: 05/16/2007 - 12/31/2019
SBENJAMI	05/08/07	TRANS CLEARENCE TO GRADING, SBENJAMIN, 5/8/07, SEE COMMENTS
	Type: NOTICE	Effective Date Range: 05/08/2007 - 12/31/2019
PNEAL	08/29/05	NOT IN A CELL CRITERIA AREA
	Type: NOTICE	Effective Date Range: 08/29/2005 - 08/30/2005
WCHEN	08/03/05	SUPPL'T FEES DUE $663.00 LOW DEPOSIT 8/3/05 -- PAID
	Type: NOTICE	Effective Date Range: 08/03/2005 - 08/16/2005
AYAMASAK	05/24/05	Import site from BGR 050767 AGY*
	Type: NOTICE	Effective Date Range: 05/24/2005 - 12/31/2019

Data: Approvals

Item: 00001 Planning Department Approval Dept: A@PL Division:
08/29/2005 PNEAL Action: APPR

Item: 00011 B&S: Permit Approval Dept: AQBS@@@@ Division: @@
08/29/2005 RLMILLER Action: APPR

BUILDING PERMIT INSPECTION HISTORY FOR

Online Services

No Information Available for BGR050765

Carole Masson
42250A Via De Los Fideos
Temecula, CA 92590
December 31, 2008

County of Riverside
Department of Building & Safety
P.O. box 1629
Riverside, CA 92502-1629

Dear Building Dept.:

Reference Properties: APN's 350-03-001 & 350-031-002

I am the owner of these properties and want my name to also be known as the applicant. Joseph Ross's name is to be removed and he is to have nothing to do with these properties. He was fired for failure to complete the contract. I have personally paid all the fees.

Sincerely,

Carole Masson

Carole Masson
951 587-2283

BGR050705
BGR050767

Data: Addresses

28155 MONTANA ST CYLK 05/13/05

Data: Parcels

350031002 05/13/2005

Data: Process Tables

Screen No: 01 .....

General Information

Parcel No: 350-031-002
Owner: MASSON RICHARD AND CAROLE
Status: EXPIRED Entered By: FSTU Process Fee Exempt(Y/N): N
App Type: GSFR GRADING: SINGLE FAMILY
Description: GRADING FOR SINGLE FAMILY RESIDENCE
Location: 2005 TG 837 D6
Cubic Yards: 800 Number of Lots:
Insp Area: TG01
Area of disturbance: SQ FT
Applied: 05/13/2005 Plan Ck Exp: 01/25/2006
Approved: 07/29/2005 Permit Expires: 10/25/2006
Issued: 08/29/2005 Renewed: 00/00/0000
Closed: 07/09/2009 Orig Exp Date: 00/00/0000

Screen No: 02 .....

Geographic Information

Tract/Lot.....: TR02257 LOT 362
Start GIS Process(Y/N): N Get Fields(Y/N): N
Zoning Code (Ord. 348).....: R-1
Supervisorial District.....: 3
Development Agreement.....: 0 Fee per DU is $0
DIF Area (Ord. 659).....: 17 SUN CITY/MENIFEE
School District.....: MENIFEE UNION/PERRIS UNION HIGH
SKR Fee Area (Ord. 663)....: INSIDE FEE AREA
SKR Core Area (Ord. 457)...: N Flood Review.: RIVERSIDE COUNTY FLOOD CONTROL D
SKR Habitat.....: N
Gnatcatcher Habitat.....: Riversidean Sage Scrub
FTL Fee Area (Ord. 457&460): N
QC Butterfly Habitat.....: N
Fault Zone.....: Not in fault area
High Fire Area (Ord. 546)..: Y
Lighting (Ord. 655).....: Zone B 33.21 miles.

Screen No: 03 .....

Grading Fees & Totals

Processing Fee...:Y	15.00	Microfilm@.10(Qty)	.00
Prmt Deposit(Hrs) 4.0	652.00	@.50(Qty)	.00
Oth Prmt Dep(Hrs) .0	.00	Transfer Fee (Qty)	.00

Data: Process Tables Continued...

Landscape..(Lots)	.00	LMS Surcharge.....:	.00
LMS Surcharge....:	13.34	TOTAL CALC FEES:	1,693.20
PERMIT SUBTOTAL:	680.34		
PC Process..(Y/N):Y	15.00		
PC Deposit..(Hrs) 6.0	978.00		
Oth PC Depos(Hrs) .0	.00		
LandscapePC(Lots)	.00		
LMS Surcharge....:	19.86		
PLANCK SUBTOTAL:	1,012.86	** From Fee Summary Screen **	
		Additional Fees...:	.00
NoFee PlanCk(Y/N):	.00	TOTAL PERMIT FEES.:	1,693.20
Permit(Y/N):	.00	Payments.....:	1,693.20
Code: (1-5)		BALANCE DUE.....:	.00

Screen No: 04 .....
Unpermitted Construction Options
Un-permitted construction permit.....(Y/N): N
45-day expiration date: 00/00/0000

Data: People

APPLICANT	MASSON CAROLE 42250 A VIA DE LOS FIDEOS TEMECULA CA 92590	01/27/09	Phone: 951-587-2283
ENGINEER	JOSEPH ROSS LAND DEVELOPMENT 25060 HANCOCK AVE #103-227 MURRIETA, CA 92562 License: JOSEPH ROSS Also is Applicant	05/13/05	Phone: 951/301-6399
OWNER	MASSON RICHARD AND CAROLE 42250 VIA DE LOS FIDEOS A TEMECULA CA 92590	05/13/05	Phone: 951 587 2283
CONTRACTOR	OWNER BUILDER License: 00000000000001 00000000000001	05/13/05	

Data: Fee Summary

Calculated Fees:	1,693.20	Total Fees:	1,693.20
Additional Fees:	.00	Payments:	1,693.20
Total Fees:	1,693.20	Balance:	.00

Data: Full Description

Description: GRADING FOR SINGLE FAMILY RESIDENCE

Data: Conditions

Title: GP* - ENVIRONMENTAL MITIGATION Status: DRAFT
Dept: B&S

Prior to the issuance of a grading permit, an assessment of the site and/or a payment of a mitigation fee for an environmentally sensitive area is required. The requirements are indicated below:

Stephens Kangaroo Rat

[X] Mitigation fee
[ ] Assessment and/or Biological report

California Gnatcatcher Bird

[ ] Assessment and/or Biological report

Quino Checkerspot Butterfly

[ ] Assessment and/or Biological report

Coachella Valley Fringe-Toed Lizard

[ ] Mitigation fee

Other:_____

Title: GP* - ISSUE BGR050765 Status: DRAFT
Dept: B&S
BGR050765 MUST BE ISSUED CONCURRENTLY WITH THIS PERMIT, AS THIS IS AN EXPORT SITE.

Title: GP* - IN HIGH FIRE AREA Status: DRAFT
Dept: B&S
Prior to issuance of this permit, clearance must be obtained from the Riverside County Fire Department.

Title: MAP - HFA REVIEW & APPROVAL Status: DRAFT
Dept: FIRE
Fire department shall review and approve setbacks, water and access for all single family dwellings, additions and projections that are in a hazardous fire area.

Data: Comments

GMCCOMBS 11/18/05 11/18/05 Pad cert and comp rpt appr by GM
AYAMASAK 11/28/05 11/22/05. RG Insp Not Approved. Not per approved plan; no
AYAMASAK 11/28/05 SWPPPS, no posted address, slopes exceed 2:1.TTODD/AGY*
JAYCHA 01/12/06 1/12/06. APPR SUPPLEMENTAL CERT PER DSS REGARDING MINOR
JAYCHA 01/12/06 CHANGES JYC*

Data: Locks, Holds, Notices

LMS	10/01/09 DBF REFUND $271.79 PV#00229154 CK#01831868 9/29/2009
	Type: NOTICE Effective Date Range: 10/01/2009 - 12/31/2020
PAEISENB	07/30/09 EXPIRED-SCANNED & SENT TO RECORDS.PE
	Type: NOTICE Effective Date Range: 07/30/2009 - 12/31/2019
RLMILLER	07/09/09 PERMIT EXPIRED FOR NO ACTIVITY
	Type: NOTICE Effective Date Range: 07/09/2009 - 12/31/2019
WCHEN	06/03/08 NEW TEL # 951-816-1182 OR 522-6429
	Type: NOTICE Effective Date Range: 06/03/2008 - 12/31/2008
WCHEN	06/03/08 NEW UPDTD ADDR: 30300 ANTELOPE RD. STE 1012,MENIFEE,CA 92584
	Type: NOTICE Effective Date Range: 06/03/2008 - 12/31/2008
PNEAL	08/01/05 PLANS STAMPED AND RETURNED TO GRADING RACK
	Type: NOTICE Effective Date Range: 08/01/2005 - 08/02/2005
PNEAL	08/01/05 NOT IN A CELL CRITERIA AREA
	Type: NOTICE Effective Date Range: 08/01/2005 - 08/02/2005
AYAMASAK	05/24/05 Export Site to BGR 050765 AGY*
	Type: NOTICE Effective Date Range: 05/24/2005 - 12/31/2019

Data: Approvals

Item: 00001 Planning Department Approval Dept: A@PL Division:
08/01/2005 PNEAL Action: APPR

Item: 00011 B&S: Permit Approval Dept: AQBS@@@@ Division: @@
08/29/2005 RLMILLER Action: APPR

BUILDING PERMIT INSPECTION HISTORY FOR

Online Services

No Information Available for BGR050767

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

WESTERN RIVERSIDE COUNTY
MULTI-SPECIES HABITAT CONSERVATION PLAN

INCIDENTAL TAKE PERMIT TE-088609-0
ACKNOWLEDGMENT FORM

I am the applicant or authorized agent for Grading Permit Number BGR050767. I acknowledge that I have received a copy of the attached Section 10(a) Permit and specifically acknowledge that I have read Condition No. 26 of said Permit.

Carole Masson
Applicant / Authorized Agent

Condition No.: 26

" A copy of this Permit must be in on file in the possession of the Permittees, and Third Parties under their direct control, while conducting taking activities. Please refer to the Permit number in all correspondence and reports concerning Permit activities. Any questions you may have about this Permit should be directed to the Field Supervisor, Carlsbad Fish and Wildlife Office, 6010 Hidden Valley Road, Carlsbad, California 92008, telephone: 760-431-9440."

Megaland Engineers & Associates

civil engineers • planners • structural • surveyors • soils

January 3, 2006

OK
per
pss
1/12/06

County of Riverside
39493 Los Alamos Road
Murrieta, CA 92563

Attn: Building & Safety Grading Department

RE: MASSON MANUFACTURED HOME PROJECT
PROJECT ADDRESS: 28155 MONTANA ST., QUAIL VALLEY
PERMIT NUMBER: BGR 050767
APN 350-031-002; LOT 362, MB 042/015 TRACT 2257

SUBJECT: CIVIL ENGINEER'S ROUGH GRADING CERTIFICATION

Please refer this letter to the attached copy of comment by your field staff dated 11/22/05 for the above referenced project with Permit No. BGR 050767 concerning the front slope and will supplement my letter of certification dated 11/11/05.

Further investigation of the site and review of the maps, records including information obtained from the grading contractor reveals that the slope in question is an existing cut exceeding 2:1 ratio. For additional information, attached are pictures of existing front slope prior to grading.

Sincerely,
Megaland Engineers & Associates

Art Bananal, PE
Cert 36117 Exp. 6/30/06

REGISTERED PROFESSIONAL ENGINEER
ARTURO M. BANANAL
No. 36117
EXP. 06/30/06
CIVIL
STATE OF CALIFORNIA

Cc: Rick & Carol Masson, Owners

RECEIVED
JAN 12 2006
COUNTY OF RIVERSIDE
BUILDING AND SAFETY

28441 Rancho California Rd., Suite. M • Temecula, CA 92590
Phone: (951) 699-4624 • Fax: (951) 695-5084 • E-mail: megalandengineers@verizon.net

AP GM
11/18/05

Megaland Engineers & Associates

civil engineers • planners • structural • surveyors • soils

November 11, 2005

County of Riverside
39493 Los Alamos Road
Murrieta, CA 92563

Attn: Building & Safety Grading Department

RE: MASSON MANUFACTURED HOME PROJECT
PROJECT ADDRESS: 28155 MONTANA ST., QUAIL VALLEY
PERMIT NUMBER: BGR 050767
APN 350-031-002; LOT 362, MB 042/015 TRACT 2257

SUBJECT: CIVIL ENGINEER'S ROUGH GRADING CERTIFICATION

This letter shall confirm that the above site has been graded in accordance with the approved grading plan including: location and elevation of building pads and positive building pad drainage. The placement of the building pad and the pad elevation as shown below are in substantial conformance with the grading plans as approved by the County of Riverside and County Ordinance 457.

A field inspection has been performed 11/11/05 and shows that the pad has been graded to be in substantial conformance with the plans as follows:

PAD ELEVATION

As-Built Elevation	**Approved Plan Elevation**
1554.0±	1554.00

The pad elevation and pad placement fall within the standards of care for grading practice and tolerances and the building pad is suitable for building construction as related to the preceding items.

Sincerely,
Megaland Engineers & Associates

Art Bananal, PE
Cert 36117 Exp. 6/30/06

REGISTERED PROFESSIONAL ENGINEER
ARTURO M. BANANAL
NO. 36117
Exp. 6/30/06
CIVIL
STATE OF CALIFORNIA

Cc: Rick & Carol Masson, Owner

28441 Rancho California Rd., Suite. M • Temecula, CA 92590
Phone: (951) 699-4624 • Fax: (951) 695-5084 • E-mail: megalandengineers@verizon.net

DEPARTMENT OF BUILDING AND SAFETY

APPLICATION TO CONSTRUCT WORKSHEET

PROJECT INFORMATION				For Office Use Only Permit # BGR050767	
Jobsite Address No. 28159	Street Name MONTANA			Rd/St/Etc. ST	Space #
Thomas Guide Page # 837				Grid Location D-6	
City/Community QUAIL VALLEY	State CA	Zip Code		Assessors Parcel Number 350-031-002	
Property Owner's Last Name MASSON				First CAROLE & RICK	

FOR OFFICE USE ONLY

Planning Case #		Parcel/Tract Map # 2257						Par/Lot 362
Legal Zone R-1	Lot Size 0.56	F/A A	Depth	Frontage	FSB	Lf SB	Rt SB	R SB

APPLICANT/AGENT INFORMATION

Note: The applicant will receive ALL billings, correspondence and refunds for any and all permits. Any changes in applicant information (i.e. from architect to contractor) must be made in writing by the original applicant to the Regional Office Manager.

Applicant/Agent's Last Name: JOSEPH ROSS LAND DEVELOPMENT				First	
Mailing Address No. 25060	Street Name HANCOCK			Road/Street AVE	Space #
City/Community MURRIETA	State CA	Zip Code 92562	Phone Number (951) 301-6399		
Permit Use: GRADING					

PRIOR TO BUILDING PERMIT ISSUANCE, GRADING CLEARANCE MUST BE OBTAINEDFROM THE BUILDING DEPARTMENT.

CONTRACTOR, ARCHITECT and ENGINEER INFORMATION

Contractor License #		EXP. Date	Type	Firm Name	
Mailing Address No.	Street Name			Road/Street/Etc.	Space #
City/Community	State	Zip Code		Phone Number: ( )	
Architect or Engineer License#		EXP. Date	Type	Firm Name	
Mailing Address No	Street Name			Road/Street/Etc	Space #
City/Community	State	Zip Code		Phone Number: ( )	

RECEIVED
MAY 13 2005
COUNTY OF RIVERSIDE
BUILDING AND SAFETY

OWNER / BUILDER

COUNTY OF RIVERSIDE COMMUNITY HEALTH AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH

ASSESSOR'S PARCEL NUMBER
350-031-002

APPLICATION FOR WASTE WATER DISPOSAL APPROVAL

APPLICANT: Submit this form with four copies of a SCALED plot plan (1"=20' to 1"=40' SCALE) drawn to County specifications as indicated on the attached check list. A non-refundable filing fee is required when the application is submitted. Check must be made payable to the County of Riverside. Approval of this application shall remain valid for a period not to exceed one year from date of payment.

LMS # BGR050767

SECTION A

Agent, Contractor, Contact Person	Address	City	State	Zip	Telephone
JOSEPH ROSS	25060 HANCOCK AVE. MURR.		CA	92562	301-6377
Owner	**Address**	**City**	**State**	**Zip**	**Telephone**
CAROLE ERICK HANSEN	42250A VIA DE LOS FIGOS	TEM	CA	92560	695-6740
Job Property Address		**City**			**Zip**
28155 MUNTANA ST		QUAIL VALLEY			

Lot Size	Water Agency/Well	Use of Permit, P/P, SUP, PUP, etc. / Dwelling, MH Site Prep., etc.	Legal Description	DBA
	E.M.W.D	GRADING	LOT 362, TR 2257	

Signature of Applicant: B. C. R. Date: 5/13/2005

SECTION B

FOR OFFICE USE ONLY

CHECK BOX IF REQUIRED
If any box is checked, this application shall be considered rejected until the information is provided and the fee paid. Resubmittals later than 90 days after date noted below may require repayment of fees.

- ☐ Holding Tank Agreements Completed
- ☐ Certification of Existing S.D. System Required
- ☐ WQCB Clearance Required (Attach for DOH-SAN-007, Santa Ana Region Only)
- ☐ Soils Percolation Report Required
- ☐ Special Feasibility Boring Report Required
- ☐ Rereview Required Initials_____Date_____
- ☐ Detailed Contour Plot Plans Required (1 to 5 foot interval)
- ☐ Other_____
- ☐ Staff Specialist Lot Inspection Required
  Thomas Bros. Page_____Grid_____
- ☐ Date Lot Inspection Completed:_____Initials_____
  Remarks:_____
- ☐ Maintenance Booklet Provided
- ☐ Final Inspection by Department of Environmental Health is required. Please call 24 hours PRIOR to inspection.

SECTION C

C/42 / Soils Percolation Boring Report By_____Lic/Project #_____Date_____

Soils Map Page_____Soil Type_____Approved By_____Date_____

No. of Systems	Type of System(s)	No. Dwelling Units / Bedrooms, Fixture Units	(1) Septic Tank	Soil Rate	Grease/Sand Grease Intcp/Lint Trap
	☐ Holding Tank ☐ Replacement ☐ New ☐ Addition ☐ Existing ☐ Connect to Sewer		_____ Gal.		_____ Gal.

Sq. Ft. Bottom Area	Total Linear Ft.	Sidewall Allowance	Leach Bed sq. ft. of Bottom Area
		_____ft. rock/ _____ sq. ft. running ft. Inlet Tested Depth _____ ☐ N/A Proposed Bottom Tested Depth _____	Install____Line(s)____ft. long _____ ft. wide with min. _____ inches rock below drainlines or

Leach lines/bed special design for slope:	(3) Pit Diameter	No. Pits	Pit Below Inlet (B1)	Seepage Pit Total Depth	Maximum Allowable Depth	Other:
Applicable _____ N/A____Overburden Factor _____	☐ 5' ☐ 6'			TD_____		

Well Review Approved: _____ Date: _____ Well Drilling Permit# _____

Grading Plan Approved: (SIGNATURE) G. Lyon (SIGNATURE) Date: 5/13/05

Plan Check Only Approved: _____ Date: _____

REMARKS: _____

SECTION D

This application is **APPROVED/DENIED** for the category checked in SECTION B above, regarding the design of a disposal system as indicated on the accompanied plot plan, using the requirements set forth in SECTION C above. A building permit is necessary for the installation of the above-designed system. No construction is permitted in the required reserved 100% expansion area.

(1) Septic Tank must be 100' minimum from any wells.

(2) Leach lines must be 100' minimum from any wells, including expansion area.

(3) Sewer lines must be 50' minimum from any wells.

(4) Seepage pits must be 150' minimum from any wells, including expansion area.

Signature _____

Date _____

Revenue Code EHS052935 Fee $ 89.76

Check # _____

Date _____ Initial _____

RIVERSIDE: 951-955-8980

INDIO: 760-863-7000

SOUTHWEST: 951-600-6180

DEH-SAN-122 (Rev 9/04)

Distribution: WHITE—Office File; YELLOW—Applicant; PINK—Bldg. Dept.; GOLDENROD—Plans/Records

COUNTY OF RIVERSIDE
Department of Building and Safety
BUILDING PERMIT

This permit shall expire by limitation and become null and void if work is not commenced and a written request for inspection filed within 180 days from the date of issuance or if work has been suspended or abandoned for a period of 180 days between the filing of written requests for inspection.

☐ LICENSED CONTRACTORS DECLARATION: I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
License Class _____ License No. _____

Date _____ Contractor _____

☑ OWNER-BUILDER DECLARATION: I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that heor she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 [commencing with Section 7000] of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars [$500].):

☑ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to the owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.).
☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.).
☐ I am exempt under Sec. _____, B.&P.C. for this reason _____

Date 8-29-05 Owner Carole Masson

☑ WORKERS COMPENSATION DECLARATION: I hereby affirm under penalty of perjury one of the following declarations:
☐ I have and will maintain a certificate of consent to self-insure for workers compensation, as provided for by Section 370 of the Labor Code, for the performance of the work for which this permit is issued.
☐ I have and will maintain workers compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers compensation insurance carrier and policy number are:
Carrier Policy Number _____ (This section need not be completed if the permit is for one hundred dollars [$100] or less).
☑ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers compensation laws of California, and agree that if I should become subject to the workers compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date: 8-29-05 Applicant: Carole Masson

WARNING: FAILURE TO SECURE WORKERS COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY: I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).
Lender's Name _____

Lender's Address _____

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY: *I certify that I have read this application and state that* the above information is correct. I agree to comply with all county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes.

x Carole Masson — Carole Masson — 8-29-05
Signature of Applicant or Agent — Print Applicant/Agent Name — Date

INSPECTION INFORMATION: Work may proceed only at the direction of the field inspector. To request an inspection of work completed, call the appropriate office listed below. Our office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday.

West County: Riverside Office (909) 955-1800
East County: Indio Office (760) 863-8271
South County: South County Office (909) 600-6100

REINSPECTION FEE: Reinspection fees may be assessed when the permit card is not properly posted on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which the inspection is requested, or for deviating from plans requiring approval of the Building Official. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections previously called for are not made.

OCCUPANCY: Buildings or structures shall not be used or occupied until the Building Official has issued a Certificate of Occupancy (or for residential dwellings, the sign-off of the final inspection on the job card by the building inspector).

Department of Building and Safety

COUNTY OF RIVERSIDE

TO: Dist. CYLK

ADDRESS: 28155 montana st Date 11/22/05

CORRECTION NOTICE

Permit No. GR 050767

(1) ROUGH GRADE Not Approved No SWPPPS on-site, No address posted, slopes exceed 2:1 and Not per approved plan. 11/22/05

Inspector

DO NOT REMOVE FROM JOBSITE

284-205 (rev. 1/83) DISTRIBUTION: WHITE-Job, CANARY-Inspector, PINK-Office

Department of Building and Safety

COUNTY OF RIVERSIDE

TO: Dist. CYLK

ADDRESS: 28155 montarc st Date 11/22/05

CORRECTION NOTICE

Permit No. GR 050767

(1.) Rough Grade Not Approved. No SWPPPS on-site, No address posted, slopes Exceed 2:1 and Not per approved plan. 11/22/05

Inspector

DO NOT REMOVE FROM JOBSITE

284-205 (rev. 1/83) DISTRIBUTION: WHITE-Job, CANARY-Inspector, PINK-Office

OFFICE OF COUNTY COUNSEL
COUNTY OF RIVERSIDE

3960 ORANGE STREET, SUITE 500
RIVERSIDE, CA 92501-3674
TELEPHONE: 951/955-6300
FAX: 951/955-6322 & 951/955-6363

December 31, 2015

Gregg Allen Berge
Berkshire Hathaway Home Service
1895 S. Centre City Parkway
Escondido, CA 92025

Re: Response to Formal Appeal Dated December 11, 2015

Dear Mr. Berge:

Our office is in receipt of your letter titled "Formal Appeal of File Nos. E.H.S. #052934, #052935 and BGR File Nos. #054303, and #050767..." dated December 11, 2015 which was received by the Clerk of the Board on December 14, 2015. This letter will serve as the County's response to your request for an appeal pursuant to Riverside County Code section 8.124.060(c).

To the extent that you seek an appeal of the various permits issued to your clients in 2005 (the "2005 permits"), the time for an appeal has lapsed. Accordingly, your request for an appeal will not be scheduled for consideration by the Board of Supervisors. We have been advised by our client, the Riverside County Department of Environmental Health ("DEH"), that all 2005 building permits expired and the fees for the technical review of the septic system conducted by DEH were refunded in 2008. Assuming this action is appealable, Riverside County Code section 8.124.060(c), requires any appeal to have been made within 30 days of the action taken by the DEH. Specifically, section 8.124.060(c) states:

> "Any person whose application for an approval or permit has been denied, in whole or in part, or to whom a certificate of completion has been refused, or entire approval or permit has been revoked may, within thirty (30) days after such action has been taken, appeal to the board of supervisors for a hearing by filing with the clerk of such board, in writing, a notice of appeal from the action taken by the director."

As the time period for filing any appeal related to the "2005 permits" has lapsed, your appeal request will not be scheduled for consideration as indicated above.

To the extent that you are seeking an appeal of the current application for septic system permits

recently submitted to DEH, the County does not have jurisdiction to consider this request. Provisions of the Riverside County Code relating to septic systems only apply to the unincorporated areas of Riverside County. As your clients' property is now located within the City of Menifee ("City"), the City's procedures for building permits and appeals on those permits would control.

Finally, it should be noted that DEH will not be processing the current application that was submitted directly to the DEH either by you or your clients. As noted in the letter you received from Ajit Thind, Assistant City Attorney for the City, dated December 16, 2015, the City's procedure is to submit all required documentation, including septic system plans to the City. Once all of the documents have been received, the City will conduct their formal review, including referring any necessary plans to agencies such as DEH. To that end, DEH will be returning all documents that have been submitted regarding the proposed septic system so that they may be submitted to the City according to their procedures.

Sincerely,

GREGORY P. PRIAMOS
County Counsel

ERIC STOPHER
Deputy County Counsel

ES:nh
cc: Kecia Harper-Ihem, Clerk of the Board
Matt Riha, Supervising Environmental Health Specialist
Ajit Singh Thind, Assistant City Attorney, Menifee

ATTACHMENT 4

February 9, 2016 – letter from Kurt V. Berchtold, Executive Officer
to Mr. Gregg Berge,
"Denial of the Proposed Use Of Onsite Septic Tank-Subsurface Disposal Systems or Advanced Treatment Systems at Montana Street, Quail Valley Prohibition Area, Riverside County, APN 350-031-001 and 350-031-002"

February 9, 2016

Gregg Berge
40735 Pocona Place
Murrieta, CA 92562
thebergegroup@verizon.net

DENIAL OF THE PROPOSED USE OF ONSITE SEPTIC TANK-SUBSURFACE DISPOSAL SYSTEMS OR ADVANCED TREATMENT SYSTEMS AT MONTANA STREET, QUAIL VALLEY PROHIBITION AREA, RIVERSIDE COUNTY, APN 350-031-001 AND 350-031-002

Dear Mr. Berge:

This is in response to your January 12, 2016 submittal regarding the above-referenced properties. You are requesting approval to install either onsite septic tank-subsurface disposal systems or advanced treatment systems to serve proposed single-family homes on the two lots located on Montana Street in the Quail Valley area.

On January 4, 2016, our office issued you a letter which provided information regarding the proposed use of onsite wastewater treatment systems within the Quail Valley Prohibition Area (copy enclosed). The letter also advised you that the State Onsite Wastewater Treatment Systems (OWTS) Policy is not applicable to the Quail Valley Prohibition Area.

Board staff has approved proposals for new septic systems in the Quail Valley Prohibition Area where those proposals received septic system approvals from Riverside County Environmental Health prior to the effective date (August 20, 2007) of the prohibition.

We have reviewed your January 12, 2016 submittal. While the submittal includes documents indicating that grading permits were issued for the subject lots prior to the effective date of the prohibition, there is no documentation to indicate that there was ever any approval of septic systems for these lots. Therefore, we hereby deny your request for the proposed use of septic systems on the Montana Street lots based on the terms of the Quail Valley waste discharge prohibition as explained in our January 4, 2016 letter.

You may appeal staff's determination in this matter to the Regional Board. If you wish to appeal this staff denial, please contact and advise this office within 10 days of receiving this letter and we will schedule this matter for consideration at the March 11, 2016 Regional Board meeting. I am aware of requests you have made, both in a January 27, 2016 letter and orally to Regional Board staff, for an informal adjudicatory hearing for an "as applied challenge" to the Quail Valley waste discharge prohibition in this matter. The law does not require the Regional Board to hold such a hearing and the Regional Board declines to do so. However, in providing you an opportunity to appeal Regional Board staff's determination contained herein, you will be afforded a venue in which to directly address the Regional Board regarding issues related to the subject parcels.

Finally, I received your email of January 12, 2016, seeking a "clarification" of our January 4, 2016 letter. That email did not raise questions relevant to the content of our letter. I trust that this letter, in combination with our prior letter, addresses your concerns.

Sincerely,

Kurt V. Berchtold
Executive Officer

Enclosure: January 4, 2016 letter

cc: Riverside County Environmental Health – Matt Riha

January 4, 2016

Gregg Berge
1895 Centre City Parkway
Escondido, CA 92025

REQUEST FOR INFORMATION CONCERNING APN NOS. 350-031-001 and 350-031-002 AND TECHNICAL DENIAL OF A REQUEST FOR APPROVAL OF AN ADVANCED TREATMENT SYSTEM OR TRADITIONAL WASTEWATER TREATMENT SYSTEM

Dear Mr. Berge:

We received your December 16, 2015 letter requesting that the above referenced properties be qualified for approval for advanced treatment systems or for traditional treatment systems pursuant to the Quail Valley Septic System Prohibition and the Water Quality Control Policy for Siting, Design, Operation and Maintenance of Onsite Wastewater Treatment Systems (OWTS Policy).

Quail Valley Prohibition

On October 3, 2006, the Santa Ana Regional Water Quality Control Board (Regional Board) adopted Resolution R8-2006-0024 amending the Water Quality Control Plan for the Santa Ana River Basin Plan (Basin Plan). The amendment incorporated the Quail Valley Septic System Prohibition (Quality Valley Prohibition). The Quail Valley Prohibition was approved by the State Water Resources Control Board (State Board) on June 19, 2007 (Resolution No. 2007-0038) and the California Office of Administrative Law (OAL) on August 20, 2007. The Quail Valley Prohibition, which became effective on August 20, 2007, effectively prohibits the installation of new septic systems in all 9 subareas of Quail Valley. The Prohibition also requires that, if a sewer system is built within the prohibition area, new and existing septic systems would be prohibited and new systems would be required to connect to the sewer. The Prohibition allows for the installation of new systems in subareas 1, 2, 3, 5, 6, 7 and 8 provided that one of two conditions is satisfied: 1) the sewering agency is on schedule to provide sewer service for subareas 4 and 9 by August 20, 2012, or 2) the sewer system design for subareas 4 and 9 is complete. Condition 1 was not satisfied; condition 2 has not been satisfied at this time but could be satisfied in the future.

Water Quality Control Policy for Siting, Design, Operation and Maintenance of Onsite Wastewater Treatment Systems

On June 12, 2012 the State Board adopted the Statewide Water Quality Control Policy for Siting, Design, Operation and Maintenance of Onsite Wastewater Treatment Systems (OWTS Policy). The OWTS Policy, which was approved by OAL on November 13, 2012 and became effective on May 13, 2013, conditionally waives the requirements for owners of OWTS to apply for and receive Waste Discharge Requirements in order to operate their systems, provided that they meet the conditions established in the Policy. As stated in the Policy preamble, **"Nothing in this Policy supersedes or requires modification of Total Maximum Daily Loads or Basin Plan prohibitions of discharges from OWTS"** *(emphasis added)*. The OWTS Policy further requires of OWTS owners/operators the following: "All new, replacement, or existing OWTS within an area that is subject to a Basin Plan prohibition of discharges from OWTS, must comply with the prohibition. If the prohibition authorizes discharges under specific conditions, the discharge must comply with those conditions and the applicable provisions of the Policy." (Section 2.1). Therefore, the Quail Valley Prohibition remains in effect and applicable to the subject properties.

With that as background, the following responds to the issue that you've raised – how to obtain approval for advanced treatment or traditional systems under the OWTS Policy and/or Quail Valley Prohibition.

As indicated above, the provisions of the OWTS Policy do not supersede the Quail Valley Prohibition; therefore, your questions about how the Policy provisions apply to the two subject parcels, APN Nos. 350-031-001 and 350-031-002, are misguided. The OWTS Policy clearly states that compliance with any prohibitions incorporated into the Basin Plan must be met. Therefore, the Regional Board Quail Valley Prohibition continues to be in effect, and until either the Prohibition is modified through the Regional Board Basin Plan amendment process or condition 2 mentioned above is satisfied, there is no mechanism to allow for approval of advanced or traditional treatment systems as described in the OWTS Policy for septic systems in Quail Valley, including the two subject parcels.

Your letter asks for confirmation as to whether Canyon Lake has been designated as an impaired water body pursuant to Clean Water Act section 303(d) and whether there are any costs or specific criteria for approval of a system pursuant to the Tier 3 Advanced Protection Management Program (APMP). Canyon Lake is listed as impaired for pathogens as identified in Attachment 2 (p. 48) of the OWTS Policy. However, because the OWTS Policy does not supersede the Quail Valley Prohibition, the applicable legal authority is the Quail Valley Prohibition and not the OWTS Policy Tier 3 provisions. At this time, the Quail Valley Prohibition does not provide for alternative treatment system options. As specified in the Prohibition, if and when sewer system design is complete for subareas 4 and 9, the Regional Board could consider allowing OWTS in the other subareas. To date, the sewer system design for subareas 4 and 9 is not complete.

As I have discussed with you by telephone, the Regional Board did approve new septic systems for certain properties where the permitting process was initiated and significant fees paid prior to the effective date of the prohibition (August 20, 2007). Based on information available to Regional Board staff, it appears that the septic system permit process for the two subject parcels may have been initiated prior to the effective date of the prohibition. If that is the case, the Regional Board could consider allowing those septic systems to be installed (provided that site condition criteria are met). You may submit any relevant documents to that effect and Regional Board staff will consider that information.

Please be aware the Quail Valley Prohibition will remain in effect unless it is modified through an amendment to the Basin Plan. We anticipate scheduling an informational update regarding the status of the Quail Valley Prohibition for an upcoming Regional Board meeting. We will notify you of the Regional Board meeting date so that you may participate and present any concerns to the Regional Board at that time.

Lastly, you requested the required appeal procedures and applicable code sections in the event that the properties do not qualify for either a traditional system or a new advance system under the OWTS Policy. While I cannot provide any legal advice in terms of the applicability of specific legal authorities to your situation, Water Code section 13220 and sections 2050 et. seq. of Title 23 of the California Code of Regulations provides legal authority for appealing to the State Water Board an action or failure to act by the Regional Board. Additional information may be available on the State Water Board's website at: http://waterboards.ca.gov/public_notices/petitions/.

Should you need further clarification, please contact Chuck Griffin at (951) 782-4996 or by email at Chuck.Griffin@waterboards.ca.gov.

Sincerely,

Kurt V. Berchtold
Executive Officer
Santa Ana Regional Water Quality Control Board

cc: Tom Howard, Executive Director, State Water Resources Control Board
Vicky Whitney, Deputy Director, Division of Water Quality, State Water Resources Control Board
David Rice, Office of Chief Counsel, State Water Resources Control Board
Bonnie Wright, Eastern Municipal Water District
Nancy Horton, Elsinore Valley Municipal Water District
Mark Norton, Lake Elsinore and San Jacinto Watershed Authority
Matthew Riha, County of Riverside
Jason Uhley, Riverside County Flood Control and Water Conservation District
Jonathan Smith, City of Menifee

ATTACHMENT 5

February 23, 2016 – submittal from Gregg Berge of Masson Property Septic Plan Check Documents from the County of Riverside

2/23/16
G. Berge
10 pages

SEPTIC PLAN CHECK STATUS
DEPARTMENT OF ENVIRONMENTAL HEALTH
COUNTY OF RIVERSIDE

APN Number: 350-031-001 Date: 12/5/05

Job Site Address: 28143 Montana

☒ Plans require *CORRECTIONS**

☐ Plans are *APPROVED* for Environmental Health Clearance pending any Building Department and TLMA conditions.

*Your plans are located at the office below

☒ Riverside
4080 Lemon Street, 2nd Floor
Riverside
(951) 955-8980

☐ Murrieta
39493 Los Alamos
Murrieta
(951) 600-6180

Mark Msg. 12-9-05 OR 927 77665

SEPTIC PLAN CHECK STATUS
DEPARTMENT OF ENVIRONMENTAL HEALTH
COUNTY OF RIVERSIDE

APN Number: 350-031-002 Date: 12/5/05

Job Site Address: 28155 Montana

☒ Plans require *CORRECTIONS**

☐ Plans are *APPROVED* for Environmental Health Clearance pending any Building Department and TLMA conditions.

*Your plans are located at the office below

☒ Riverside
4080 Lemon Street, 2nd Floor
Riverside
(951) 955-8980

☐ Murrieta
39493 Los Alamos
Murrieta
(951) 600-6180

****
Riverside County LMS Reprinted: 05/13/05 12:04 Receipt
****
Receipt Number: T0506742 Amount: 89.76 05/13/05 12:03
Payment Method: CK Notation: 2169 Init: AM

Permit No: EHS052934 Type: ENVH-SEP SEWAGE DISPOSAL SYST
Parcel No: 350-031-001
Site Address: 28143 MONTANA ST

		Total Fees:	89.76
This Payment	89.76	Total ALL Pmts:	89.76
		Balance:	.00

****

Account Code	Description	Amount
100004200420722080	ENVH: SEWAGE SYSTEM FEES	88.00
202033100200772210	ENVH: LMS SURCHARGE FEES	1.76

EHS052934 BGR050265

RAM TILE T0506742/3 2169
42250A VIA DE LOS FIDEOS 951-695-6740
TEMECULA, CA 92590

16-49 242
1220
2420010764

DATE 5-11-05

PAY TO THE ORDER OF County of Riverside $1,102.60

One thousand one hundred Two dollars + 60/100 DOLLARS

Security Features Included. Details on Back.

UNION BANK OF CALIFORNIA
TEMECULA #242
26407 YNEZ ROAD, TEMECULA, CA 92591-4654
800 238 4486

MEMO

Carole McMasson MP

⑆122000496⑆ 2420010764⑈ 2169 ⑈0000110260⑈

NOTICE

COUNTY OF RIVERSIDE PLANNING SERVICES DIVISION

YOUR CORRECT HOUSE NUMBER IS 28143 Montana St.

PLEASE REMOVE YOUR PRESENT HOUSE NUMBER ——
AND DISPLAY YOUR CORRECT HOUSE NUMBER AT A POINT PLAINLY VISIBLE FROM THE ROAD IN NUMERALS NOT LESS THAN THREE INCHES IN HEIGHT.

The above correct house number was assigned on 5/13/05 to

Assessors Parcel No. 350-031-001

Legal Description Lot 363 of TR 02257

Delivered to Brandon Ross

In issuing this notice the Building Director is acting for the Board of Supervisors by virtue of the provisions of Ordinance No. 463 of the County of Riverside which provides that the official number is to be displayed within 30 days from the date of issuance of this notice.

Failure to comply with this notice is a violation of the provisions of above-mentioned ordinance.

For your convenience and to eliminate possible confusion you are required to immediately display your correct number, and to SHOW THIS CARD WHEN APPLYING FOR GAS, ELECTRICITY, WATER OR TELEPHONE SERVICE.

If further information is desired in this matter, address your communication to County Building Director, P.O. Box 1629 • 4080 Lemon Street • (909) 955-1800.

295-1053 (Rev 11/02) Customer—Pink; Office—Canary

COUNTY OF RIVERSIDE COMMUNITY HEALTH AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH

ASSESSOR'S PARCEL NUMBER 350-[illegible]

APPLICATION FOR WASTE WATER DISPOSAL APPROVAL

APPLICANT: Submit this form with four copies of a SCALED plot plan (1"=20' to 1"=40' SCALE) drawn to County specifications as indicated on the attached check list. A non-refundable filing fee is required when the application is submitted. Check must be made payable to the County of Riverside. Approval of this application shall remain valid for a period not to exceed one year from date of payment.

LMS # BGR 050765

SECTION A

Agent, Contractor, Contact Person	Address	City	State	Zip	Telephone
JOSEPH ROSS	25060 HANCOCK AVE.	MURR.	CA	92562	301-[illegible]

Owner	Address	City	State	Zip	Telephone
CAROLE MASSON	VIA DE LOS FIDEOS	TEM.	CA.	92590	695-5740

Job Property Address	City	Zip
28143 MONTANA ST	QUAIL VALLEY	

Lot Size	Water Agency/Well	Use of Permit, P/P, SUP, PUP, etc.	Legal Description	DBA
	EMWD	GRADING Dwelling, MH Site Prep., etc.	PAR 363 [illegible]	

Signature of Applicant [signature] Date 5/13/2005

SECTION B

FOR OFFICE USE ONLY

CHECK BOX IF REQUIRED
If any box is checked, this application shall be considered rejected until the information is provided and the fee paid. Resubmittals later than 90 days after date noted below may require repayment of fees.

- ☐ Holding Tank Agreements Completed
- ☐ Certification of Existing S.D. System Required
- ☐ WQCB Clearance Required (Attach for DOH-SAN-007, Santa Ana Region Only)
- ☐ Soils Percolation Report Required
- ☐ Special Feasibility Boring Report Required
- ☐ Rereview Required Initials_____ Date _____
- ☐ Detailed Contour Plot Plans Required (1 to 5 foot interval)
- ☐ Other _____
- ☐ Staff Specialist Lot Inspection Required
  Thomas Bros. Page_____ Grid_____
- ☐ Date Lot Inspection Completed:_____ Initials _____
  Remarks: _____
- ☐ Maintenance Booklet Provided
- ☐ Final Inspection by Department of Environmental Health is required. Please call 24 hours PRIOR to inspection.

SECTION C

C/42 / Soils Percolation Boring Report By_____ Lic/Project #_____ Date _____

Soils Map Page_____ Soil Type_____ Approved By_____ Date _____

No. of Systems	Type of System(s)	No. Dwelling Units Bedrooms, Fixture Units	(1) Septic Tank	Soil Rate	Grease/Sand Grease Intcp/Lint Trap
	☐ Holding Tank ☐ Replacement ☐ New ☐ Addition ☐ Existing ☐ Connect to Sewer		_____ Gal.		_____ Gal.

Sq. Ft. Bottom Area	Total Linear Ft.	Sidewall Allowance		Leach Bed sq. ft. of Bottom Area
		_____ft. rock/ _____ sq. ft. running ft. Inlet Tested Depth _____ ☐ N/A Proposed Bottom Tested Depth _____	Install_____Line(s)_____ft. long _____ ft. wide with min. _____ inches rock below drainlines or _____	

Leach lines/bed special design for slope:	(3) Pit Diameter	No. Pits	Pit Below Inlet (B1)	Seepage Pit Total Depth	Maximum Allowable Depth	Other:
Applicable _____ N/A_____Overburden Factor _____	☐ 5' ☐ 6'			TD _____		

Well Review Approved: _____ Date: _____ Well Drilling Permit# _____
SIGNATURE

Grading Plan Approved: [signature] Date: 5/13/05
SIGNATURE

Plan Check Only Approved: _____ Date: _____

REMARKS: _____

This application is **APPROVED/DENIED** for the category checked in SECTION B above, regarding the design of a disposal system as indicated [illegible]

****

Riverside County LMS Reprinted: 05/13/05 12:04 Receipt

****

Receipt Number: T0506742 Amount: 89.76 05/13/05 12:03
Payment Method: CK Notation: 2169 Init: AM

Permit No: EHS052934 Type: ENVH-SEP SEWAGE DISPOSAL SYST
Parcel No: 350-031-001
Site Address: 28143 MONTANA ST

		Total Fees:	89.76
This Payment	89.76	Total ALL Pmts:	89.76
		Balance:	.00

****

Account Code	Description	Amount
100004200420722080	ENVH: SEWAGE SYSTEM FEES	88.00
202033100200772210	ENVH: LMS SURCHARGE FEES	1.76

GRADING PERMIT Permit No: BGR050765 Parcel: 350-031-001

60. PRIOR TO GRADING PRMT ISSUANCE

B&S DEPARTMENT

60.B&S. 1 GP* - ENVIRONMENTAL MITIGATION INEFFECT

Prior to the issuance of a grading permit, an assessment of the site and/or a payment of a mitigation fee for an environmentally sensitive area is required. The requirements are indicated below:

Stephens Kangaroo Rat

[X] Mitigation fee
[ ] Assessment and/or Biological report

California Gnatcatcher Bird

[ ] Assessment and/or Biological report

Quino Checkerspot Butterfly

[ ] Assessment and/or Biological report

Coachella Valley Fringe-Toed Lizard

[ ] Mitigation fee

Other:_____

FIRE DEPARTMENT

60.FIRE. 2 GP* - IN HIGH FIRE AREA INEFFECT

Prior to issuance of this permit, clearance must be obtained from the Riverside County Fire Department.

GRADING PERMIT Permit No: BGR050765 Parcel: 350-031-001

60. PRIOR TO GRADING PRMT ISSUANCE

B&S DEPARTMENT

60.B&S. 1 GP* - ENVIRONMENTAL MITIGATION INEFFECT

Prior to the issuance of a grading permit, an assessment of the site and/or a payment of a mitigation fee for an environmentally sensitive area is required. The requirements are indicated below:

Stephens Kangaroo Rat

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[ ] Assessment and/or Biological report

California Gnatcatcher Bird

[ ] Assessment and/or Biological report

Quino Checkerspot Butterfly

[ ] Assessment and/or Biological report

Coachella Valley Fringe-Toed Lizard

[ ] Mitigation fee

Other:_____

FIRE DEPARTMENT

60.FIRE. 2 GP* - IN HIGH FIRE AREA INEFFECT

Prior to issuance of this permit, clearance must be obtained from the Riverside County Fire Department.

****
side County LMS Reprinted: 05/13/05 12:03 Receipt
****
ipt Number: T0506741 Amount: 89.76 05/13/05 12:02
nent Method: CK Notation: 2167 Init: AM

Permit No: EHS052935 Type: ENVH-SEP SEWAGE DISPOSAL SYST
Parcel No: 350-031-002
ite Address: 28155 MONTANA ST

		Total Fees:	89.76
s Payment	89.76	Total ALL Pmts:	89.76
		Balance:	.00

****

ount Code	Description	Amount
)04200420722080	ENVH: SEWAGE SYSTEM FEES	88.00
)33100200772210	ENVH: LMS SURCHARGE FEES	1.76

3052935

RAM TILE T0506740 / BGR050767 2167
42250A VIA DE LOS FIDEOS 951-695-6740
TEMECULA, CA 92590

16-49 242
1220
2420010764

DATE 5-11-05

County of Riverside $1,102.60
O THE ORDER OF
thousand One hundred two dollars + 60/100 DOLLARS

ON BANK OF CALIFORNIA
TEMECULA #242
26407 YNEZ ROAD, TEMECULA, CA 92591-4654
800 238 4486

Carole M. Masson MP

22000496 24200107641 2167 0000110260

NOTICE

TY OF RIVERSIDE PLANNING SERVICES DIVISION

t CORRECT HOUSE NUMBER IS 28155 Montana St

SE REMOVE YOUR PRESENT HOUSE NUMBER _____
DISPLAY YOUR CORRECT HOUSE NUMBER AT A POINT PLAINLY VISIBLE FROM
ROAD IN NUMERALS NOT LESS THAN THREE INCHES IN HEIGHT.

bove correct house number was assigned on 5/13/05 to

ors Parcel No. 350-031-002

Description Lot 362 of TR 02257

red to Brandon Ross

In issuing this notice the Building Director is acting for the Board of Supervisors by virtue provisions of Ordinance No. 463 of the County of Riverside which provides that the official er is to be displayed within 30 days from the date of issuance of this notice.

Failure to comply with this notice is a violation of the provisions of above-mentioned ance.

For your convenience and to eliminate possible confusion you are required to immediately ay your correct number, and to SHOW THIS CARD WHEN APPLYING FOR GAS, TRICITY, WATER OR TELEPHONE SERVICE.

If further information is desired in this matter, address your communication to County ing Director, P.O. Box 1629 • 4080 Lemon Street • (909) 955-1800.

3 (Rev 11/02) Customer—Pink; Office—Canary

GRADING PERMIT Permit No: BGR050767 Parcel: 350-031-002

60. PRIOR TO GRADING PRMT ISSUANCE

B&S DEPARTMENT

60.B&S. 1 GP* - ENVIRONMENTAL MITIGATION INEFFECT

Prior to the issuance of a grading permit, an assessment of the site and/or a payment of a mitigation fee for an environmentally sensitive area is required. The requirements are indicated below:

Stephens Kangaroo Rat

[X] Mitigation fee
[ ] Assessment and/or Biological report

California Gnatcatcher Bird

[ ] Assessment and/or Biological report

Quino Checkerspot Butterfly

[ ] Assessment and/or Biological report

Coachella Valley Fringe-Toed Lizard

[ ] Mitigation fee

Other:_____

FIRE DEPARTMENT

60.FIRE. 2 GP* - IN HIGH FIRE AREA INEFFECT

Prior to issuance of this permit, clearance must be obtained from the Riverside County Fire Department.

Riverside County LMS Reprinted: 05/13/05 12:03 Receipt

Receipt Number: T0506741 Amount: 89.76 05/13/05 12:02
Payment Method: CK Notation: 2167 Init: AM

Permit No: EHS052935 Type: ENVH-SEP SEWAGE DISPOSAL SYST
Parcel No: 350-031-002
Site Address: 28155 MONTANA ST

		Total Fees:	89.76
This Payment	89.76	Total ALL Pmts:	89.76
		Balance:	.00

Account Code	Description	Amount
100004200420722080	ENVH: SEWAGE SYSTEM FEES	88.00
202033100200772210	ENVH: LMS SURCHARGE FEES	1.76

iverside County LMS Reprinted: 05/13/05 12:02 Receipt

Receipt Number: T0506740 Amount: 1,012.86 05/13/05 12:02
Payment Method: CK Notation: 2167/.02 CASH Init: AM

Permit No: BGR050767 Type: GRADE GRADING PERMIT
Parcel No: 350-031-002
Site Address: 28155 MONTANA ST
Location: 2005 TG 837 D6

This Payment 1,012.86 Total Fees: 1,012.86
Total ALL Pmts: 1,012.86
Balance: .00

Account Code	Description	Amount
202033100200772210	BLDG LMS SURCHARGE FEES	19.86
202013100300201800	DEPOSIT BASED BLDG FEE	993.00

ATTACHMENT 6

March 25, 2016 – letter from Kurt V. Berchtold, Executive Officer
to Mr. Gregg Berge,
"Denial of the Proposed Use Of Onsite Septic Tank-Subsurface Disposal Systems
or Advanced Treatment Systems at Montana Street, Quail Valley Prohibition Area,
Riverside County, APN 350-031-001 and 350-031-002"

March 25, 2016

Gregg Berge
40735 Pocona Place
Murrieta, CA 92562
thebergegroup@verizon.net

DENIAL OF THE PROPOSED USE OF ONSITE SEPTIC TANK-SUBSURFACE DISPOSAL SYSTEMS OR ADVANCED TREATMENT SYSTEMS AT MONTANA STREET, QUAIL VALLEY PROHIBITION AREA, RIVERSIDE COUNTY, APN 350-031-001 AND 350-031-002

Dear Mr. Berge:

This is in response to your February 23, 2016 submittal of additional documents regarding the above referenced parcels. On January 4, 2016 and February 9, 2016, Board staff advised you in writing that Regional Board staff had allowed proposals for new septic systems in the Quail Valley Prohibition Area to proceed where those proposals received septic system approvals from Riverside County Department of Environmental Health prior to August 20, 2007, the effective date of the Prohibition. It appears that you intended your February 23, 2016 submittal to demonstrate approval prior to August 20, 2007 and you are therefore requesting approval to install either onsite septic tank-subsurface disposal systems or advanced treatment systems to serve proposed single-family homes on the two lots located on Montana Street in the Quail Valley area.

We have reviewed your February 23, 2016 submittal and note that it still does not include documentation that the Riverside County Department of Environmental Health approved the use of septic systems at the subject lots. The documents you provided dated December 5, 2005 and titled "Septic Plan Check Status" are checked "Plans require Corrections" for both lots. Therefore, we still do not have documentation which indicates there were any approvals issued for the use of septic systems at the Montana Street parcels. We again deny your request for use of onsite septic tank-subsurface disposal systems or advanced treatment systems for the subject lots.

As advised previously, you may appeal staff's determination in this matter to the Regional Board. You have previously requested Board review of staff's determination and we have scheduled this matter for the April 22, 2016 Board meeting. Additional information regarding that proceeding will be provided in separate correspondence. A

copy of the staff report as well as the agenda announcement will also be provided to you prior to that meeting.

If you have any questions, you may contact me at via email at kurt.berchtold@waterboards.ca.gov.

Sincerely,

Kurt V. Berchtold
Executive Officer

cc: State Water Resources Control Board, Office of the Chief Counsel – David Rice
Riverside County Environmental Health – Matt Riha