

OWNER/APPLICANT

LYNETTE PASLEY
2190 ST LAWRENCE STREET
RIVERSIDE, CA 92504
TEL: (951) 335-2616

ENGINEER

adkan
ENGINEERS
6879 AIRPORT DRIVE
RIVERSIDE, CA 92504
TEL: (951) 688-0241
FAX: (951) 688-0589
CONTACT: MICHAEL BRENECKE

ASSESSORS PARCEL NUMBERS

237-130-023

ZONING/LAND USE

EXISTING ZONING: RA-5/WC
PROPOSED ZONING: RA-5/WC
EXISTING LANDUSE: AGRICULTURAL/RURAL RESIDENTIAL/OPEN SPACE
PROPOSED LANDUSE: AGRICULTURAL/RURAL RESIDENTIAL/OPEN SPACE

PROJECT AREA

NET AREA: 202,990 SF = 4.66 AC
AREA OF EX SINGLE FAMILY RESIDENCE: 8,477 SF = 0.19 AC
AREA OF EX GARAGE: 3,210 SF = 0.07 AC
AREA OF NEW ACCESSORY STRUCTURE: 15,310 SF = 0.35 AC
LOT COVERAGE OF SETBACK: 3,231 SF = 9.25%

UTILITY PURVEYORS

WATER: RIVERSIDE PUBLIC UTILITIES (951) 782-0330
SEWER: RIVERSIDE PUBLIC UTILITIES (951) 782-0330
ELECTRIC: RIVERSIDE PUBLIC UTILITIES (951) 782-0330
GAS: SOUTHERN CALIFORNIA GAS COMPANY (800) 427-2200
SCHOOL DISTRICT: RIVERSIDE UNIFIED SCHOOL DISTRICT (951) 788-7135
TELEPHONE: CHARTER (877) 906-9121
CABLE: CHARTER (877) 906-9121

BENCHMARK

FS+12
P.X. NAIL AND CITY ENGINEER TAG IN CULVERT HEADWALL AT THE SOUTHEAST CORNER OF JEFFERSON STREET AND DUFFERIN AVENUE EASTERLY.
ELEVATION: 979.039 NAVD 1988

BASIS OF BEARING

THE CENTERLINE OF ST. LAWRENCE STREET PLACE BEING NORTH 27.341° WEST PER PARCEL MAP NO. 20264 FILED IN BOOK 132 OF PARCEL MAPS, AT PAGES 16 AND 17, RECORDS OF RIVERSIDE COUNTY, WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

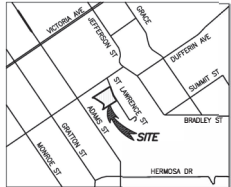
NEW CONSTRUCTION OCCUPANCY CLASSIFICATION

TOOL SHED (165 SF): GROUP U
TACK SHED (207 SF): GROUP U
SHED (340 SF): GROUP U
PIPE CORRAL (3,744 SF): GROUP U
PIPE CORRAL (3,242 SF): GROUP U
HORSE BARN (1,887 SF): GROUP U
PIPE CORRAL (2,210 SF): GROUP U
WASH PEN (896 SF): GROUP U
STORAGE BARN (2,412 SF): GROUP U

LEGEND

BRA BIOLOGICAL RESOURCES ASSESSMENT
C&G CENTER LINE
C&G CURB & GUTTER
ELEV ELEVATION
FG FINISH GROUND
FL FLOWLINE
EX EXISTING
PE PROPOSED
PROP RIGHT OF WAY
R/W RIGHT OF WAY
RET RETAINING
TYP TYPICAL

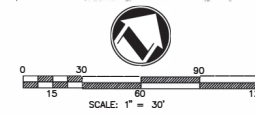
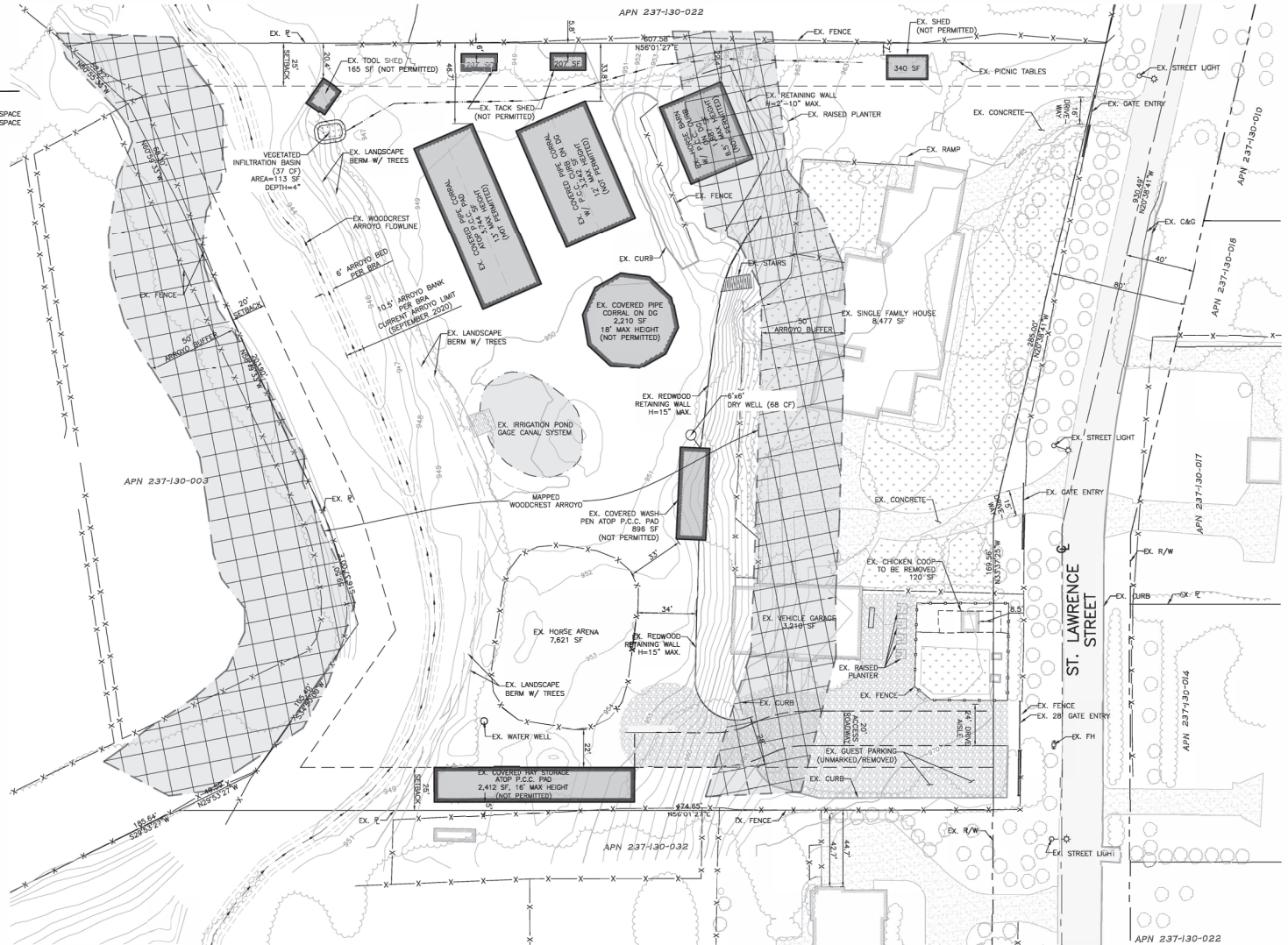
EXIST. CURB & GUTTER
LOT LINE
RIGHT OF WAY
CENTERLINE
CHAINLINK FENCE
TUBULAR STEEL FENCE
FLOWLINE
SETBACK
ARROYO BUFFER
EX ASPHALT
EX CONCRETE
EX GRAVEL ROAD



IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

CIVIL SITE PLAN

APN 237-130-022



PLACED BY
adkan
ENGINEERS
Civil Engineering • Surveying • Planning
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July 24, 2025

City of Riverside

3900 Main St, 3rd Floor
Riverside, CA 92522

Re: Accessory Structure in Water Course (WC) Overlay Zone-Pony Hayvin Ranch

**Subject: 2190 ST. LAWRENCE STREET-PLANNING CASE PR-2021-001174 (CONDITIONAL USE PERMIT
AND GRADING EXCEPTION)**

To Whom it May Concern:

Adkan Engineers has evaluated the placement of 10 unpermitted accessory structures located within a Watercourse Overlay Zone at the subject property referenced above. Per the City of Riverside Zoning Ordinance Table 19.230.020, Accessory Structures are permitted within the Water Course Overlay Zone, subject to specific criteria, if they meet the underlying zoning with the granting of a Conditional Use Permit.

The specific criteria that must be met is that the structures must not significantly affect the carrying capacity of the particular floodway, subject to the City Engineer. The Structures lie with the Woodcrest Arroyo, which is located within the FEMA-designated Special Flood Hazard Area (SFHA), Zone AE. These accessory structures are intended for agricultural use and include: (1) Horse Barn, (1) hay storage barn, (3) covered pipe corrals, (1) horse wash pen, and (4) storage/ tack sheds

The slab elevation of the structures varies, ranging from at or above the base flood elevation to 9 feet below the Base Flood Elevation (BFE). The base flood Elevation ranges across the property from 956 to of 958 feet, the horse barn is at the base flood elevation and therefore does not impact the carrying capacity of the floodway. The 350 square foot shed is above the base flood elevation and therefore does not impact the carrying capacity of the floodway. The wash pen and the one of the 3,242 square foot pipe corals are fully open on all 4 sides and therefore have no impact to the carrying capacity of the floodway.

The sheds each provide under 160 s.f. of surface area perpendicular to the direction of flow. The sheds would result in less than a foot of rise in the flood plain and therefore not have a significant impact on the carrying capacity of the floodplain.

The hay storage barn has a surface area equal to approximately half of the flood plain cross-sectional area. This structure should either be removed or it's walls should be taken down so that it is open in nature, similar to the other structures above.

The 3,744 square foot pipe corral has lower panels on all sides. The panels on both ends are perpendicular to the direction of flow and should be removed. The panels on the long side are parallel to the path of flow and would not have any impact on the carrying capacity of the drainage and can remain. The circular pipe corral has bamboo lower panels. If possible, these lower panels may be removed so there is no obstruction to water flow, if not, the whole structure shall be removed.

Should you have any questions regarding this letter please do not hesitate to contact me at Mbrendecke@adkan.com or 951-688-0241.

Sincerely,

adkan
ENGINEERS

Michael Brendecke, P.E., P.L.S.
Senior Project Manager

