



PLANNING DIRECTOR'S HEARING

Ron Goldman, Planning Director

(DRAFTED 7/20/10) Final 7/20 /10

1:30 p.m.

AUGUST 9, 2010

AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING
4080 LEMON STREET
12TH FLOOR CONFERENCE ROOM A
RIVERSIDE, CALIFORNIA 92501

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

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

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Desiree Bowie at (951) 955-0222 or E-mail at dbowie@rctlma.org. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 CONSENT CALENDAR:

1.1 **NONE**

2.0 ITEMS THAT STAFF RECOMMENDS BE CONTINUED WITHOUT DISCUSSION: 1:30 p.m. or as soon as possible thereafter.

2.1 **NONE**

3.0 PUBLIC HEARING ITEMS THAT STAFF RECOMMENDS APPROVAL UNDER ONE MOTION UNLESS THE PLANNING DIRECTOR OR MEMBER OF THE PUBLIC DESIRES TO DISCUSS THE MATTER: 1:30 p.m. or as soon as possible thereafter.

3.1 **PLOT PLAN NO. 24431** – Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West – Engineer/Representative: Barbara Saito - First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Scottsdale Road, Southerly of Seven Springs Way, Easterly of Pinecone Lane, and westerly of Alder Street, more specifically 18727 Pinecone Lane, Riverside, CA – 3.2 Acres - Zoning: Residential Agricultural – 2 ½ Acres Minimum (R-A-2 ½) - **REQUEST:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 50' high pine tree (55' with foliage) with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live pine trees are also proposed to be planted in the project area. - APN: 285-440-022. Project Planner, Damaris Abraham at 951-955-5719 or e-mail dabraham@rctlma.org, (Quasi-judicial)

Staff Recommendation: **APPROVAL**

ACTION: A ___ C ___ D ___

3.2 **PLOT PLAN NO. 24622** – CEQA Exempt – Applicant: Kathy & Dwight Goddard – Owner: Kathy & Dwight

Goddard – First Supervisorial District – Woodcrest District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential (1 Acre Minimum) (RC-VLDR) - Located Northerly of Rolling Creek Way, southerly of Nardena, easterly of Washington – 1.11 Acres – Zoning: Residential Agricultural (R-A-1) (1 Acre Minimum) – REQUEST: The Plot Plan is to construct an 288 square foot detached patio cover 1.11 acres, associated with a 3,792 square foot Residence and 1,296 square foot Barn located at 17731 Glen Hollow Way in Riverside, CA. APN: 273-621-021. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

Staff Recommendation: **APPROVAL**

ACTION: A ___ C ___ D ___

- 3.3 **PLOT PLAN NO. 24571**– CEQA Exempt – Applicant: Wilfredo Ventura – Owner: Omar Urizar – First Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Rural Mountainous (10 Acres Minimum) - Located Northerly of Corte Kastari, southerly of Valle Vista, westerly of Avenida La Cresta – 5.09 Acres – Zoning: Residential Agricultural (R-A-5) (5 Acres Minimum) – REQUEST: The Plot Plan is to construct a 1,750 square foot Horse Barn with 1,625 square foot porch on 5.09 acres, associated with a 3,685 square foot residence located at 35977 Avenida La Cresta in Murrieta, CA. APN: 930-140-001. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

Staff Recommendation: **APPROVAL**

ACTION: A ___ C ___ D ___

- 3.4 **PLOT PLAN NO. 24557** – CEQA Exempt – Applicant: Craig Deardorff – Owner: Cyndi and Jeffrey Gorrsky – Third Supervisorial District – Bautista Area – San Jacinto Valley Area Plan – Agricultural: Agricultural (10 Acres Minimum) (AG) - Located Southerly of Johnson Avenue, northerly of Stetson Avenue, easterly of Pleasant Street, westerly of Fairview – 4.75 Acres – Zoning: Light Agricultural (A-1-10) (10 Acres Minimum) – REQUEST: The Plot Plan is to permit an unpermitted 200 square foot workshop and construct an 4,800 square foot detached metal Tractor Barn on 4.75 acres, associated with a 1,361 square foot residence located at 43178 Stetson Avenue in Hemet, CA. 92544 – APN: 552-200-020. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

Staff Recommendation: **APPROVAL**

ACTION: A ___ C ___ D ___

- 3.5 **PLOT PLAN NO. 24598** – CEQA Exempt – Applicant: Robert Deville – Owner: – Robert Deville - Third Supervisorial District – Garner Valley District – REMAP Area Plan – Rural: Rural Mountainous (10 Acres Minimum) - Located Northerly of Devils Ladder Road, easterly of Tool Box Spring Road – 4.62 Acres – Zoning: Residential Agricultural (R-A-5) – REQUEST: The Plot Plan is to construct an 2,400 square foot detached RV storage garage on 4.67 acres, associated with the 1,501 square foot residence located at 61380 Devils Ladder Road in Mountain Center, CA. APN: 577-370-006. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

Staff Recommendation: **APPROVAL**

ACTION: A ___ C ___ D ___

- 3.6 **PLOT PLAN NO. 24600** – CEQA Exempt – Applicant: Glenn Schmidt – Owner: Caryn Saverino - Fifth Supervisorial District – Cherry Valley District – The Pass Area Plan – Rural: Rural Mountainous (10 Acres Minimum) - Located Northerly of Cherry Valley Boulevard, southerly of Wildwood Canyon Road, westerly of Glen Road– 6.11 Acres – Zoning: Residential Agricultural (R-A-5) (5 Acres Minimum) – REQUEST: The

Plot Plan is to construct an 960 square foot detached garage and 130 square foot gazebo on 6.11 acres, associated with the 6,263 square foot residence located at 39455 Hidden Heights Drive in Yucaipa, CA. APN: 401-302-013. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

Staff Recommendation: **APPROVAL**

ACTION: A ___ C ___ D ___

- 3.7 **PLOT PLAN NO. 24555** – CEQA Exempt – Applicant: Richard Pleiman – Owner: Richard Pleiman – Fifth Supervisorial District – Cherry Valley District – The Pass Area Plan – Rural Community: Very Low Density Residential (1 Acre Minimum) - Located Northerly of Orchard Street, southerly of Erlinda Court, easterly of Newberry, westerly of Rancho Drive – 1.01 Acres – Zoning: Residential Agricultural (R-A-1) (1 Acre Minimum) – REQUEST: The Plot Plan is to construct a 900 square foot detached garage on 1.01 acre, associated with a 1,794 square foot residence located at 9590 Mountain View Drive in Beaumont, CA. APN: 401-100-054. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

Staff Recommendation: **APPROVAL**

ACTION: A ___ C ___ D ___

- 3.8 **PLOT PLAN NO. 24603** – CEQA Exempt – Applicant: Mark Seder – Owner: Mark Seder – Fifth Supervisorial District – Hemet/San Jacinto District – Lake View/Nuevo Area Plan – Rural: Rural Mountainous (10 Acres Minimum) and Rural Residential (5 Acres Minimum) - Located Southerly of Cialek Lane, northerly of Piper, easterly of Wybenga, westerly of Shield Lane – 9.53 Acres – Zoning: Residential Agricultural (R-A-5) (5 Acre Minimum) – REQUEST: The Plot Plan is to construct a 1,200 square foot detached metal garage on 9.53 acres, associated with the 2,624 square foot residence located at 22626 Wybenga Lane in Nuevo, CA. APN: 429-120-031. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

Staff Recommendation: **APPROVAL**

ACTION: A ___ C ___ D ___

4.0 PUBLIC COMMENTS:

Agenda Item No.: 3.1
Area Plan: Lake Mathews/Woodcrest
Zoning District: Cajalco
Supervisorial District: First
Project Planner: Damaris Abraham
Director's Hearing: August 9, 2010

Plot Plan No. 24431
EA Number: 42274
Applicant: T-Mobile West
Engineer/Representative: Barbara Saito

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 50' high pine tree (55' with foliage) with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live pine trees are also proposed to be planted in the project area.

The project is located in the Lake Mathews/Woodcrest Area Plan, northerly of Scottsdale Road, southerly of Seven Springs Way, easterly of Pinecone Lane, and westerly of Alder Street, more specifically 18727 Pinecone Lane, Riverside, CA.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) |
| 2. Surrounding General Plan Land Use: | Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north, south, east, and west |
| 3. Existing Zoning: | Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) |
| 4. Surrounding Zoning: | Residential Agricultural – 1 Acre Minimum (R-A-1) to the north, south, east and west |
| 5. Existing Land Use: | Water tank |
| 6. Surrounding Land Use: | Single family residences to the north, south, east and west |
| 7. Project Data: | Total Acreage: 3.2 Acres
Lease Area: 860 Square Feet |
| 8. Environmental Concerns: | See Attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42274**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

APPROVAL of **PLOT PLAN NO. 24431**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

W

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The 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 Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
2. The proposed use, a wireless telecommunication facility disguised as a 50 foot high pine tree (55' with foliage), is permitted use in the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) land use designation.
3. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north, south, east, and west.
4. The zoning for the subject site is Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2).
5. The proposed use, a wireless telecommunication facility disguised as a 50 foot high pine tree (55' with foliage) is a permitted use, subject to approval of a plot plan in the Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) zone.
6. The proposed use, a wireless telecommunication facility disguised as a 50 foot high pine tree (55' with foliage), is consistent with the development standards set forth in the Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) zone.
7. The project site is surrounded by properties which are zoned Residential Agricultural – 1 Acre Minimum (R-A-1) to the north, south, east and west.
8. The project is not located within Criteria Area of the Multi-Species Habitat Conservation Plan.
9. Environmental Assessment No. 42274 identified the following potentially significant impacts:

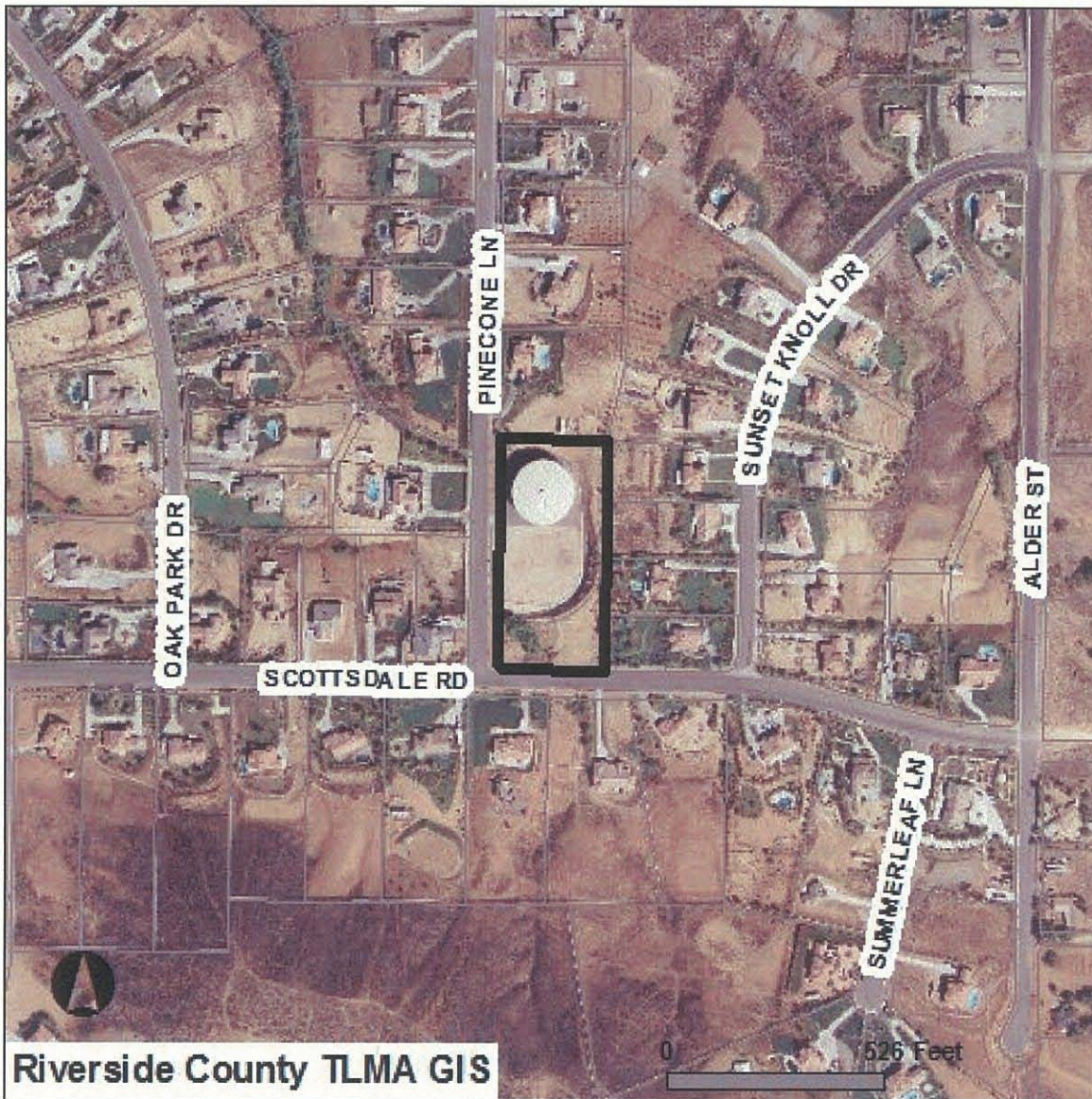
a) Aesthetics

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

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 Flood Zone.
 - b. A Fault Zone
 - c. A High Fire area.
 - d. An Airport Influence Area.
 - e. A County Service Area.
 - f. A Subsidence Area.
 - g. A Liquefaction Area.
3. The project site is located within:
 - a. The City of Riverside Sphere of Influence.
 - b. The Stephens Kangaroo Rat Fee Area.
 - c. The Boundaries of the Riverside Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 285-440-022.
5. This project was filed with the Planning Department on 02/2/2010.
6. This project was reviewed by the Land Development Committee one time on the following date 03/04/10
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$11,629.18.



RIVERSIDE COUNTY GIS




Riverside County TLMA GIS

Selected parcel(s):
285-440-022

LEGEND

-  SELECTED PARCEL
-  CITY

 INTERSTATES

 HIGHWAYS

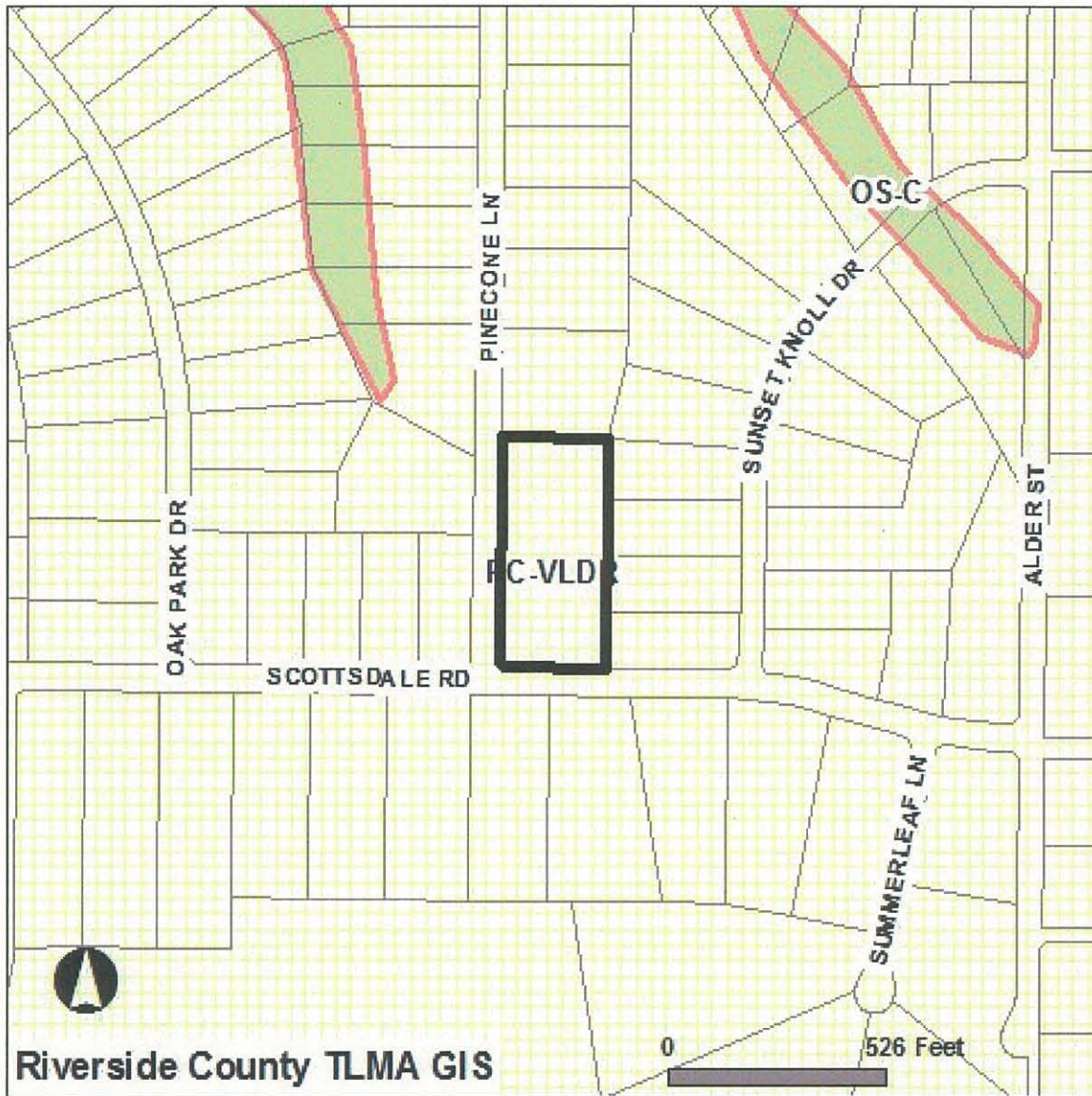
 PARCELS

IMPORTANT

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

REPORT PRINTED ON...Thu Apr 29 11:32:36 2010

RIVERSIDE COUNTY GIS



Selected parcel(s):
285-440-022

LAND USE

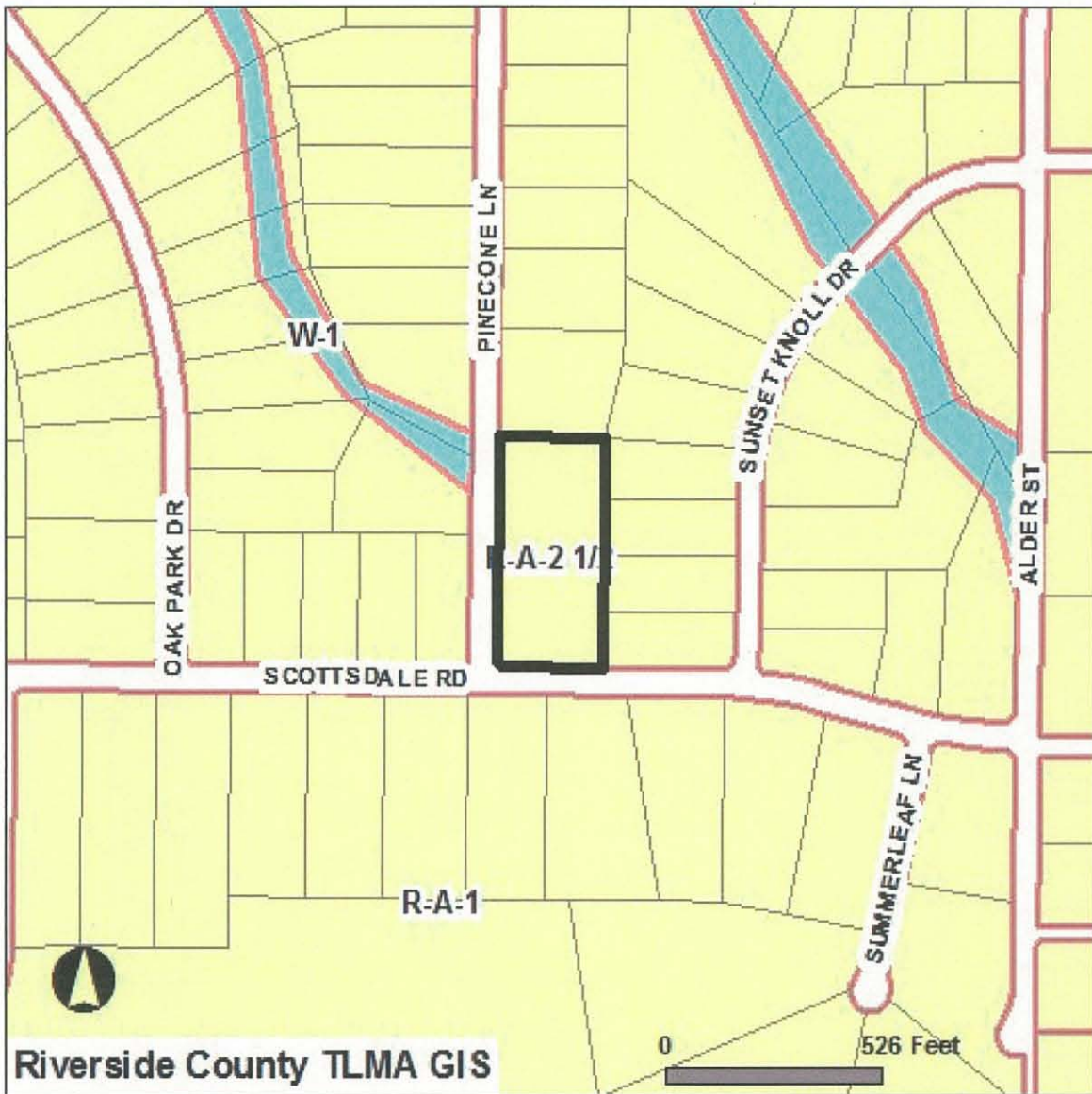
- SELECTED PARCEL
- PARCELS
- N INTERSTATES
- OS-C - CONSERVATION
- N HIGHWAYS
- CITY
- RC-VLDR - RURAL
COMMUNITY - VERY LOW
DENSITY RESIDENTIAL

IMPORTANT

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RIVERSIDE COUNTY GIS







Riverside County TLMA GIS

Selected parcel(s):
285-440-022

ZONING

 SELECTED PARCEL
 PARCELS

 INTERSTATES
 ZONING BOUNDARY

 HIGHWAYS
 R-A-1, R-A-2 1/2

 CITY
 W-1

IMPORTANT

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

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IE24889A - ROOSEVELT
18727 PINECONE LANE RIVERSIDE, CA 92504

AVILA INC

VIEW FROM ROW



Photo simulations based on available plans and client project data, and is intended to be a realistic representation of the proposed project. The final constructed site may vary.



IE24889A - ROOSEVELT
18727 PINECONE LANE RIVERSIDE, CA 92504

AVILA INC

VIEW FROM WEST ON SCOTTSDALE

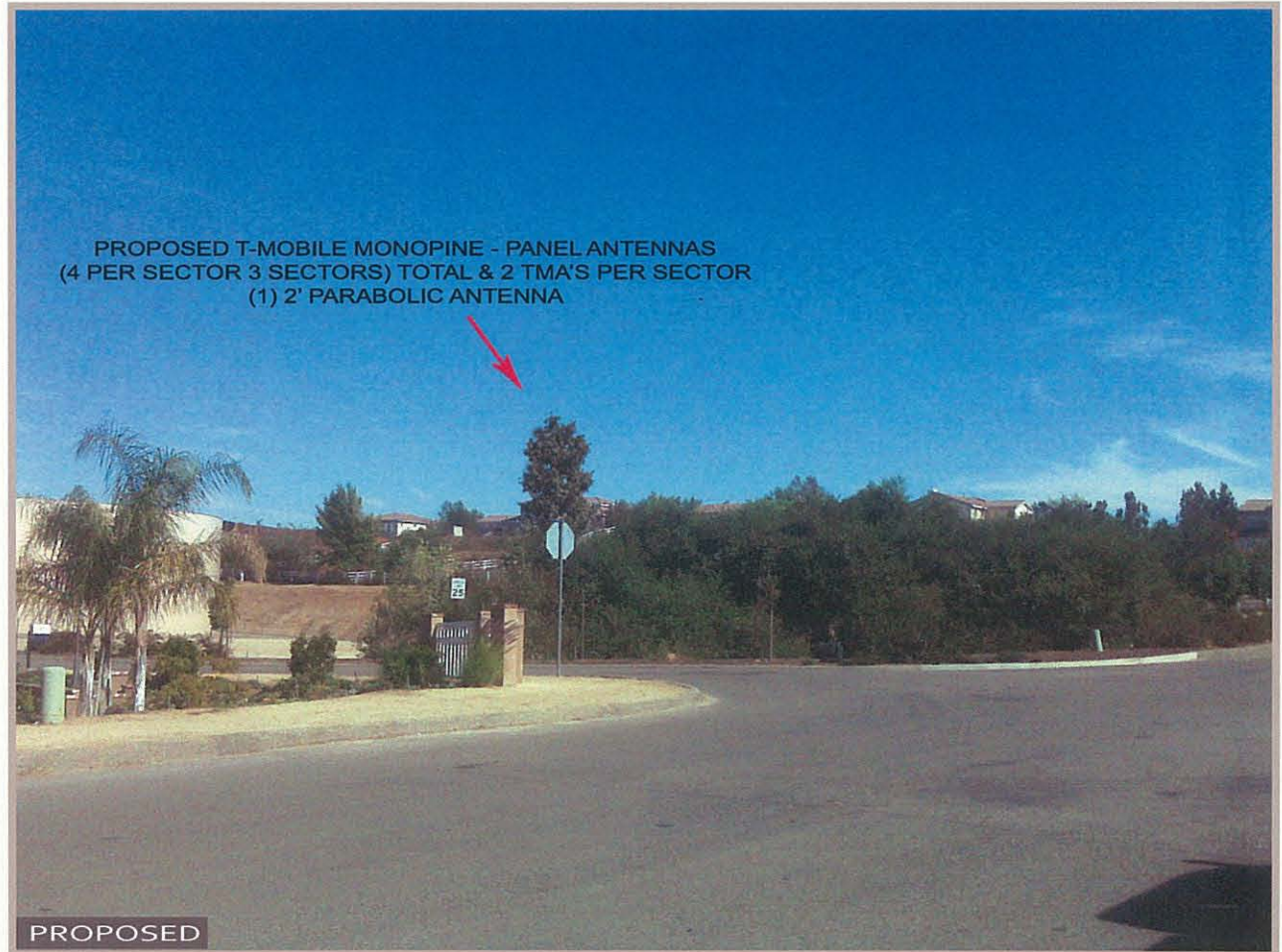


Photo simulations based on available plans and client project data, and is intended to be a realistic representation of the proposed project. The final constructed site may vary.

T-Mobile®

T-Mobile®
Stick Together™
3337 E. DASHI RD., SUITE 200
DANA POINT, CA 92629

EDG
CONNELL DESIGN GROUP, LLC
CONSULTING ENGINEERS
4415 MACARTHUR BLVD., SUITE 200
DANA POINT, CA 92629
PH: (949) 799-7949
FAX: (949) 799-7949
CDS#: 09-6817

AVILA INC.
6254 AVILA RD.
YUCCA VALLEY, CA 92284
(760) 228-1656

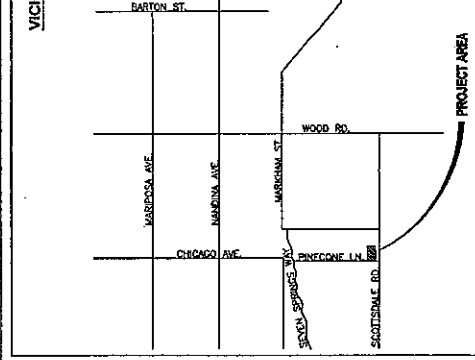
NO.	DATE	DESCRIPTION	BY
1	11/11/09	90% ZD'S	ESK
2	11/19/09	100% ZD'S	ESK
3	03/31/10	ADD LANDSCAPE	JPC
4	04/29/10	UPDATE MONOPINE HEIGHT	JPC
5	06/16/10	100% ZD'S	JPC

ROOSEVELT WT
IE24889A
18227 PINOCCHIO LANE
RIVERSIDE, CA 92504

TITLE SHEET

T-1

SITE NUMBER: IE24889A **CITY: RIVERSIDE**
SITE NAME: ROOSEVELT WT **COUNTY: RIVERSIDE**
SITE TYPE: RAWLAND **JURISDICTION: CITY OF RIVERSIDE**



SHEET INDEX:

SHEET NUMBER	DESCRIPTION
T-1	TITLE SHEET
L-1	TOPOGRAPHIC SURVEY
L-2	ENGINEERING SURVEY
A-1	ENLARGED SITE PLAN
A-2	ARCHITECTURAL ELEVATIONS
A-3	ARCHITECTURAL ELEVATIONS
A-4	ARCHITECTURAL ELEVATIONS
L-1	IRRIGATION PLAN AND NOTES
L-2	LANDSCAPE DETAILS
L-3	PLANTING PLAN AND NOTES

APPROVALS:

LANDLORD	PRINT NAME	SIGNATURE	DATE
PRECORP. MGR			
DEVELOP. MGR			
CONST. MGR			
AGE MGR			
ZONING MGR			
RF ENGINEER			
OPERATIONS			
SAC REP.			
UTILITIES			

PROJECT SUMMARY:

SITE ADDRESS: 18227 PINOCCHIO LANE, RIVERSIDE, CA 92504

PROPERTY OWNER: WESTERN MUNICIPAL WATER DISTRICT, 2250 WEST 10TH AVE., RIVERSIDE, CA 92506, PHONE: (949) 788-3000

APPLICANT: T-MOBILE WEST CORPORATION, 2250 WEST 10TH AVE., SUITE 200, RIVERSIDE, CA 92506, PHONE: (949) 788-3000

ZONING JURISDICTION: UNDA PAUL, BERT VEGA, JENNIFER CORNEY (949) 331-7244

PROJECT DESCRIPTION: INSTALLATION OF A CELL EQUIPMENT ENCLOSEURE WITH TOWERS COVER AND EQUIPMENT CABINETS.

INSTALLATION OF A 65'-0" TALL MONOPINE WITH ANTENNAS AND ONE OPS ANTENNA AT EQUIPMENT AREA

COAX RUNS FROM EQUIPMENT TO ANTENNAS

200A ELECTRICAL & TELLER SERVICE TO EQUIPMENT

BUILDING SUMMARY: 6 TELEPHONE EXCHANGES

OCCUPANCY CLASSIFICATION: B-2-A-2 1/2 RESIDENTIAL

ZONING: R-2-A-2 1/2 RESIDENTIAL

TOTAL GROSS AREA: 560 SQ. FT.

ADDRESS/PERMITS NUMBER: 285-440-022

CONSULTING TEAM:

SAC/ZONING/PERMITTING: ARCHITECTURAL & ENGINEERING, CONNELL DESIGN GROUP, LLC, 4805 MARSHALL COURT, STE 480, NEWPORT BEACH, CA 92660, PHONE: (949) 308-4450

ELECTRICAL ENGINEER: FLOTO SURVEYING, INC., 2533 Wagon Wheel Rd., (951) 739-7949 phone/fax, (951) 679-2061 cell, (951) 679-2061 fax, email: dfloto@flotosurveying.com

TELECOM. UTILITY CONTACT INFO: JERRY CHAMBERLAIN FLOOR, 3225 ROCKY HILL LN, PALMDALE, CA 91367, (909) 520-5881

SECTOR **AZIMUTH** **CENTERLINE** **# OF ANTENNAS** **ANTENNA MODEL #** **# OF COAX LINES** **COAX DIAMETER** **COAX LENGTH**

A	337	47'-10"	4	THURCO-0015-12M	0	7/8"	100' ±
B	187	47'-10"	4	THURCO-0015-12M	0	7/8"	100' ±
C	237	47'-10"	4	THURCO-0015-12M	0	7/8"	100' ±
N/A	N/A	N/A	1	GPS	1	1/2"	100' ±

NOTES: DIRECTIONS FROM T-MOBILE OFFICE: Issued E CORNER OF S. TURN RIGHT onto E CORNER OF S. TURN LEFT onto E CORNER OF S. TURN LEFT onto N HAVEN AVE. Merge onto I-10 S toward SAN DIEGO. Merge onto I-15 S toward SAN DIEGO. Merge onto I-805 E toward RIVERSIDE. Turn the left toward WOOD SPRING/STIMMONS AVE. Turn RIGHT onto MESSINA AVE. Turn RIGHT onto SCOTTSDALE RD. Turn RIGHT to stay on HARTLEY JOHN RD. Turn RIGHT to stay on HARTLEY JOHN RD. Turn LEFT onto SCOTTSDALE RD. Turn LEFT onto PINOCCHIO LN. 18227 PINOCCHIO LN. is on the LEFT.

APPLICABLE CODES: BUILDING CODE CALIFORNIA BUILDING CODE 2007 ALL WORK IS TO COMPLY WITH THE 2007 CALIFORNIA BUILDING CODE (CBC) DIVISION 22-1985-F LIFE SAFETY CODE NFPA-101, 607 COMMERCIAL BUILDING GROUPINGS FOR TELECOMMUNICATIONS ASG - CONSTRUCTION MANUAL, 9TH EDITION OR LATER.

T-Mobile
Stick Together[®]

3577 E. QUINCY RD., SUITE 200
DULLES, VA 20146



CONNELL DESIGN GROUP, LLC
CONSULTING ARCHITECTS
488 JACOBSON DRIVE, SUITE 200
MOUNTAIN VIEW, CA 94039
CDD#: 03-6817

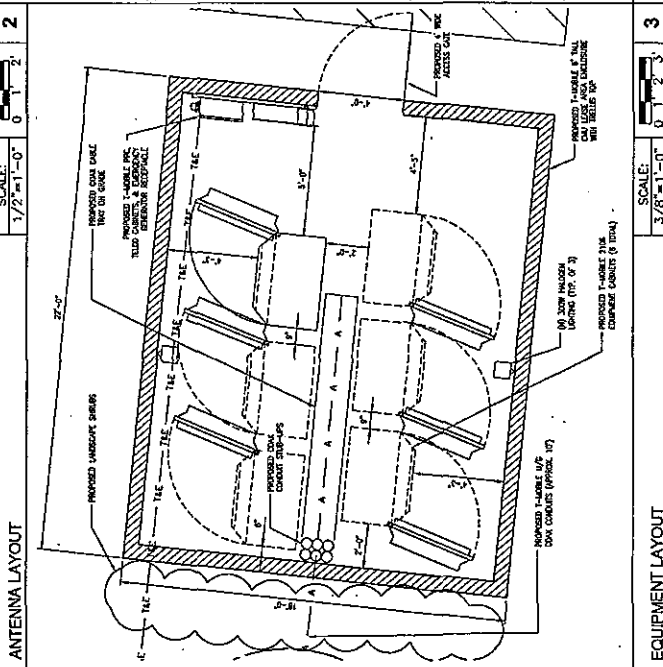
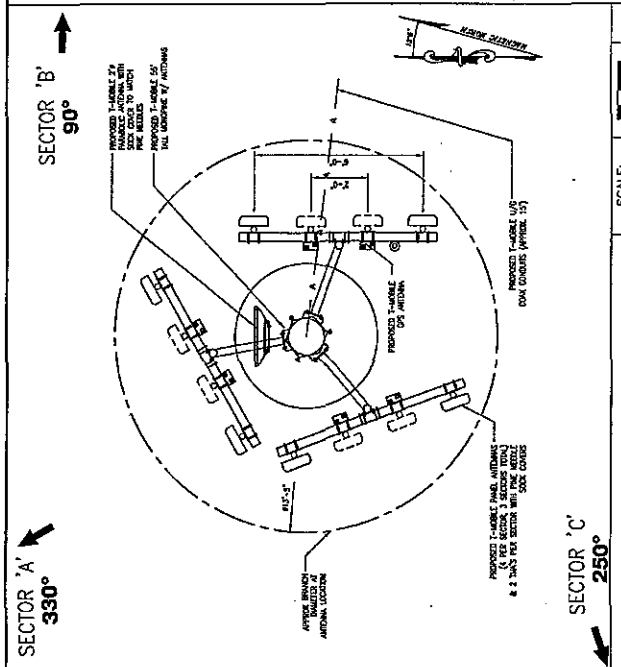
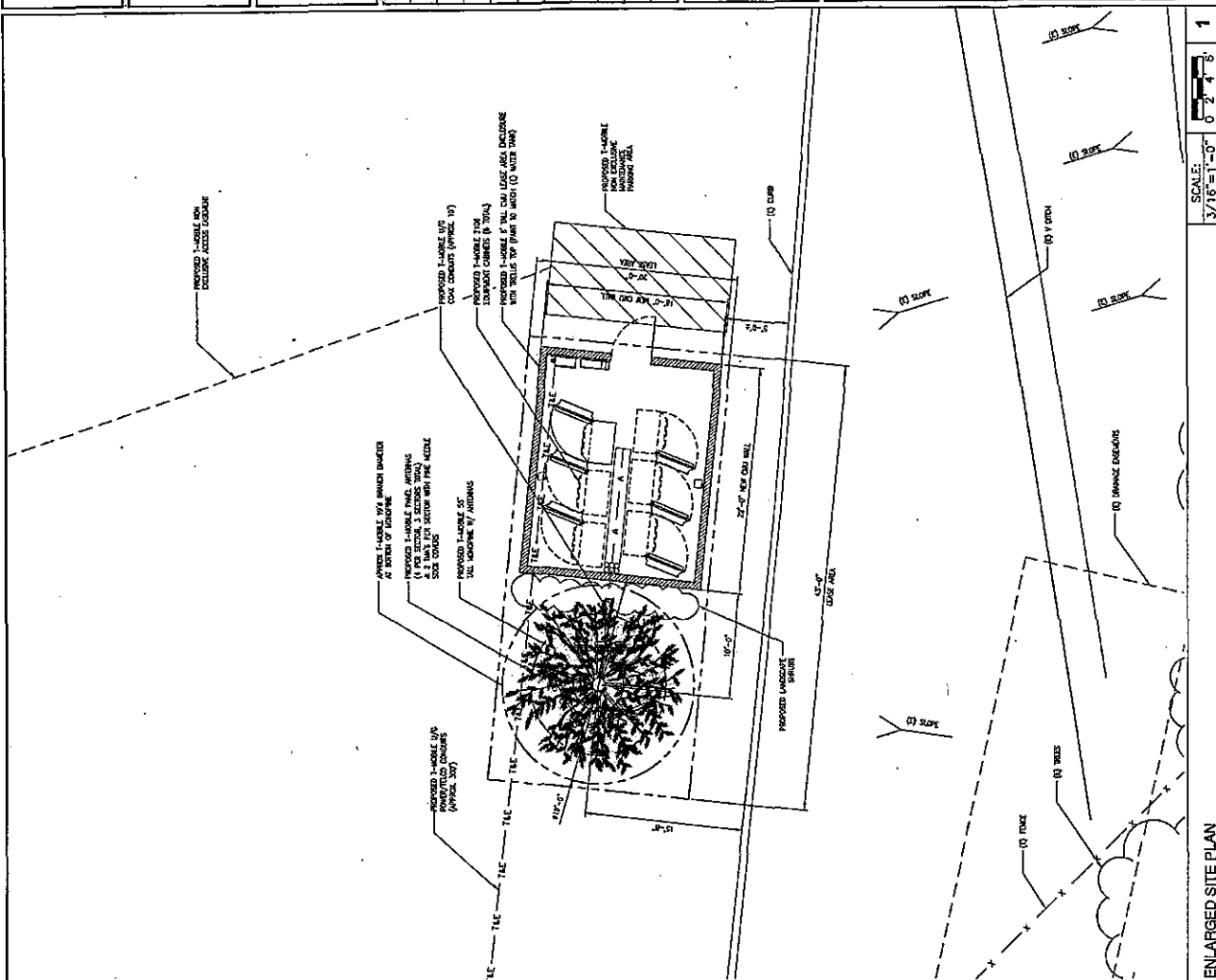
AVILA INC.
6254 Avila Rd.
Yucca Valley, CA 92284
(760) 228-1556

NO.	DATE	DESCRIPTION	BY
1	11/11/09	90X ZD'S	ESK
2	11/18/09	100X ZD'S	ESK
3	03/31/10	ADD LANDSCAPE	JPC
4	04/29/10	LANDSCAPE MONITORING HEIGHT	JPC
5	06/16/10	100X ZD'S	JPC

SITE INFORMATION:
ROOSEVELT WT
IE24889A
18727 PINECONE LANE
RIVERSIDE, CA 92504

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
A-2



1	SCALE: 3/16" = 1'-0"	ENLARGED SITE PLAN
2	SCALE: 1/2" = 1'-0"	ANTENNA LAYOUT
3	SCALE: 3/8" = 1'-0"	EQUIPMENT LAYOUT

NO.	DATE	DESCRIPTION	BY:
1	11/11/09	90% ZD'S	ESK
2	11/18/09	100% ZD'S	ESK
3	03/31/10	ADD LANDSCAPE	JPC
4	04/29/10	UPGRADE LANDSCAPE HEIGHT	JPC
5	06/15/10	100% ZD'S	JPC

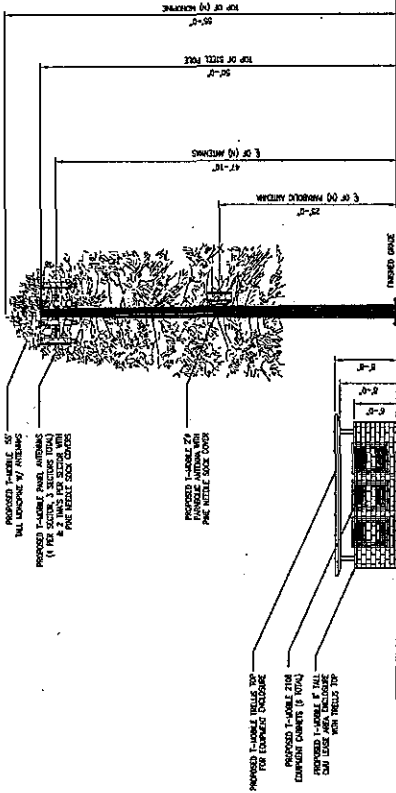
SITE INFORMATION:
ROOSEVELT WT
IE24889A
18727 PINECONE LANE
RIVERSIDE, CA 92506

SEAL

SHEET TITLE:
ARCHITECTURAL ELEVATIONS

SHEET NUMBER:
A-3

THIS PROPOSED ARCHITECTURE IS AN ARTIST'S REPRESENTATION OF A TREE AND NOT TO BE CONSIDERED A CONTRACT DOCUMENT. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE AN ARTIST'S REPRESENTATION OF A TREE AND NOT TO BE CONSIDERED A CONTRACT DOCUMENT. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE AN ARTIST'S REPRESENTATION OF A TREE AND NOT TO BE CONSIDERED A CONTRACT DOCUMENT. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE AN ARTIST'S REPRESENTATION OF A TREE AND NOT TO BE CONSIDERED A CONTRACT DOCUMENT.

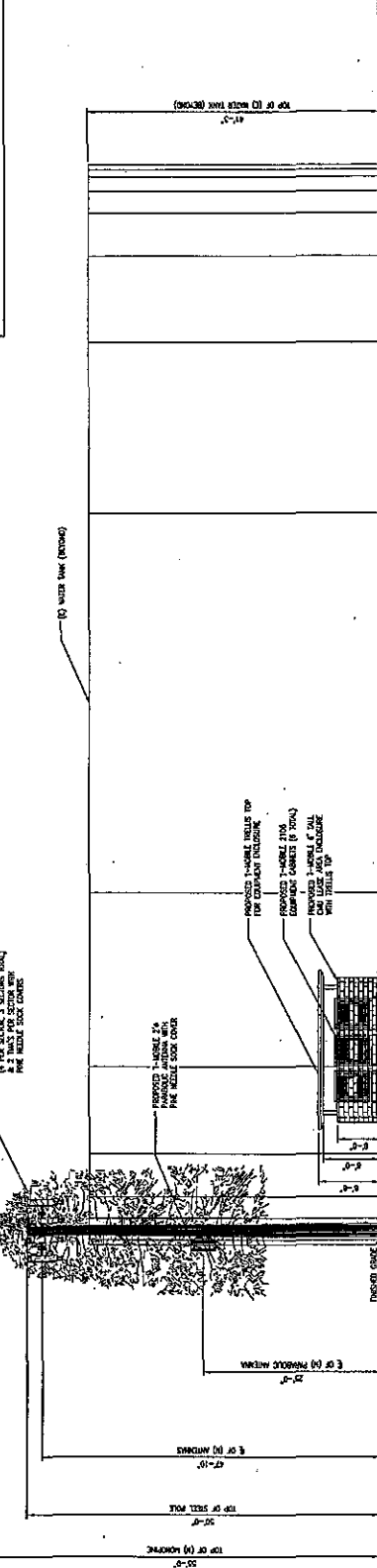


NORTH ELEVATION

SCALE: 1/8" = 1'-0"

0 4 8

THE PROPOSED ARCHITECTURE IS AN ARTIST'S REPRESENTATION OF A TREE AND NOT TO BE CONSIDERED A CONTRACT DOCUMENT. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE AN ARTIST'S REPRESENTATION OF A TREE AND NOT TO BE CONSIDERED A CONTRACT DOCUMENT. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE AN ARTIST'S REPRESENTATION OF A TREE AND NOT TO BE CONSIDERED A CONTRACT DOCUMENT. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE AN ARTIST'S REPRESENTATION OF A TREE AND NOT TO BE CONSIDERED A CONTRACT DOCUMENT.



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

0 4 8

T-Mobile
Stick TogetherSM
3537 E. GUSTY RD., SUITE 300
DUNSMuir, CA 91751

EDG
CONNELL DESIGN GROUP, LLC
CONSULTING ARCHITECTS
4411 MACARTHUR BLVD., SUITE 200
DUNSMuir, CA 91751
COC #: 09-6817

AVILA INC.
6254 Avila Rd.
Yuca Valley, CA 92284
(760) 228-1556

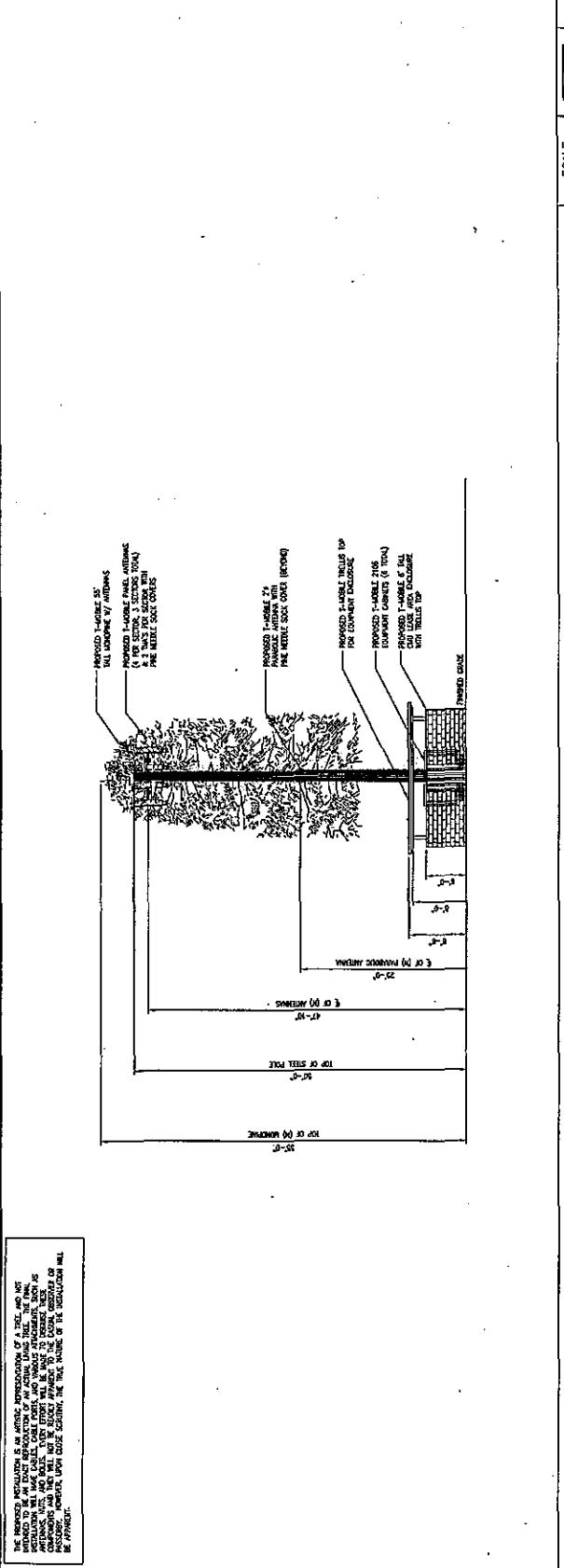
NO.	DATE	DESCRIPTION	BY
1	11/11/09	90% ZD'S	ESK
2	11/18/09	100% ZD'S	ESK
3	03/31/10	ADD LANDSCAPE	JPC
4	04/29/10	UPDATES HEIGHT	JPC
5	06/16/10	100% ZD'S	JPC

ROOSEVELT WT
IE24889A
18727 RINECONE LANE
RIVERSIDE, CA 92504

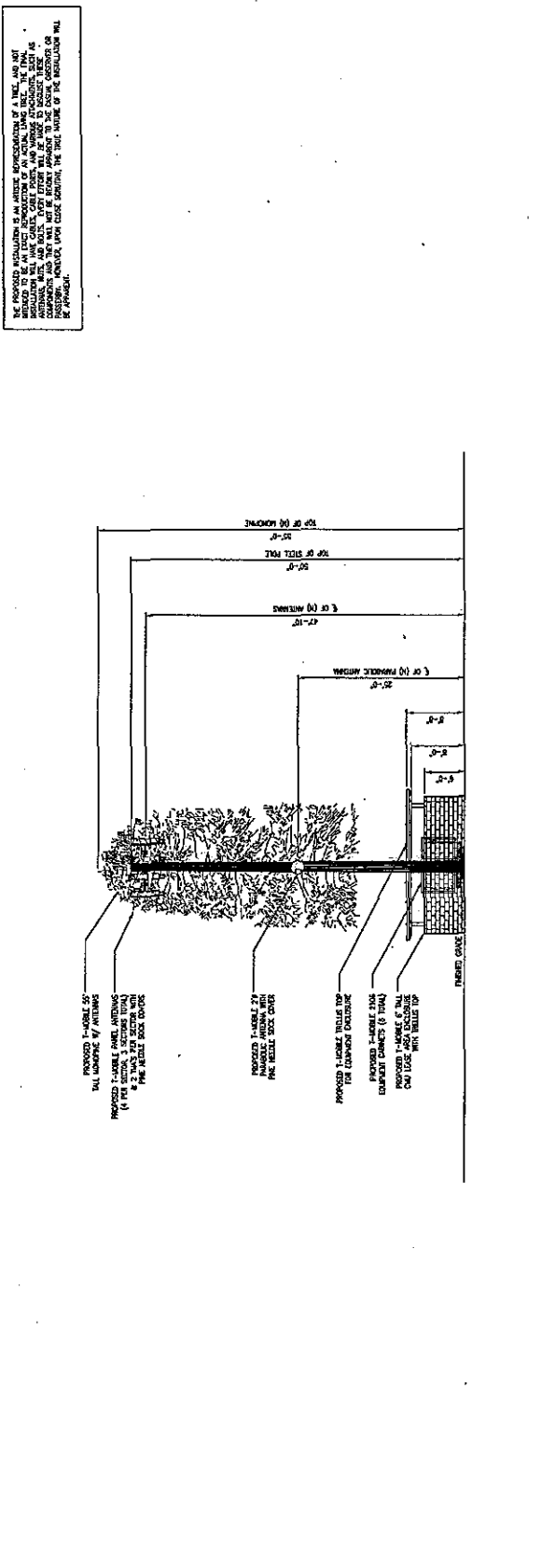
SEAL

SHEET TITLE:
ARCHITECTURAL ELEVATIONS

SHEET NUMBER:
A-4



EAST ELEVATION



WEST ELEVATION

THE PROPOSED INSTALLATION IS AN ARTIST'S REPRESENTATION OF A TREE AND NOT INTENDED TO BE AN EXACT REPRESENTATION OF AN ACTUAL TREE. THE TREE IS INTENDED TO BE A GENERAL REPRESENTATION OF THE TREE'S SIZE AND SHAPE. THE TREE'S EXACT SPECIES, COLOR, AND BARK TEXTURE WILL BE DETERMINED BY THE LANDSCAPE ARCHITECT. THE TREE'S EXACT SPECIES, COLOR, AND BARK TEXTURE WILL BE DETERMINED BY THE LANDSCAPE ARCHITECT. THE TREE'S EXACT SPECIES, COLOR, AND BARK TEXTURE WILL BE DETERMINED BY THE LANDSCAPE ARCHITECT.

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NO.	DATE	DESCRIPTION	BY
1	11/11/09	SOB 20'S	ESK
2	11/18/09	100'S 20'S	ESK

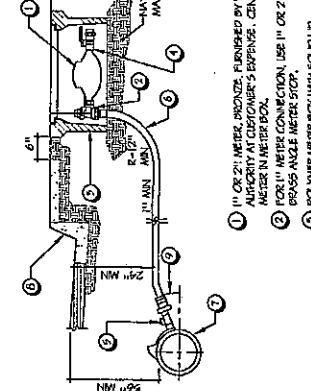
ROOSEVELT WT
IE24889A
18727 FINECORE LANE
RIVERSIDE, CA 92508



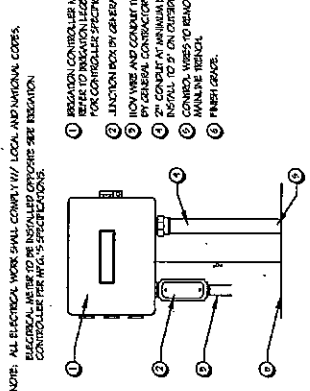
IRRIGATION PLAN
SHEET NUMBER
L-2

- NOTES:**
1. THE WATER METER SERVICE LINE SHALL BE Laid APPROPRIATE FROM THE WATER MAIN TO THE METER BOX.
 2. METER BOX SHALL BE SET 2'-0" TO 2'-6" ABOVE FINISH GRADE.
 3. METER BOX SHALL BE SET 2'-0" TO 2'-6" ABOVE FINISH GRADE.
 4. METER BOX SHALL BE SET 2'-0" TO 2'-6" ABOVE FINISH GRADE.
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 14. METER BOX SHALL BE SET 2'-0" TO 2'-6" ABOVE FINISH GRADE.
 15. METER BOX SHALL BE SET 2'-0" TO 2'-6" ABOVE FINISH GRADE.
 16. METER BOX SHALL BE SET 2'-0" TO 2'-6" ABOVE FINISH GRADE.
 17. METER BOX SHALL BE SET 2'-0" TO 2'-6" ABOVE FINISH GRADE.
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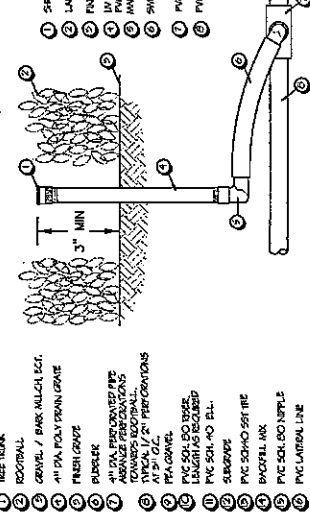
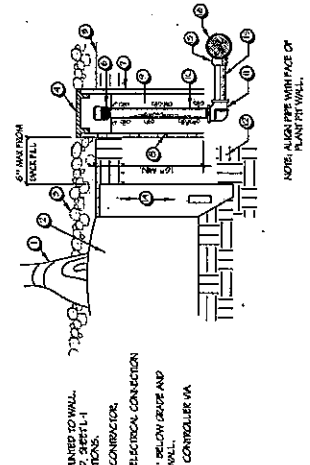


(A) 1 1/2" AND 2" SERVICE CONNECTION
N.T.S.

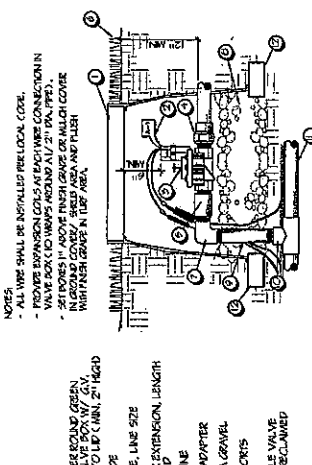


(C) WALL-MOUNTED CONTROLLER
N.T.S.

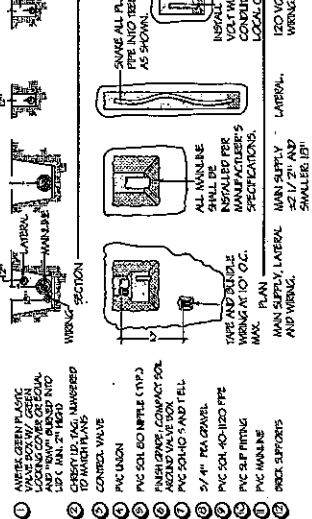
(B) REDUCED PRESSURE BACKFLOW PREVENTER
N.T.S.



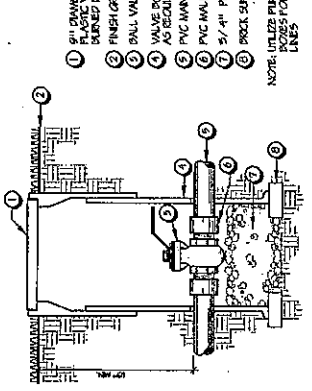
(E) FIXED SKRUB SPRAYHEAD
N.T.S.



(D) TREE BUBBLER
N.T.S.



(G) REMOTE CONTROL VALVE
D.G. STANDARD
N.T.S.



(F) BRASS BALL VALVE
N.T.S.

- NOTE: ALL ELECTRICAL WORK SHALL COMPLY WITH LOCAL AND NATIONAL CODES. REFER TO THE ELECTRICAL SPECIFICATIONS FOR WIRING AND CONNECTIONS.**
1. REGULATOR CONTROLLED TO WALL. REFER TO REGULATOR LEGEND, SHEET 1 FOR CONNECTIONS.
 2. CONNECTION BOX BY GENERAL CONTRACTOR.
 3. IRON WIRE AND CONDUIT TO ELECTRICAL CONNECTION BY GENERAL CONTRACTOR.
 4. COVER AT MINIMUM 1" BELOW GRADE AND 2" FROM FINISH GRADE.
 5. CONDUIT, WIRE TO REMOTE CONTROLLER VIA MANHOLE TRENCH.
 6. FINISH GRADE.

- NOTE: UTILIZE PURPLE VALVE BODIES FOR RECLAIMED LINES.**
1. BRASS BALL VALVE BODY GREEN, VALVE HANDLE AND FLUSH NUTS SHALL BE GALVANNEAL.
 2. FINISH GRADE.
 3. BALL VALVE, LINE SIZE.
 4. VALVE BOX EXTENSION, LENGTH AS REQUIRED.
 5. PVC MANHOLE.
 6. PVC MANHOLE ADAPTER.
 7. 3/4" PEA GRAVEL.
 8. BRICK SUPPORTS.

- NOTE: ALL WIRE SHALL BE INSTALLED PRELOCAL CODE.**
1. AMBER GREEN PLASTIC VALVE BOX WITH GREEN VALVE HANDLE AND FLUSH NUTS SHALL BE GALVANNEAL.
 2. FINISH GRADE.
 3. CONCRETE VALVE.
 4. PVC UNION.
 5. PVC SOLE SOLE NUTS (TYP).
 6. FINISH GRADE, COMPACT SOIL.
 7. ADJUSTED VALVE BOX.
 8. 3/4" PEA GRAVEL.
 9. PVC SOLE SOLE NUTS (TYP).
 10. PVC SOLE SOLE NUTS (TYP).
 11. BRICK SUPPORTS.

- NOTE: ALL WIRE SHALL BE INSTALLED PRELOCAL CODE.**
1. AMBER GREEN PLASTIC VALVE BOX WITH GREEN VALVE HANDLE AND FLUSH NUTS SHALL BE GALVANNEAL.
 2. FINISH GRADE.
 3. CONCRETE VALVE.
 4. PVC UNION.
 5. PVC SOLE SOLE NUTS (TYP).
 6. FINISH GRADE, COMPACT SOIL.
 7. ADJUSTED VALVE BOX.
 8. 3/4" PEA GRAVEL.
 9. PVC SOLE SOLE NUTS (TYP).
 10. PVC SOLE SOLE NUTS (TYP).
 11. BRICK SUPPORTS.

IRRIGATION PLAN

REFER TO DETAIL

SOLE

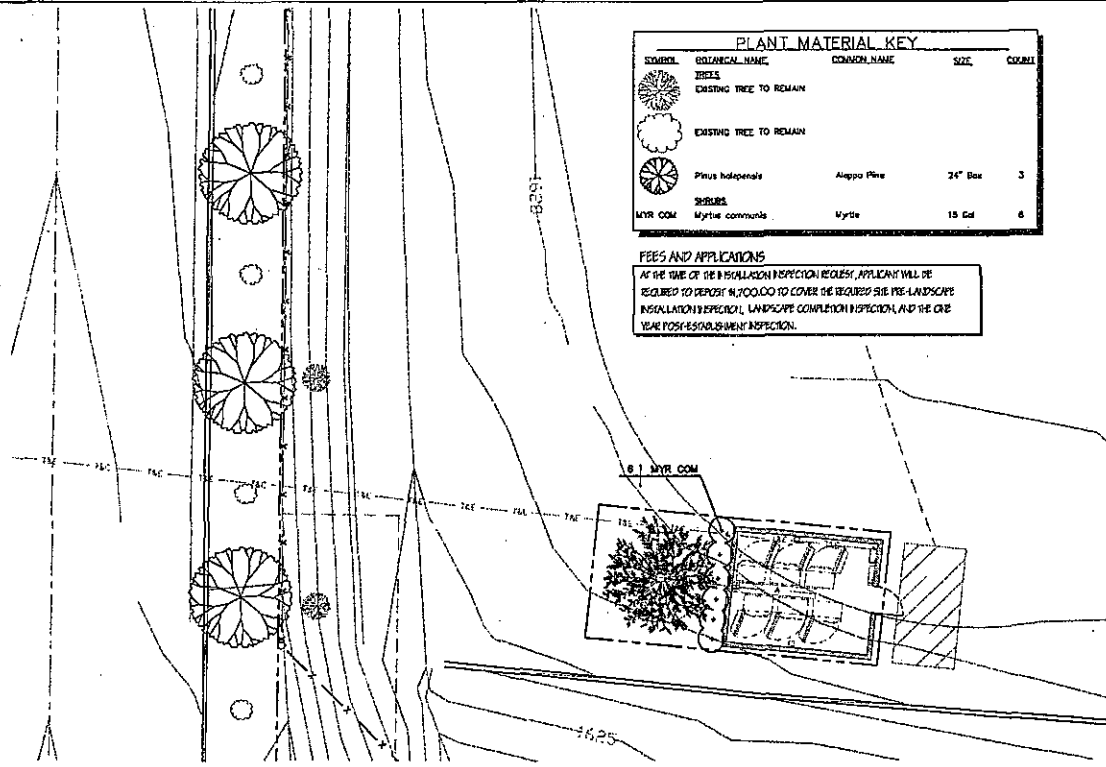
IRRIGATION PLAN
SHEET NUMBER
L-2

PLANTING NOTES

1. THE SCOPE OF WORK INCLUDES FURNISHING ALL MATERIALS NECESSARY FOR THE INSTALLATION OF THE PLANTING, BACKFILL, IRRIGATION AND DRAINAGE WORK OUTLINED IN THESE DRAWINGS. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER SUPERVISION OF A QUALIFIED PLANTING FOREMAN.
2. PLANT MATERIAL LOCATIONS ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE BY THE LANDSCAPE ARCHITECT BEFORE THE MAINTENANCE PERIOD BEGINS.
3. BEFORE ANY PLANTING OCCURS, ALL PLANTED AREAS ARE TO HAVE BEEN GRADDED IN AN ACCEPTABLE MANNER TO ASSURE PROPER DRAINAGE PER THE GRADING NOTES.
4. ALL PLANTING AREAS SHALL HAVE THE FOLLOWING SOIL AMENDMENTS INCORPORATED INTO THE TOP 6" OF NATIVE SOIL:
 - 6 CLBC YARDS - NITROGEN AND IRON FORTIFIED ORGANIC AMENDMENT
 - 30 LBS - 6 - 20 - 20 NPK COMMERCIAL FERTILIZER
 - 19 LBS - SOIL SILVER
5. 5KG PLANTING MIX 2 TIMES THE HEIGHT AND WIDTH OF THE ROOTBALL. BACKFILL MIX WITH FOX HAVES ON ONE SIDE AND SOX NITROZOLIZED SHAVINGS OR EQUIVALENT, SAME LE BACKFILL:
 - 70X NATIVE SOIL BY VOLUME
 - 30X NITROZOLIZED SHAVINGS OR EQUIVALENT
 - 10 LBS GRD-POWER PLUS, PER CLBC YARD MIX
 - * OTHER AMENDMENTS PER SOIL ANALYSIS, IF APPLICABLE.
6. IF APPLICABLE, ALL TREES TO BE SHAKED AS SHOWN IN THE TREE PLANTING DETAIL.
7. IF APPLICABLE, SEPARATE ALL SHRUBS/GRANDCOVER AREAS FROM LAWN AREAS WITH 2"X2" REDWOOD HEAVEBOARD OR THESE LAYERS OF REDWOOD HEAVEBOARD WITH STAGGERED JOINTS (REFER TO PLANTING PLAN). SHUB HEAVEBOARDS WITH 1/2"X2" REDWOOD SHIMS SPACED 48" ON CENTER MAXIMUM.
8. IF APPLICABLE, PLANT SHRUBS A MINIMUM OF 30" FROM ALL LANDSCAPE LIGHT FIXTURES.
9. IF APPLICABLE AND WHERE CIRCUMFERENCE MEASUREMENT, PLANT NO TREE CLOSER THAN 10" TO AN EDGE OF FINISH OR HEAVEBOARD.
10. IF APPLICABLE, PROVIDE ALL SHRUBS WHICH NEED SUPPORT WITH 1/2" SQUARE REDWOOD STAKES, ONCE INSTALLED, TOP TOP OF STAKES 6" BELOW TOP OF SHRUB. USE GREEN PLASTIC TIES.
11. IF APPLICABLE, REMOVE ALL SHAKES FROM VINES.
12. REFER TO PLANTING DETAILS.
13. WHEREVER POSSIBLE, USE PLANT MATERIALS ACQUAINTED TO THE AREA.
14. IF APPLICABLE, LANDSCAPE CONTRACTOR, WHEN FINING VINES, IS TO USE A DRILL TO ESTABLISH THE PILET HOLE TO RECEIVE THE RED-HEAD PORTION OF THE ANCHOR.
15. IF APPLICABLE, WHEN FINING VINES OR ESPALIER, WIRES SHOULD BE SPACED AS FOLLOWS: FIRST 2 AT 1'-6" APART FROM FINISH GRADE, FOLLOWING 2 AT 1'-0" APART TO MAKE THE TOP WIRE AT 6'-0" ABOVE FINISH GRADE. WIRES SHOULD BE A MINIMUM OF 8'-0" LONG CENTERED ON PLANTS. WHEN VINES OR ESPALIER ARE CLOSER THAN 10'-0" APART, USE A CONTINUOUS WIRE BETWEEN BOTH PLANTS.
16. IF APPLICABLE, FOR PROTECTION OF TREES IN RUP AREAS, LEAVE A MIN. AREA APPROX. 4" AWAY FROM WIRE BASE IN ALL DIRECTIONS. FOR PLANT PIT SIZE, REFER TO SPEC.
17. WHERE CIRCUMFERENCE MEASUREMENT, DO NOT PLANT SPECIMEN TREES CLOSER THAN 4'-0" FROM THE EDGE OF FINISH HEAVEBOARD, OR ROOF LINES. OVERHEAD OR APPROXIMATE ROOT BARRIERS ARE TO BE INSTALLED PER DETAIL. REFER TO PLANTING LEGEND FOR SPECIES REQUIRING DEEP ROOT BARRIERS.
18. WARNING: PLANT MATERIAL LISTED MAY OR MAY NOT HAVE BEEN APPROVED BY THE AGRICULTURAL COMMISSIONER'S OFFICE. LANDSCAPE CONTRACTOR IS TO CONTACT THE DEVELOPER FOR STATUS OF AGRICULTURAL COMMISSIONER'S APPROVAL OR DENIAL. PLANT MATERIAL NOT CONFORMING WITH QUARANTINE LAWS MAY BE DESTROYED AND CIVIL ACTION TAKEN. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AT THE DISCRETION OF THE AGRICULTURAL COMMISSIONER'S OFFICE. ALL PLANT MATERIAL MUST BE FREE OF DISEASE.
19. 1X0 SHRUBS ARE TO BE PLANTED WITH IN 12" OF HARDSCAPE, MEASURED FROM CENTER OF SHRUB.

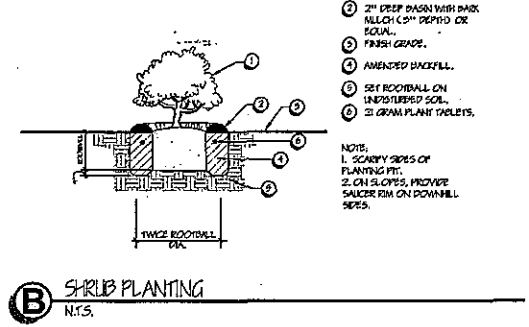
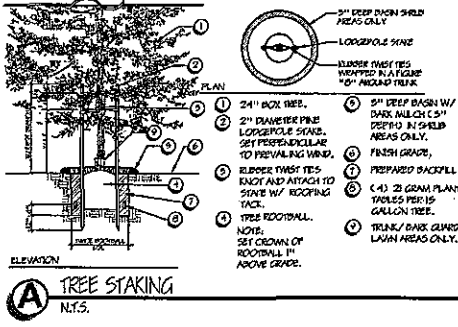
GRANDCOVER NOTES

1. LANDSCAPE CONTRACTOR TO VERIFY IDENTIFICATION OF EXISTING PLANT MATERIAL.
- IF MATERIAL SPECIES DIFFERS FROM PROPOSED, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT OR OTHER WITH ACCURATE IDENTIFICATION. PROPOSED MATERIAL TO MATCH EXISTING.
2. ALL FERTILIZERS AND AMENDMENTS USED DURING PLANTING PREPARATION SHALL BE DERIVED FROM ORGANIC-BASED MATERIALS.
3. ALL DESIRED PLANTING AREAS AND ALL NEW PLANTING SHALL RECEIVE 5" OF DARK MULCH.



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
(Symbol)	TREES			
(Symbol)	EXISTING TREE TO REMAIN			
(Symbol)	EXISTING TREE TO REMAIN			
(Symbol)	Pinus halepensis	Aleppo Pine	24" Box	3
SHRUBS				
(Symbol)	Myrtille communis	Myrtle	15 Gal	6

FEES AND APPLICATIONS
 AT THE TIME OF THE INSTALLATION INSPECTION REQUEST, APPLICANT WILL BE REQUIRED TO DEPOSIT \$1,700.00 TO COVER THE REQUIRED SITE PRE-LANDSCAPE INSULATION INSPECTION, LANDSCAPE COMPLETION INSPECTION AND THE ONE YEAR POST-INSTALLATION INSPECTION.



1. SET CROWN 1" ABOVE FINISH GRADE.
2. 2" DEEP BASH WITH BARK ALLOYS 1/2" DEPTH OR EQUAL.
3. FINISH GRADE.
4. AMENDED BACKFILL.
5. SET ROOTBALL ON UNDISTURBED SOIL.
6. 2x GRAM PLANT TABLETS.

NOTE:
 1. SCARIFY SIDES OF PLANTING PIT.
 2. ON SLOPES, PROVIDE SAUCER RIM ON DOWNHILL SIDES.



PLANTING PLAN

SCALE:
 1/8" = 1'-0"
 0 4 8

T-Mobile
 Stick Together®
 3257 E. QUINN AVE., SUITE 200
 OAKLAND, CA 94618

PLANS PREPARED BY:
EDG
 CONNELL DESIGN GROUP, LLC
 CONSULTING CIVIL ENGINEERS
 4800 ALCAZAR COURT, SUITE 100, NEWPORT BEACH, CA 92660
 (949) 344-0022 OFFICE • (949) 714-4444 FAX
 CDG#: 09-6817

CONSULTING GROUP:
AVILA INC.
 6254 Avila Rd.
 Yucca Valley, CA 92284
 (760) 228-1556

NO.	DATE	DESCRIPTION	BY
1	11/11/09	90% 2D'S	ESK
2	11/18/09	100% 2D'S	ESK

SITE INFORMATION:
ROOSEVELT WT
IE24889A
 18727 PINECONE LANE
 RIVERSIDE, CA 92504

SEAL:
CS DG
 6666 El Camino Real
 Suite 105-402
 Carlsbad, CA 92009
 (760) 292-6742
 (760) 292-3067
 REGISTERED CIVIL ENGINEER
 STATE OF CALIFORNIA
 No. 50175

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
L-3

**COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

Environmental Assessment (E.A.) Number: 42274
Project Case Type (s) and Number(s): Plot Plan No. 24431
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Damaris Abraham
Telephone Number: (951) 955-5719
Applicant's Name: : T-Mobile West
Applicant's Address: 3257 E. Guasti Rd., Suite 200, Ontario, CA 91761
Engineer's Name: Barbara Saito
Engineer's Address: 418 N. Cloverdale Lane, Walnut, CA 91789

I. PROJECT INFORMATION

A. Project Description: The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 50' high pine tree (55' with foliage) with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live trees are also proposed to be planted in the project area.

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

C. Total Project Area: 860 square feet on a 3.2 acre parcel

Residential Acres:	Lots: 1	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 860 square foot lease area			

D. Assessor's Parcel No(s): 285-440-022

E. Street References: Northerly of Scottsdale Road, southerly of Seven Springs Way, easterly of Pinecone Lane, and westerly of Alder Street.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 4 South, Range 5 West, Section 1

G. Brief description of the existing environmental setting of the project site and its surroundings: This project site is being utilized as a water tank and it is surrounded by single family residences to the north, south, east, and west.

I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding area. The proposed project is consistent with the Rural Community: Very Low Density

Residential (RC:VLDR) (1 Acre Minimum) land use designation and other applicable land use policies within the General Plan.

2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within any special hazard zone (including FEMA flood zone, fault zone, high fire hazard area, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

B. General Plan Area Plan(s): Lake Mathews/Woodcrest

C. Foundation Component(s): Rural Community (RC)

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

E. Overlay(s), if any: Not Applicable

F. Policy Area(s), if any: Not Applicable

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north, south, east, and west.

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not Applicable

2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

I. Existing Zoning: Residential Agricultural – 2 and ½ Acres Minimum (R-A-2 ½)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned Residential Agricultural – 1 Acre Minimum (R-A-1) to the north, south, east and west.

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

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

III. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.


Signature

June 23, 2010
Date

Damaris Abraham
Printed Name

For Ron Goldman, Planning Director

IV. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) The General Plan indicates that the project is not located within a designated scenic corridor; therefore the project will have no impact.

b) The site is not anticipated to obstruct any prominent scenic vistas, views open to the public, or result in the creation of an aesthetically offensive site open to public view. Additionally, the project has been designed to be disguised as a pine tree and three live trees are also proposed to be planted in the project area. In addition, the equipment shelter has also been designed to blend in with the surrounding setting and will be screened by the proposed landscaping to minimize the visual impact of the telecommunication facility. Impacts are less than significant with mitigation incorporated.

Mitigation: The project must comply with its 50 foot high mono pine tree design and the equipment shelter shall blend in with the surrounding setting and have minimal visual impacts (COA 10.PLANNING.13 and COA 80.PLANNING.1).

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

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

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

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

a) The project site is located 43.84 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. All proposed outdoor lighting shall comply with Ordinance No. 655, which includes the use of low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or luminaries. (COA 10.PLANNING.17) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed telecommunication facility may provide a service light to be used at the time of servicing the facility. However, it will not create new sources of light or glare in the area and will not expose residential property to unacceptable light levels. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, and Project Application Materials.

Findings of Fact:

a) According to GIS database, the project is located in an urban-built up land. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.

b) According to GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is not surrounded by agriculturally zoned land. Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) According to General Plan, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: Appendix G of the current State CEQA Guidelines indicates that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Lake Mathews/Woodcrest Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, an unmanned telecommunications facility is not considered a substantial point source emitter or a sensitive receptor.

e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. An unmanned telecommunications facility is not considered a substantial point source emitter or a sensitive receptor.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, WRC-MSHCP and/or CV-MSHCP, Site Visit by Environmental Programs Department (EPD) on 03/2/10

Findings of Fact:

- a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is not located within an MSHCP Criteria Area or cell. Therefore, there is no impact.
- b) No endangered or threatened species were identified on the project site during the Environmental Programs Department site visit. Therefore, there is no impact.
- c) Per the EPD site visit on March 2, 2010, the site is a fenced lot devoid of natural biological features with the existing water tank and soils are too compacted for burrow formation. Therefore, there is no impact.
- d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no impact.
- e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there is no impact.
- g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

- a-b) The site is fully disturbed with an existing water tank on site. And project does not propose the disturbance of a historic site or the demolishing of historic structures. The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. The project will have no impact.

Mitigation: No mitigation measures are required.

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

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) Site disturbance has already occurred from grading for the use of the water tank existing on site. The project site does not contain an archaeological site. Therefore, the project will not alter or destroy an archaeological site.

b) The proposed project is not expected to impact archaeological resources. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. (COA 10.PLANNING.2) Therefore, the project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.1) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

10. Paleontological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, County Geologist review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. The project is not likely to directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

GEOLOGY AND SOILS Would the project

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to GIS database, the project site is not located within an area subject to liquefaction. The project will have no impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologist review

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The project site is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and potentially result in ground subsidence?

Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas"

Findings of Fact:

a) According to GIS, the project site is not located in an area susceptible to subsidence. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in grading that affects or negates subsurface sewage disposal systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

a-c) Standard conditions of approval have been added stating that a grading permit is required prior to construction grading. These conditions are not considered unique mitigation and are not required for CEQA implementation purposes. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

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

c) The project is for the installation of an unmanned wireless telecommunication facility and will not require the use of sewers or septic tanks. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Flood Control District review, Project Application Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The RCIP, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the Universal Building Code. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

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

Source: Project application materials

Findings of Fact:

a) The project is for the installation of a 50 foot high monopine within an 860 square foot lease area. The installation of the monopine will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials

Findings of Fact:

a-e) The project does not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. It will also not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project will have no impact on emitting, or handling hazardous waste within one-quarter mile of an existing or proposed school. The project is not located on a list of hazardous materials sites.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.
- b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.
- c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

- a) The project site is not located in a high fire area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

- a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?				
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) Due to the small size and limited development of the project site, the site shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.

b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements.

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted. Therefore, the impact is no impact.

d) Due to the amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project site is not located within a 100 year flood zone. Therefore, the project shall not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

f) The project site is not located within a 100 year flood zone. Therefore, the project shall not place within a 100-year flood hazard area structures which would impede or redirect flood flows.

g) The project is not anticipated to otherwise substantially degrade water quality. The project has been conditioned to provide to the Building and Safety Department evidence of compliance with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement and to obtain a construction permit from the State Water Resource Control Board (SWRCB) prior to issuance of any grading or construction permit (COA 60. BS GRADE.1). This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

h) The project does not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a) According to the Riverside County Flood Control District Flood Hazard Report/Condition the site is impacted by a well defined water course with a drainage area of approximately 40-acres from south. It

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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appears that the proposed lease area is on a high ground and as such does not receive offsite storm runoff. The project is considered free from ordinary storm flood hazard. In addition, because of the small size and limited development of the project site, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, the project will have less than significant impact.

b) According to the Riverside County Flood Control District Flood Hazard Report/Condition the site is impacted by a well defined water course with a drainage area of approximately 40-acres from south. It appears that the proposed lease area is on a high ground and as such does not receive offsite storm runoff. The project is considered free from ordinary storm flood hazard. In addition, because of the small size and limited development of the project site, the project will not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, the project will have less than significant impact.

c) According to the Riverside County Flood Control District Flood Hazard Report/Condition the site is impacted by a well defined water course with a drainage area of approximately 40-acres from south. It appears that the proposed lease area is on a high ground and as such does not receive offsite storm runoff. The project is considered free from ordinary storm flood hazard. The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area). Therefore, the project will have less than significant impact.

d) Because of the small size and limited development of the project site, the project will not cause changes in the amount of surface water in any water body. Therefore, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

a) The proposed use is in compliance with the current land use of Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) in the Lake Mathews/Woodcrest Area Plan. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

b) The project is located within the City of Riverside sphere of influence. The project has been reviewed by the City of Riverside. No information provided suggested that the proposed project would

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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affect land uses within Corona or adjacent city or county boundaries. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

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

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

Findings of Fact:

a-b) The project will be consistent with the site's existing zoning of Residential Agricultural – 2 and ½ Acres Minimum (R-A-2 ½). The project is surrounded by properties which are zoned Residential Agricultural – 1 Acre Minimum (R-A-1) to the north, south, east, and west. The project will have no impact.

c) The proposed cell tower will be designed as a 50 foot high monopine. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
plan, specific plan or other land use plan?				
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The RCIP identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

Findings of Fact:

- a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.
- b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: There are no railroad tracks in the vicinity of this project site. The project has no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project is not directly adjacent to any Highway. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will have a less than significant impact.

c-d) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project is a 50 foot high monopine with an equipment shelter in an 840 square foot lease area. The scope of the development is not substantial enough to displace a number of houses, necessitating the construction of replacement housing elsewhere. The project will have no impact.
- b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no impact.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no impact.
- d) The project is not located within a Redevelopment Area. Therefore, the project will not affect a County Redevelopment Project Area. The project will have no impact.
- e) The project will not cumulatively exceed official regional or local population projections. The project will have no impact.
- f) The project could potentially encourage additional residential development in the area since there will be better wireless phone coverage, but the development would have to be consistent with the land uses designated by the General Plan. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: Riverside County General Plan Safety Element

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: RCIP

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Temecula Valley Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Temecula Valley Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.3) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

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

Monitoring: No monitoring measures are required.

39. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

The use of the proposed lease area would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

a) The project proposes a 50 foot high monopine and an equipment shelter within an 860 square foot lease area. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no impact.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no impact.

c) The project is not located within a county service area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: According to the RCIP, no regional or community trails will be affected by the project area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact:

a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no impact.

c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.

e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no impact.

g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no impact.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: According to the RCIP, no bike trails will be affected by the project area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Department of Environmental Health Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project will be served by Riverside County Waste Management Department. The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

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

Source: RCIP

Findings of Fact:

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

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

49. Energy Conservation

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

Source:

a-b) The proposed project will not project conflict with any adopted energy conservation plans. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

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

52. Does the project have environmental effects that will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

- SCAQMD CEQA Air Quality Handbook
- RCIP: Riverside County Integrated Project.
- RCLIS: Riverside County Land Information System

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

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for a wireless communication facility, for T-Mobile, disguised as a 50' high pine tree (55' with foliage) with twelve (12) panel antennas located on three (3) sectors and one (1) parabolic antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

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 PP24431. 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.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24431 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24431, Exhibit A, (Sheets 1-10), dated June 21, 2010.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION RECOMMND

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 Safety Department Grading Division conditions of approval.

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10. GENERAL CONDITIONS

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 5 USE-G1.4 NPDES/SWPPP RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 UNMANNED FACILITY RECOMMND

Plot Plan#24431 is proposing an unmanned wireless communications facility without plumbing. Therefore, connection to a dedicated onsite wastewater treatment system (OWTS), advanced treatment unit (ATU), or sanitary sewer is not required at this time. However, the Department of Environmental Health (DEH) reserves the right to

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10. GENERAL CONDITIONS

10.E HEALTH. 1 UNMANNED FACILITY (cont.) RECOMMND

regulate in accordance with County Ordinances should further information indicate the requirements.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 24431 proposes a wireless communication facility for T-Mobile within 860 square-foot of lease area in Lake Mathews/Woodcrest area. The project site is located northerly of Scottsdale Road, southerly of Seven Springs Way, easterly of Pinecone Lane, and westerly of Alder Street.

The site is impacted by a well defined water course with a drainage area of approximately 40-acres from south. It appears that the proposed lease area is on a high ground and as such does not receive offsite storm runoff. The project is considered free from ordinary storm flood hazard, however, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in

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10. GENERAL CONDITIONS

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 4 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 5 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 6 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 7 USE - MAX HEIGHT RECOMMND

The monopine/antenna array located within the property shall not exceed a height of 50 feet. However, the project shall be required to provide an additional 5 feet of tree foliage above the antenna panels creating an overall height of 55' high.

10.PLANNING. 8 USE - CO-LOCATION RECOMMND

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible,

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10. GENERAL CONDITIONS

10.PLANNING. 8 USE - CO-LOCATION (cont.) RECOMMND

subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

10.PLANNING. 9 USE - FUTURE INTERFERENCE RECOMMND

If the operation of the facilities authorized by this approved plot plan generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

10.PLANNING. 12 USE - NO USE PROPOSED LIMIT CT RECOMMND

The balance of the subject property, APN: 285-440-022 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 13 USE - EQUIPMENT/BLDG COLOR CT RECOMMND

The equipment cabinet color shall be grey or in earthtones, which will blend with the surrounding setting.

The color of the monopine (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize visual impacts.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

10.PLANNING. 14 USE - SITE MAINTENANCE CT RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

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10. GENERAL CONDITIONS

10.PLANNING. 15 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 16 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 17 PPA - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 18 USE- LC RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 19 USE- LC VIABLE LANDSCAPE RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Planning Department's Milestone 90 condition entitled "USE - LANDSCAPE/IRRIGATION INSTALLATION INSPECTIONS."

10.PLANNING. 20 USE- LC RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE- LC VIABLE LANDSCAPE RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Planning Department's Milestone 90 condition entitled "USE - LANDSCAPE/IRRIGATION INSTALLATION INSPECTIONS."

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 2 USE - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along Scottsdale Road and Pinecone Lane due to existing improvements.

10.TRANS. 3 USE - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 4 USE - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 2 USE - LIFE OF PERMIT

RECOMMND

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G1.4 NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the

PLOT PLAN:TRANSMITTED Case #: PP24431

Parcel: 285-440-022

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE-G1.4 NPDES/SWPPP (cont.)

RECOMMND

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.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS

RECOMMND

If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

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Parcel: 285-440-022

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 3.2 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated June 21, 2010.

80.PLANNING. 2 USE - LIGHTING PLANS CT RECOMMND

Any proposed outdoor lighting must be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan.

80.PLANNING. 3 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Riverside Unified School District shall be mitigated in accordance with California State law.

PLOT PLAN:TRANSMITTED Case #: PP24431

Parcel: 285-440-022

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4 USE- LC LANDSCAPE SECURITIES

RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the plantings and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

80.PLANNING. 5 USE- LC SPECIMEN TREES REQUIRE

RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

80.PLANNING. 6 USE- LC LANDSCAPE SECURITIES

RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the plantings and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

80.PLANNING. 7 USE- LC SPECIMEN TREE REQUIRED

RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured

PLOT PLAN:TRANSMITTED Case #: PP24431

Parcel: 285-440-022

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 7 USE- LC SPECIMEN TREE REQUIRED (cont.) RECOMMND
with non-wire ties.

TRANS DEPARTMENT

80.TRANS. 1 USE - EVIDENCE/LEGAL ACCESS RECOMMND
Provide evidence of legal access.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND
The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND
If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND
Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - UTILITIES UNDERGROUND RECOMMND
All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

PLOT PLAN:TRANSMITTED Case #: PP24431

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 3 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 3.2 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 4 USE - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial

PLOT PLAN:TRANSMITTED Case #: PP24431

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 24431 has been calculated to be 0.02 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 5 USE - SIGNAGE REQUIREMENT

RECOMMND

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;
- Full company address, including mailing address and division name that will address problems;
- Telephone number of wireless communications facility company.

If a co-located facility (additional antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

90.PLANNING. 6 USE- LC LANDSCAPE INSPECT DEP

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event

PLOT PLAN:TRANSMITTED Case #: PP24431

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE- LC LANDSCAPE INSPECT DEP (cont.) RECOMMND

that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The estimated fee for the Pre-Installation, the Installation, and the One Year Post-Establishment landscape inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Plot Plan for Planting and Irrigation. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 7 USE- LANDSCAPE INSPECT REQ RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 8 USE- LC COMPLY W/LNDSACP/IRRIG RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Landscaping. All landscape and

PLOT PLAN:TRANSMITTED Case #: PP24431

Parcel: 285-440-022

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 8 USE- LC COMPLY W/LNDSCP/IRRIG (cont.) RECOMMND

irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "USE - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

90.PLANNING. 9 USE- LC LANDSCAPE INSPECT DEP RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The estimated fee for the Pre-Installation, the Installation, and the One Year Post-Establishment landscape inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Plot Plan for Planting and Irrigation. The Planning Department shall clear this condition upon determination of compliance

90.PLANNING. 10 USE- LC LANDSCAPE INSPECT REQ RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION

PLOT PLAN:TRANSMITTED Case #: PP24431

Parcel: 285-440-022

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10 USE- LC LANDSCAPE INSPECT REQ (cont.) RECOMMND

INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 11 USE- LC COMPLY W/ LAND/IRR PLN RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Landscaping. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "USE - LANDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2 USE - UTILITY PLAN CELL TOWER RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

06/24/10
08:30

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 19

PLOT PLAN:TRANSMITTED Case #: PP24431

Parcel: 285-440-022

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3

USE-UTILITY INSTALL CELL TOWER

RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. Or,

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

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

DATE: February 10, 2010

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety - Grading
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Trails Section-J. Jolliffe
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riv. Co. Information Tech. - John Sarkasian

Riv. Co. Waste Management Dept.
1st District Supervisor
1st District Planning Commissioner
City of Riverside
Riverside Unified School Dist.

PLOT PLAN NO. 24431 – EA42274 – Applicant: T-Mobile West – Engineer/Representative: Barbara Saito – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Scottsdale Road, Southerly of Seven Springs Way, Easterly of Pinecone Lane, and westerly of Alder Street, more specifically 18727 Pinecone Lane, Riverside, CA – 3.2 Acres - Zoning: Residential Agricultural – 2 ½ Acres Minimum (R-A-2 ½) - **REQUEST: The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 52' high pine tree (57' with foliage) with twelve (12) panel antennas located on three (3) sectors and one (1) parabolic antenna. The 860 square foot lease area will contain six (6) equipment cabinets in a 6' high wall enclosure with trellis cover. - APN: 285-440-022.**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Comment Agenda on March 4, 2010**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at **DABRAHAM@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

CC005935

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> PLOT PLAN | <input type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> TEMPORARY USE PERMIT |
| <input type="checkbox"/> REVISED PERMIT | <input type="checkbox"/> PUBLIC USE PERMIT | <input type="checkbox"/> VARIANCE |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP24431 DATE SUBMITTED: 2-2-10
ER42274 CFG 05632

APPLICATION INFORMATION

Applicant's Name: T-Mobile West E-Mail: _____

Mailing Address: IE24489 Zoning Manager, 3251 E. Guasti Suite 200
Ontario Street 91765
CA
City State ZIP

Daytime Phone No: (909) 975-3694 Fax No: () _____

Engineer/Representative's Name: Barbara Saito - contact E-Mail: barbara.saito1@verizon.net

Mailing Address: 418 N. Cloverdale Lane
Walnut Street 91789
CA
City State ZIP

Daytime Phone No: (909) 723-6152 Fax No: (909) 594-8202 call first

Property Owner's Name: Western Municipal Water Dist E-Mail: _____

Mailing Address: 450 E. Alessandro
Riverside Street 92502
CA
City State ZIP

Daytime Phone No: (951) 789-5000 Fax No: () _____

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

Barbara Sesto

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

See attached

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 285-440-022

Section: 1 Township: 4S Range: 5W

Approximate Gross Acreage: 3.2 ac

General location (nearby or cross streets): North of Scottsdale, South of Seven Springs, East of Seven Springs, West of Pinecone.

Thomas Brothers map, edition year, page number, and coordinates: _____

APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

Installation of a disguised wireless communication facility with antennas attached to a structure designed to resemble a pine tree and attendant radio equipment within a block surround.

Related cases filed in conjunction with this request:

none

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

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

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

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

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

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: _____

Estimated amount of fill = cubic yards _____

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither _____

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

PLOT PLAN NO. 24431 – Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West – Engineer/Representative: Barbara Saito - First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Scottsdale Road, Southerly of Seven Springs Way, Easterly of Pinecone Lane, and westerly of Alder Street, more specifically 18727 Pinecone Lane, Riverside, CA – 3.2 Acres - Zoning: Residential Agricultural – 2 ½ Acres Minimum (R-A-2 ½) - **REQUEST:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 50' high pine tree (55' with foliage) with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live pine trees are also proposed to be planted in the project area. - APN: 285-440-022. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: August 9, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
4080 LEMON STREET
12th FLOOR CONFERENCE ROOM 12A
RIVERSIDE, CA 92501

For further information regarding this project, please contact Damaris Abraham at 951-955-5719 or e-mail dabaraham@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

If you challenge this project 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 delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
Attn: Damaris Abraham
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/16/2010,

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

APN (s) or case numbers PP 24431 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

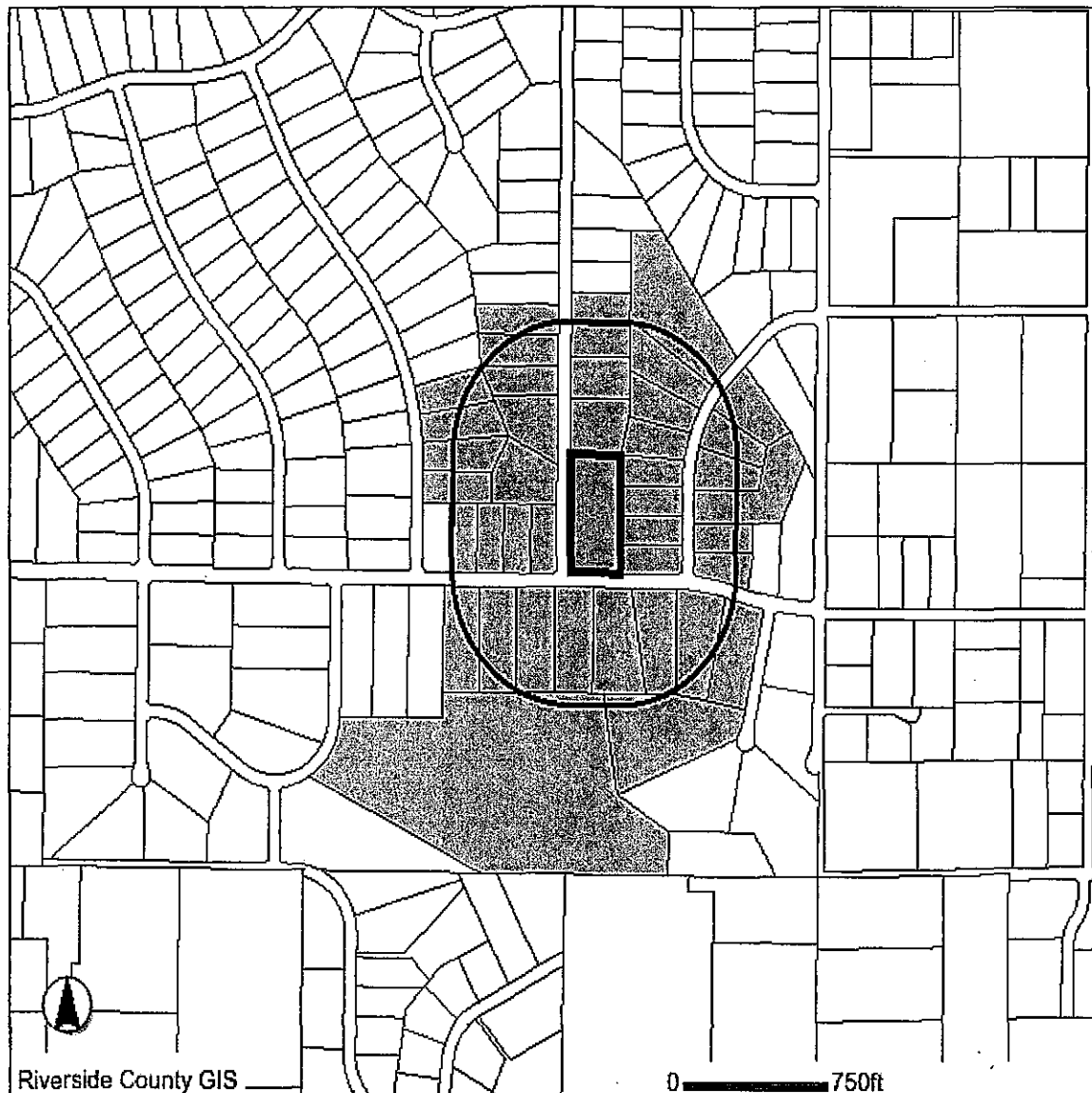
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

6/16/10 CS
EXPIRES: 12/16/10

600 feet buffer



Selected parcel(s):

285-420-023	285-420-024	285-420-025	285-420-026	285-420-028	285-420-029	285-420-030
285-420-031	285-420-035	285-430-006	285-430-007	285-430-008	285-430-009	285-430-010
285-430-011	285-430-012	285-430-013	285-430-021	285-430-023	285-440-003	285-440-004
285-440-005	285-440-006	285-440-007	285-440-008	285-440-009	285-440-010	285-440-011
285-440-012	285-440-013	285-440-014	285-440-022	285-450-027	285-450-028	285-450-029
285-450-030	285-460-003	285-460-004	285-460-005	285-460-006	285-460-007	285-460-008

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...06/16/2010

APN: 285420023 ASMT: 285420023
SHARON A STANKE
18727 PINECONE LN
RIVERSIDE CA. 92504

APN: 285420024 ASMT: 285420024
ERICA ANNE FRONTINO
17700 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285420025 ASMT: 285420025
ERIC GUZMAN
ALETHEIA GUZMAN
17672 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285420026 ASMT: 285420026
TEODORO G LICEA
ANA P LICEA
17644 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285420028 ASMT: 285420028
LOUIS H DEHAAS
LESLEY A DEHAAS
18714 OAK PARK DR
RIVERSIDE CA. 92504

APN: 285420029 ASMT: 285420029
THOMAS J DEVAERE
GAIL J DEVAERE
18690 OAK PARK DR
RIVERSIDE CA. 92504

APN: 285420030 ASMT: 285420030
GEORGE HINES
VERONICA HINES
JACALYN M D GUYTON
18676 OAK PARK DR
RIVERSIDE CA. 92504

APN: 285420031 ASMT: 285420031
THOMAS J LAMBETH
ANITA M LAMBETH
18662 OAK PARK DR
RIVERSIDE CA. 92504

APN: 285420035 ASMT: 285420035
THOMAS C ROUSH
NOEL M ROUSH
18703 PINECONE LN
RIVERSIDE CA. 92504

APN: 285430006 ASMT: 285430006
JERRY DEAN SARTIN
17665 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285430007 ASMT: 285430007
JIMMY E YOUNG
JANN E YOUNG
17693 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285430008 ASMT: 285430008
LARRY J KATES
LISA MARIE KATES
17721 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285430009 ASMT: 285430009
SCE FEDERAL CREDIT UNION
C/O COMMUNITY MORTGAGE FUNDING
3201 TEMPLE AVE 1ST FL
POMONA CA 91768

APN: 285430010 ASMT: 285430010
AMERICO GIORDANO
KARIN GIORDANO
17789 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285430011 ASMT: 285430011
CHRISTOPHER PATTERSON
KARA PATTERSON
17827 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285430012 ASMT: 285430012
LISSETTE LOVETT
17861 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285430013 ASMT: 285430013
FLOYD E MILNER
CHER E MILNER
18841 SUMMERLEAF LN
RIVERSIDE CA. 92504

APN: 285430021 ASMT: 285430021
CHRISTINE RODRIGUEZ
18900 RAVENHURST WAY
RIVERSIDE CA. 92504

APN: 285430023 ASMT: 285430023
BRYAN E MOORE
18897 SUMMERLEAF LN
RIVERSIDE CA. 92504

APN: 285440003 ASMT: 285440003
KHANH D NGUYEN
LINH M HOANG
18762 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285440004 ASMT: 285440004
JACQUELYN S SHERLIN
18728 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285440005 ASMT: 285440005
NOBUTO MORI
NAOE MORI
18694 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285440006 ASMT: 285440006
NELSON L PENTEADO
LUCI J PENTEADO
18660 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285440007 ASMT: 285440007
CRYSTAL SDAO
ANGELA SDAO
C/O ANGELA SDAO
18675 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285440008 ASMT: 285440008
LAWRENCE H MORITA
MARTHA DIANNE MORITA
18715 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285440009 ASMT: 285440009
GREGORY W ROSS
BRENDA B ROSS
18745 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285440010 ASMT: 285440010
STEVEN L WATSON
CYNTHIA L WATSON
17808 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285440011 ASMT: 285440011
CAREY HART
C/O HEATH PINTER
18604 PINECONE LN
RIVERSIDE CA. 92504

APN: 285440012 ASMT: 285440012
HIJINIO NUNEZ
DE ANN NUNEZ
18570 PINECONE LN
RIVERSIDE CA. 92504

APN: 285440013 ASMT: 285440013
HOWARD J BRUST
VALERIE A BRUST
18536 PINECONE LN
RIVERSIDE CA. 92504

APN: 285440014 ASMT: 285440014
JOSE HUMBERTO OROZCO
MARIA ELIZABETH OROZCO
18502 PINECONE LN
RIVERSIDE CA. 92504

APN: 285440022 ASMT: 285440022
WMWD
UNKNOWN 04-18-79
0

APN: 285450027 ASMT: 285450027
BOBBY GUSTAFSON
CHERIE GUSTAFSON
18529 PINECONE LN
RIVERSIDE CA. 92504

APN: 285450028 ASMT: 285450028
HORACE L WILLIAMS
18557 PINECONE LN
RIVERSIDE CA. 92504

APN: 285450029 ASMT: 285450029
RAFE JANIKOWSKI
KAREN JANIKOWSKI
18585 PINECONE LN
RIVERSIDE CA. 92504

APN: 285450030 ASMT: 285450030
MANPREET SINGH SAINI
JASPREET SINGH SAINI
ANDEEP K SAINI
18613 PINECONE LN
RIVERSIDE CA. 92504

APN: 285460003 ASMT: 285460003
DANA J ESTES
MARY ANN ESTES
18576 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285460004 ASMT: 285460004
DORA A VARELA
18604 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285460005 ASMT: 285460005
WILLIAM MANNING
JANINE MANNING
18647 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285460006 ASMT: 285460006
JERI JAGGARS
18619 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285460007 ASMT: 285460007
STEVEN L WARNER
18591 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285460008 ASMT: 285460008
LARRY W BALDY
SHERRI ANN BALDY
18563 SUNSET KNOLL DR
RIVERSIDE CA. 92504

Riverside City Hall
3900 Main St.
Riverside, CA 92522

Riverside Unified School District
3380 14th St.
P.O. Box 2800
Riverside, CA 92516

Applicant:
T-Mobile West
3251 E. Guasti Ste. 200
Ontario, CA 91765

Eng-Rep:
Barbara Saito
418 N. Cloverdale Lane
Walnut, CA 91789

Owner:
WMWD
450 E. Alessandro
Riverside, CA 92502

Applicant:
T-Mobile West
3251 E Guasti Ste. 200
Ontario, CA 91765

Eng-Rep:
Barbara Saito
418 N. Cloverdale Lane
Walnut, CA 91789

Owner:
WMWD
450 E. Alessandro
Riverside, CA 92502

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 24431

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Damaris Abraham Title: Urban Regional Planner III Date: June 23, 2010

Applicant/Project Sponsor: T-Mobile West Corporation Date Submitted: February 2, 2010

ADOPTED BY: Planning Director

Person Verifying Adoption: Damaris Abraham Date: August 9, 2010

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Damaris Abraham at (951) 955-5719.

Revised: 7/01/09
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42274 ZCFG05632 \$2,074.25
FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

EA42274/Plot Plan No. 24431
Project Title/Case Numbers

Damaris Abraham
County Contact Person

951-955-5719
Phone Number

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

T-Mobile West
Project Applicant

3257 E. Guasti Rd., Suite 200, Ontario, CA 91761
Address

The project is located in the Lake Mathews/Woodcrest Area Plan, northerly of Scottsdale Road, southerly of Seven Springs Way, easterly of Pinecone Lane, and westerly of Alder Street, more specifically 18727 Pinecone Lane, Riverside, CA.
Project Location

The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 50' high pine tree (55' with foliage) with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live pine trees are also proposed to be planted in the project area.
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on August 9, 2010, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$2,010.25 plus \$64.00)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

Damaris Abraham 
Signature

Project Planner
Title

June 23, 2010
Date

Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\PP24431\DH-PC-BOS Hearings\DH-PC\NOD.PP24431.docx Revised 10/21/09

Please charge deposit fee case#: ZEA42274 ZCFG05632 \$2,074.25

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1001134

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: T MOBILE WEST \$64.00
paid by: CK 1621352
paid towards: CFG05632 CALIF FISH & GAME: DOC FEE
CA F&G FEE FOR EA42274
at parcel #:
appl type: CFG3

By _____ Feb 02, 2010 10:58
SBROSTRO posting date Feb 02, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1004326

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: T MOBILE WEST \$2,010.25
paid by: CK 1745133
paid towards: CFG05632 CALIF FISH & GAME: DOC FEE
CA F&G FEE FOR EA42274
at parcel #:
appl type: CFG3

By _____ Apr 22, 2010 10:09
SBROSTRO posting date Apr 22, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,010.25

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

Additional info at www.rctlma.org

Agenda Item No.: 3.2
Supervisory District: First
Project Planner: Bahelila Boothe

Plot Plan Number: 24622
Applicant: Dwight Goddard
Directors Hearing: August 9, 2010
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct an 288 square foot patio cover on 1.11 acres, associated with a 3,792 square foot Residence and 1,296 square foot Barn located at 17731 Glen Hollow Way in Riverside, CA. APN: 273-621-021

ISSUES OF RELEVANCE:

There are no issues of relevance at this time.

RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24622, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. Accessory buildings are exempt under section 15303(e) of the California Environmental Quality Act.

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

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

SA
7/13/10

4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Residential Agricultural (1 acre minimum) zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed 288 square foot patio cover is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The patio cover is located 30 feet or more from the main building.
8. The accessory structure is consistent with the character of the surrounding community.
9. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: ... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

PLOT PLAN:ADMINISTRATIVE Case #: PP24622

Parcel: 273-621-021

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24622 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24622, Exhibit A, dated June 29, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is Plot Plan to construct an 288 square foot patio cover on 1.11 acres, associated with a 3,792 square foot Residence and a 1,296 square foot Barn located at 17731 Glen Hollow Way in Riverside, CA.
APN: 273-621-021

10. EVERY. 3 PPA - HOLD HARMLESS RECOMMND

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 PP24622. 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.

PLANNING DEPARTMENT

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24622 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside

PLOT PLAN:ADMINISTRATIVE Case #: PP24622

Parcel: 273-621-021

10. GENERAL CONDITIONS

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY (cont.)

RECOMMND

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

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS

RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

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

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24622

Parcel: 273-621-021

10. GENERAL CONDITIONS

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS (cont.) RECOMMND

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

10.PLANNING. 4 PPA - ACSRY STRC NO HBTBL AREA RECOMMND

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

10.PLANNING. 5 PPA - SETBACKS IN HIGH FIRE RECOMMND

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

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

10.PLANNING. 6 USE - CAUSES FOR REVOCATION RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently

PLOT PLAN:ADMINISTRATIVE Case #: PP24622

Parcel: 273-621-021

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 PPA - EXPIRATION DATE-PP (cont.) RECOMMND

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

20.PLANNING. 2 PPA - EXISTING STRUCTURE (1) RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, dated June 29, 2010.

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

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated June 29, 2010.

80.PLANNING. 3 PPA - EXISTING STRUCTURE RECOMMND

PRIOR TO BUILDING PERMIT ISSUANCE, the permittee or the permittee's successors-in-interest shall apply to the

07/13/10
12:21

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP24622

Parcel: 273-621-021

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3

PPA - EXISTING STRUCTURE (cont.)

RECOMMND

Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

\$510⁰⁰
\$2500⁰⁰

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: _____ DATE SUBMITTED: 6-21-10

APPLICATION INFORMATION GODDARD

Applicant's Name: KATHY/DWIGHT E-Mail: N/A

Mailing Address: 17731 GLEN HOLLOW WAY
RIVERSIDE CA Street 92504
City State ZIP

Daytime Phone No: (951) 789-4433 Fax No: () N/A

Engineer/Representative's Name: GARY SUPER E-Mail: N/A

Mailing Address: 17130 VAN BUREN
RIVERSIDE CA Street 92504
City State ZIP

Daytime Phone No: (951) N/A Fax No: ()

Property Owner's Name: KATHY/DWIGHT GODDARD E-Mail: NA

Mailing Address: 17731 GLEN HOLLOW WAY
RIVERSIDE CA Street 92504
City State ZIP

Daytime Phone No: (951) 789-4433 Fax No: () N/A

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

APPLICATION FOR MINOR PLOT PLAN

application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

[Signature]
PRINTED NAME OF APPLICANT
Kathy Goddard
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

SIGNATURE OF PROPERTY OWNER(S): .

AWITH GODDARD
PRINTED NAME OF PROPERTY OWNER(S)
Kathy Goddard
PRINTED NAME OF PROPERTY OWNER(S)
[Signature]
SIGNATURE OF PROPERTY OWNER(S)
Kathy Goddard
SIGNATURE OF PROPERTY OWNER(S)

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

PROJECT INFORMATION

Proposal (describe the project and reference the applicable Ord. No. 348 section):
BARBARA COVER BRN ALUMINUM
76 X 18 X 10 FT WITH 4 STEEL
SUPPORT POST, OPEN SIDES

Related cases or underlying case: POOL/SPA

PROPERTY INFORMATION

Assessor's Parcel Number(s): 273-621-021-2
TAX # 29622-2 LOT # 39
Section: _____ Township: _____ Range: _____

Approximate Gross Acreage: 1.11 AC

General location (nearby or cross streets): North of ROLLIN CREEK WAY, South of _____

APPLICATION FOR MINOR PLOT PLAN

NARDENA, East of WASHINGTON, West of GLENN HOLLOW WAY
Thomas Brothers Map, edition year, page no., and coordinates: T6 745-57

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

COMMERCIAL/INDUSTRIAL

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Current processing deposit-based fee.

ACCESSORY BUILDING

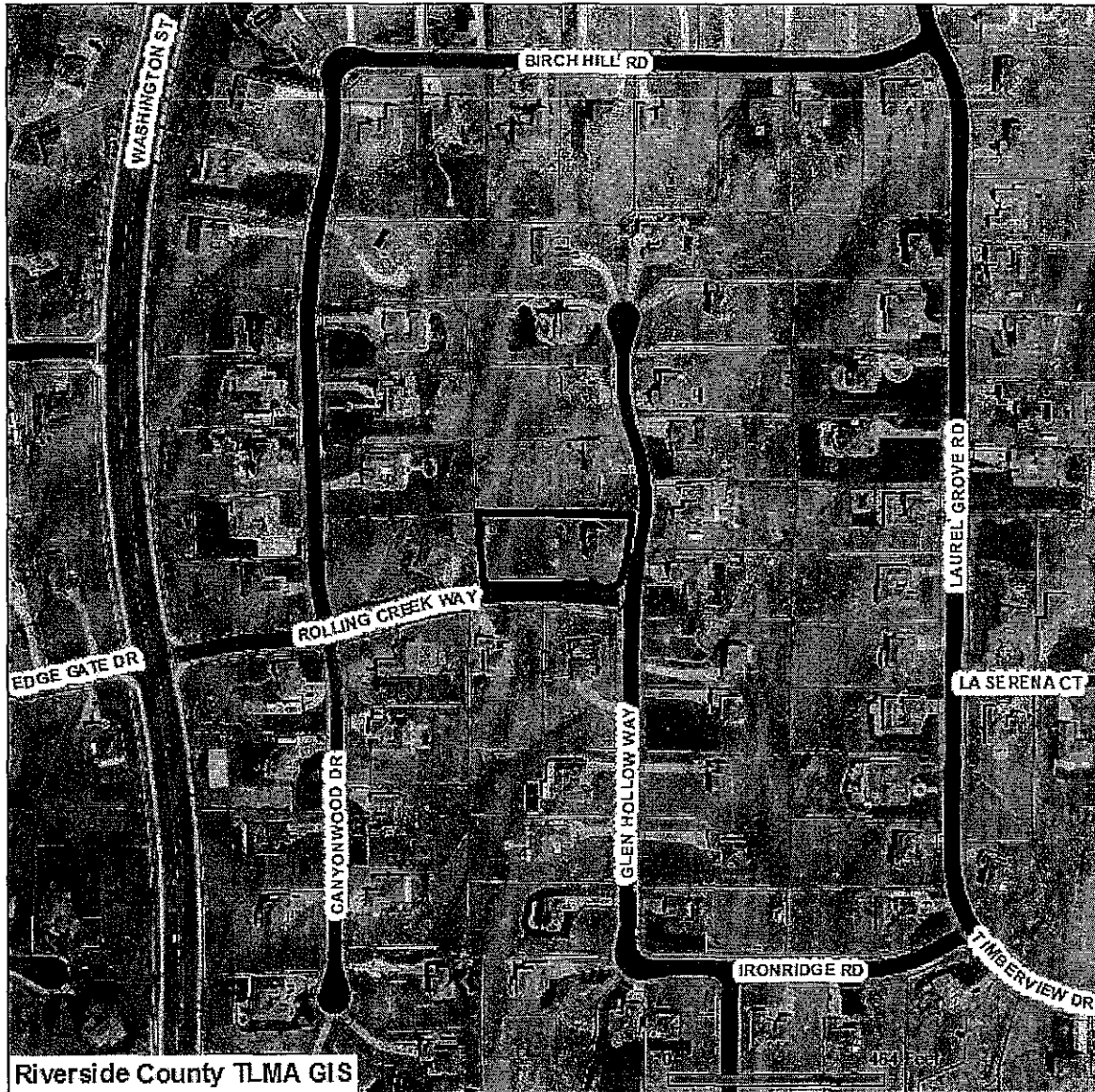
See page 12
13 & 14

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

GUEST HOUSE

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.

RIVERSIDE COUNTY GIS



Selected parcel(s):
273-621-021

IMPORTANT

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

STANDARD WITH PERMITS REPORT

APNs

273-621-021-2

OWNER NAME / ADDRESS

DWIGHT GODDARD
KATHY GODDARD
17731 GLEN HOLLOW WAY
RIVERSIDE, CA. 92504

MAILING ADDRESS

(SEE OWNER)
17731 GLEN HOLLOW WAY
RIVERSIDE CA.. 92504

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 359/32
SUBDIVISION NAME: TR 29622-2
LOT/PARCEL: 39, BLOCK: NOT AVAILABLE
TRACT NUMBER: 29622

LOT SIZE

RECORDED LOT SIZE IS 1.11 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 3792 SQFT., 5 BDRM/ 3.75 BATH, 2 STORY, ATTACHED GARAGE(715 SQ. FT), CONST'D 2004TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 745 GRID: J7

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: RIVERSIDE
ANNEXATION DATE: OCT. 26, 2006
LAFCO CASE #: 2005-17-1,2&5
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE

T3SR5W SEC 36

ELEVATION RANGE

1536/1540 FEET

PREVIOUS APN

273-320-039

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RC-VLDR

AREA PLAN (RCIP)

LAKE MATHEWS / WOODCREST

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-A-1

ZONING DISTRICTS AND ZONING AREAS

WOODCREST DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

WOODCREST COUNTRY CLUB
PLAN NUMBER: #224
PLANNING AREA: NOT AVAILABLE
ADOPTED DATE: 10/4/1988

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

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

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

WRMSHCP CELL NUMBER
NOT IN A CELL

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

VEGETATION (2005)
Agricultural Land

FIRE

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

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

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

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

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

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

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

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

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

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

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

ROAD BOOK PAGE
28

TRANSPORTATION AGREEMENTS

CONTRACT NUMBER: 04-10-004
APPROVAL DATE: Oct. 26, 2004
COMMENTS: For TUMF contact Alvin Medina at (951) 955-1667 and for RBBD contact Claire Hansen at (951) 955-2902 before paying Transportation fees

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

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED.

WATER DISTRICT
WMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SANTA ANA RIVER

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE
NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY
LOW POTENTIAL.
FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

MISCELLANEOUS

SCHOOL DISTRICT
RIVERSIDE UNIFIED

COMMUNITIES
WOODCREST

COUNTY SERVICE AREA
IN OR PARTIALLY WITHIN
THE ORCHARDS/LAKE MATHEWS #132 -
STREET LIGHTING

LIGHTING (ORD. 655)
NOT APPLICABLE, 45.13 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
042003

FARMLAND
URBAN-BUILT UP LAND

TAX RATE AREAS
088-089
• COUNTY FREE LIBRARY
• COUNTY SERVICE AREA 132 *
• COUNTY STRUCTURE FIRE PROTECTION
• COUNTY WASTE RESOURCE MGMT DIST
• CSA 152
• FLOOD CONTROL ADMINISTRATION

- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST 1302999
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- RIVERSIDE UNIFIED SCHOOL
- WESTERN MUN WATER IMP DIST 1
- WESTERN MUNICIPAL WATER

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

NO CODE COMPLAINTS

BUILDING PERMITS

Case #	Description	Status
BXX032084	TEMP CONSTRUCTION TRAILER FOR TR29622-1	EXPIRED
BRS046034	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 7	FINAL
BRS043013	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	FINAL
BXX069804	NOT AVAILABLE	VOID
BXX068567	175' X 6' GARDEN WALL / 3'4" X 245 W/ 6' COLUMNS	FINAL
BSP100139	POOL AND SPA	ISSUED
BXX050200	FREE STANDING FIREPLACE TR29622-2 LOT 5	FINAL
BRS045961	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2R	FINAL
BRS045964	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 6	FINAL
BRS045966	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 1R	FINAL
BXX050203	FREE STANDING FIREPLACE TR29622-2 LOT 12	FINAL
BXX053145	FREE STANDING FIREPLACE TR29622-2 LOT 84	FINAL
BRS046095	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 4R	FINAL
BRS045962	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 5R	FINAL
BRS043005	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	FINAL
BRS046097	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 7	FINAL
BRS045967	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3R	FINAL
BXX053143	FREE STANDING FIREPLACE TR29622-2 LOT 81	FINAL
BRS043007	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 6	FINAL
BXX048678	FREE STANDING FIREPLACE TR29622-1 LOT 62	FINAL
BAS080064	36X36 BARN/1296SF	FINAL
BRS045970	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 6	FINAL
BRS045968	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2R	FINAL
BRS043012	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	FINAL
BXX050204	FREE STANDING FIREPLACE TR29622-2 LOT 89	FINAL
BRS046041	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2R	FINAL
BRS045971	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 7R	FINAL
BHR100178	GAS AND ELECT TO ISLAND BBQ	ISSUED
BXX068503	RETAINING WALL 8' HIGH AND CNTY GRDN WALL	FINAL
BGR040997	PRECISE GRADING TR29622-2 LOTS 29-39	FINAL
BRS046096	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 6	FINAL
BRS043010	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 5	FINAL
BXX053148	FREE STANDING FIREPLACE TR29622-2 LOT 35	EXPIRED
BRS043011	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 7	FINAL
BRS046032	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 5R	FINAL
BRS043009	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 4	FINAL
BRS043015	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 6	FINAL
BRS045969	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 5R	FINAL
BRS043016	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 1	FINAL
BRS046036	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 4R	FINAL
BXX050201	FREE STANDING FIREPLACE TR29622-2 LOT 7	FINAL
BRS043008	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 1	FINAL
BRS043018	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 5	FINAL
BRS046094	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 5R	FINAL

BGR040996	PRECISE GRADING TR29622-2 LOTS 13-16 & 81-87	FINAL
BXX053144	FREE STANDING FIREPLACE TR29622-2 LOT 82	FINAL
BGR031163	ROUGH GRADE TR29622-2 LOTS 1 - 89	FINAL
BGR031317	PRECISE GRADING TR29622-1 LOTS 55-59,70-73	FINAL
BRS046035	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 1	FINAL
BXX053147	FREE STANDING FIREPLACE TR29622-2 LOT 29	EXPIRED
BRS043017	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 4	FINAL
BGR040462	PRECISE GRADING TR29622-2 LOTS 1-12,88-89	FINAL
BXX053146	FREE STANDING FIREPLACE TR29622-2 LOT 31	EXPIRED
BRS045963	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 4R	FINAL
BRS043006	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3	FINAL
BRS046093	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 6R	FINAL
BRS046030	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3R	FINAL
BRS043014	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3	FINAL
BXX050199	FREE STANDING FIREPLACE TR29622-2 LOT 1	EXPIRED
BGR031314	PRECISE GRADING TR29622-1 LOTS 74-85	FINAL
BGR031315	PRECISE GRADING TR29622-1 LOTS 60-69	FINAL
BRS045965	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 7R	FINAL

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHS047123	NOT AVAILABLE	APPLIED
EHS045208	NOT AVAILABLE	APPLIED
EHS045838	NOT AVAILABLE	APPLIED
EHS045210	NOT AVAILABLE	APPLIED
EHS065223	NOT AVAILABLE	APPLIED
EHS035675	NOT AVAILABLE	APPLIED
EHS035678	NOT AVAILABLE	APPLIED
EHS034204	NOT AVAILABLE	APPLIED
EHS034728	NOT AVAILABLE	APPLIED
EHS043519	NOT AVAILABLE	APPLIED
EHS043367	NOT AVAILABLE	APPLIED
EHS052779	NOT AVAILABLE	APPLIED
EHS043128	NOT AVAILABLE	APPLIED
EHS035777	NOT AVAILABLE	APPLIED
EHS062264	NOT AVAILABLE	APPLIED
EHS064461	NOT AVAILABLE	APPLIED
EHS035679	NOT AVAILABLE	APPLIED

PLANNING PERMITS

Case #	Description	Status
PP19248	IRRIGATION & LANDSCAPING FOR SLOPES TR29622 & -2	APPROVED
UPH00342	TR29622 - PHASING - UNIT 2	APPROVED
EA38133	EA FOR TR29622	APPROVED
DA00044	DA FOR SP 224 EA 32115, EIR 248, SP 224, CGPA 120, AGP 655, CZ 5048	APPROVED
SP00224S1	MOVE PA 3 (EQ CENTER) TO LOT 275; REPLACE w/ 5 DU	APPROVED
MT050265	TR29622-2 LOTS 29-39	PAID
CFG01816	FISH AND GAME FEE FOR TR29622	PAID
PAR00371	SUBDIVIDE 384.8 ACRES INTO 270 SINGLE FAMILY RES. PRE-APPLICATION REVIEW	APPROVED
UPH00343	TR29622 - PHASING - UNIT 3	APPROVED
SP00224	SP ON 384.8 ACRES WITH 330 DU'S ON 359.7 ACRES, 18.7 ACRES OF ROADS AND 6.4 ACRE EQUESTRIAN CENTER. EA 32115, EIR 248, GPA 120, AGP 655, CZ 5048, DA 44	APPROVED
MT050266	TR29622-2 LOTS 29-39	PAID
UPH00344	TR29622 - PHASING - UNIT 4	APPROVED
UPH00341	TR29622 - PHASING - UNIT 1	APPROVED
TR29622	SUBD 384.9 AC INTO 265 SFR & TWO OPEN SPACE LOTS	APPROVED

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

PLOT PLAN NO. 24622 – CEQA Exempt – Applicant: Kathy & Dwight Goddard – Owner: Kathy & Dwight Goddard – First Supervisorial District – Woodcrest District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential (1 Acre Minimum) (RC-VLDR) - Located Northerly of Rolling Creek Way, southerly of Nardena, easterly of Washington – 1.11 Acres – Zoning: Residential Agricultural (R-A-1) (1 Acre Minimum) – REQUEST: The Plot Plan is to construct an 288 square foot detached patio cover 1.11 acres, associated with a 3,792 square foot Residence and 1,296 square foot Barn located at 17731 Glen Hollow Way in Riverside, CA. APN: 273-621-021. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: August 9, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
4080 LEMON STREET
12th FLOOR CONFERENCE ROOM 12A
RIVERSIDE, CA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rcplma.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed 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 comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Bahelila Boothe
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/12/2010,

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

APN (s) or case numbers PP24622 For

Company or Individual's Name Planning Department,

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

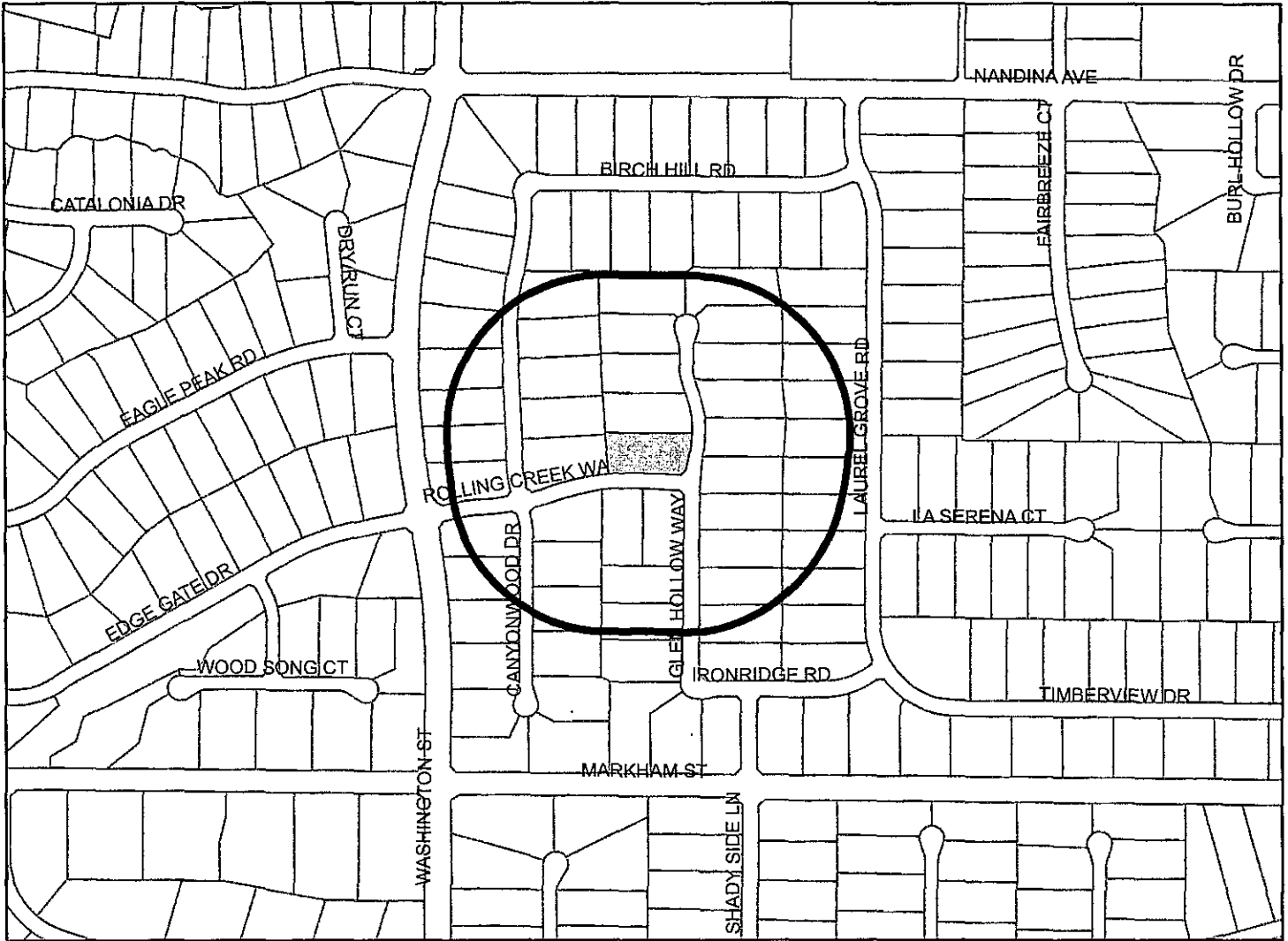
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

600 feet buffer



Selected Parcels

273-610-032	273-631-003	273-630-002	273-610-031	273-610-028	273-630-001	273-610-027	273-610-030	273-621-012	273-610-014
273-621-021	273-621-008	273-610-024	273-631-004	273-631-011	273-631-008	273-630-004	273-621-014	273-621-019	273-621-018
273-630-003	273-631-009	273-621-017	273-610-013	273-621-011	273-610-010	273-621-016	273-621-020	273-631-012	273-610-039
273-621-007	273-631-010	273-610-038	273-610-040	273-621-013	273-621-010	273-621-015	273-631-002	273-610-029	273-610-026
273-621-009	273-610-012	273-610-025	273-631-001	273-610-011					



540 270 0 540 Feet

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APN: 273610032, ASMT: 273610032
ALFRED PACHECO, ETAL
17860 CANYONWOOD DR
RIVERSIDE CA. 92504

APN: 273610030, ASMT: 273610030
DAVID W SURVILLAS, ETAL
17804 CANYONWOOD DR
RIVERSIDE CA. 92504

APN: 273631003, ASMT: 273631003
AMBROSE M KAMARA, ETAL
17825 LAUREL GROVE RD
RIVERSIDE CA. 92504

APN: 273621012, ASMT: 273621012
DEUTSCHE BANK TRUST CO AMERICAS
C/O REGIONAL TRUSTEE SERVICES
616 1ST AVE NO 500
SEATTLE WA 98104

APN: 273630002, ASMT: 273630002
BRIAN J FRANKLIN
17815 GLEN HOLLOW WAY
RIVERSIDE CA. 92504

APN: 273610014, ASMT: 273610014
DWIGHT E KELLY, ETAL
17629 CANYONWOOD DR
RIVERSIDE CA. 92504

APN: 273610031, ASMT: 273610031
CALVIN F HALL, ETAL
17832 CANYONWOOD DR
RIVERSIDE CA. 92504

APN: 273621021, ASMT: 273621021
DWIGHT GODDARD, ETAL
17731 GLEN HOLLOW WAY
RIVERSIDE CA. 92504

APN: 273610028, ASMT: 273610028
CLYDE J SANTIAGO, ETAL
17022 ROLLING CREEK WAY
RIVERSIDE CA. 92504

APN: 273621008, ASMT: 273621008
ELMER O WILLIAMS, ETAL
1356 GRANITE SPRINGS DR
CHULA VISTA CA 91915

APN: 273630001, ASMT: 273630001
DALE L MEYER, ETAL
17087 ROLLING CREEK WAY
RIVERSIDE CA. 92504

APN: 273610024, ASMT: 273610024
FARHAD KHARESTAN, ETAL
17580 CANYONWOOD DR
RIVERSIDE CA. 92504

APN: 273610027, ASMT: 273610027
DAVID CAMPOS, ETAL
17692 CANYONWOOD DR
RIVERSIDE CA. 92504

APN: 273631004, ASMT: 273631004
GEORGE M HJORTH, ETAL
17853 LAUREL GROVE RD
RIVERSIDE CA. 92504



APN: 273631011, ASMT: 273631011
HSBC BANK USA
C/O AMERICAS SVCING CO
7485 NEW HORIZON WY BLD 3
FREDERICK MD 21703

APN: 273631009, ASMT: 273631009
JPMORGAN CHASE BANK
C/O WASHINGTON MUTUAL BANK
7255 BAYMEADOWS WAY
JACKSONVILLE FL 32256

APN: 273631008, ASMT: 273631008
IGNACIO PARRA GUIDO, ETAL
17864 GLEN HOLLOW WAY
RIVERSIDE CA. 92504

APN: 273621017, ASMT: 273621017
LEI ZHUO
17619 GLEN HOLLOW WAY
RIVERSIDE CA. 92504

APN: 273630004, ASMT: 273630004
JAMES G MASTERS, ETAL
17871 GLEN HOLLOW WAY
RIVERSIDE CA. 92504

APN: 273610013, ASMT: 273610013
LUZ YLINEN WOOLSEY
17657 CANYONWOOD DR
RIVERSIDE CA. 92504

APN: 273621014, ASMT: 273621014
JAMES RANSOM
17668 GLEN HOLLOW WAY
RIVERSIDE CA. 92504

APN: 273621011, ASMT: 273621011
MARCO J RASIC, ETAL
14 HAMPSHIRE CT
LADERA RANCH CA 92694

APN: 273621019, ASMT: 273621019
JEFFREY PAUL BURNS, ETAL
17675 GLEN HOLLOW WAY
RIVERSIDE CA. 92504

APN: 273610010, ASMT: 273610010
MARGARET M ZYK, ETAL
C/O MARTHA E SCHRIK
17741 CANYONWOOD DR
RIVERSIDE CA. 92504

APN: 273621018, ASMT: 273621018
JIMMY YM WANG, ETAL
17647 GLEN HOLLOW WAY
RIVERSIDE CA. 92504

APN: 273621016, ASMT: 273621016
MICHAEL A DOUTY
17612 GLEN HOLLOW WAY
RIVERSIDE CA. 92504

APN: 273630003, ASMT: 273630003
JOSEPH D JASMER, ETAL
17843 GLEN HOLLOW WAY
RIVERSIDE CA. 92504

APN: 273621020, ASMT: 273621020
MICHAEL THORPE
17703 GLEN HOLLOW WAY
RIVERSIDE CA. 92504

APN: 273631012, ASMT: 273631012
PHILLIP RAYMOND LACROIX, ETAL
17752 GLEN HOLLOW WAY
RIVERSIDE CA. 92504

APN: 273621010, ASMT: 273621010
RONALD SMITH
17713 LAUREL GROVE RD
RIVERSIDE CA. 92504

APN: 273610039, ASMT: 273610039
RAY W BLODGETT, ETAL
17825 CANYONWOOD DR
RIVERSIDE CA. 92504

APN: 273621015, ASMT: 273621015
SHEN LI WANG, ETAL
17640 GLEN HOLLOW WAY
RIVERSIDE CA. 92504

APN: 273621007, ASMT: 273621007
RAYMOND L NELSON
17629 LAUREL GROVE RD
RIVERSIDE CA. 92504

APN: 273631002, ASMT: 273631002
STEPHEN S POLLIS, ETAL
17797 LAUREL GROVE RD
RIVERSIDE CA. 92504

APN: 273631010, ASMT: 273631010
RESIDENTIAL ACQUISITION PROP
361 CORPORATE TERRACE CIR
CORONA CA 92879

APN: 273610029, ASMT: 273610029
STEVEN JOHN SATCHER, ETAL
17776 CANYONWOOD DR
RIVERSIDE CA. 92504

APN: 273610038, ASMT: 273610038
RICARDO DIAZ, ETAL
17853 CANYONWOOD DR
RIVERSIDE CA. 92504

APN: 273610026, ASMT: 273610026
SUNG W HAN, ETAL
17664 CANYONWOOD DR
RIVERSIDE CA. 92504

APN: 273610040, ASMT: 273610040
ROBERT J SLONEKER, ETAL
17797 CANYONWOOD DR
RIVERSIDE CA. 92504

APN: 273621009, ASMT: 273621009
SYED W BOKHARI, ETAL
17685 LAUREL GROVE RD
RIVERSIDE CA. 92504

APN: 273621013, ASMT: 273621013
ROBERT T IRWIN, ETAL
17696 GLEN HOLLOW WAY
RIVERSIDE CA. 92504

APN: 273610012, ASMT: 273610012
TANNAZ ZARE HOMAYOUNIEH, ETAL
17685 CANYONWOOD DR
RIVERSIDE CA. 92504



APN: 273610025, ASMT: 273610025
TOSHIMASA TSUDA, ETAL
17636 CANYONWOOD DR
RIVERSIDE CA. 92504

APN: 273631001, ASMT: 273631001
WETSU LIU, ETAL
17769 LAUREL GROVE RD
RIVERSIDE CA. 92504

APN: 273610011, ASMT: 273610011
YEH TSUI SU LIN
17713 CANYONWOOD DR
RIVERSIDE CA. 92504

Agenda Item No.: 3.3
Supervisory District: First
Project Planner: Bahelila Boothe

Plot Plan Number: 24571
Applicant: Wilfredo Ventura
Directors Hearing: August 9, 2010
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 1,750 square foot Horse Barn with 1,625 square foot porch on 5.09 acres, associated with the 3,685 square foot residence located at 35977 Avenida La Cresta in Murrieta, CA. APN: 930-140-001.

ISSUES OF RELEVANCE:

The property is located in a High Fire Area project has been reviewed and conditioned by Fire Department. The applicant has identified an unpermitted Agricultural Barn to be removed, since the structure will not require a building permit to demo the applicant will be conditioned prior to final to provide proof of removal or additional plot plan application will be required.

RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24571, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. Accessory buildings are exempt under section 15303(e) of the California Environmental Quality Act.

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural: Rural Mountainous (10 Acres Minimum) on the Southwest Area Plan.

SA
7/13/10

3. The proposed accessory uses are permitted uses in the general plan designation.
4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Residential Agricultural (5 acres minimum) zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed 1,750 square foot Horse Barn with 1,625 square foot porch is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The Horse Barn with porch is located 30 feet or more from the main building.
8. The accessory building is consistent with the character of the surrounding community.
9. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: ... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

PLOT PLAN:ADMINISTRATIVE Case #: PP24571

Parcel: 930-140-001

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24571 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24571, Exhibit A, dated May 27, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a Plot Plan to construct a 1,750 square foot Horse Barn with 1,625 square foot porch on 5.09 acres, associated with the 3,685 square foot residence located at 35977 Avenida La Cresta in Murrieta, CA. APN: 930-140-001.

10. EVERY. 3 PPA - HOLD HARMLESS RECOMMND

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 PP24571. 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.

FIRE DEPARTMENT

10.FIRE. 1 USE-#21-HAZARDOUS FIRE AREA RECOMMND

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.1.

PLOT PLAN:ADMINISTRATIVE Case #: PP24571

Parcel: 930-140-001

10. GENERAL CONDITIONS

10.FIRE. 2 USE-#005-ROOFING MATERIAL RECOMMND

All buildings shall be constructed with class B roofing material as per the California Building Code.

10.FIRE. 3 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 4 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1000 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site.

10.FIRE. 5 USE-#76-STANDARD FH 330/165 RECOMMND

Approved standard fire hydrant (6"x4"x2 1/2") shall be located within 250 feet of any portion of the lot frontage.

PLANNING DEPARTMENT

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24571 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management

PLOT PLAN:ADMINISTRATIVE Case #: PP24571

Parcel: 930-140-001

10. GENERAL CONDITIONS

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY (cont.) RECOMMND
Agency.

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

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

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

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

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

10.PLANNING. 4 PPA - ACSRY STRC NO HBTBL AREA RECOMMND

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24571

Parcel: 930-140-001

10. GENERAL CONDITIONS

10.PLANNING. 5 PPA - SETBACKS IN HIGH FIRE

RECOMMND

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

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

10.PLANNING. 6 USE - CAUSES FOR REVOCATION

RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP

RECOMMND

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24571

Parcel: 930-140-001

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 PPA - EXISTING STRUCTURE (1)

RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 USE-#4-WATER PLANS

RECOMMND

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

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

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS

RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, dated May 27, 2010.

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated May 27, 2010.

07/13/10
11:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:ADMINISTRATIVE Case #: PP24571

Parcel: 930-140-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3 PPA - EXISTING STRUCTURE

RECOMMND

PRIOR TO BUILDING PERMIT ISSUANCE, the permittee or the permittee's successors-in- interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 USE-#27-EXTINGUISHERS

RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

PLANNING DEPARTMENT

90.PLANNING. 1 PPA - AG. BUILDING REMOVED

DRAFT

Per approved Plot Plan Exhibit A, dated May 27, 2010, unpermitted agricultural structure is to be removed. Since the structure is unpermitted a demo permit is not required. to remove structure from property but the structure is not included with this plot plan review and would require an additional plot plan.

RIVERSIDE COUNTY GIS



Selected parcel(s):
930-140-001

IMPORTANT

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

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Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
930-140-001

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Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
930-140-001

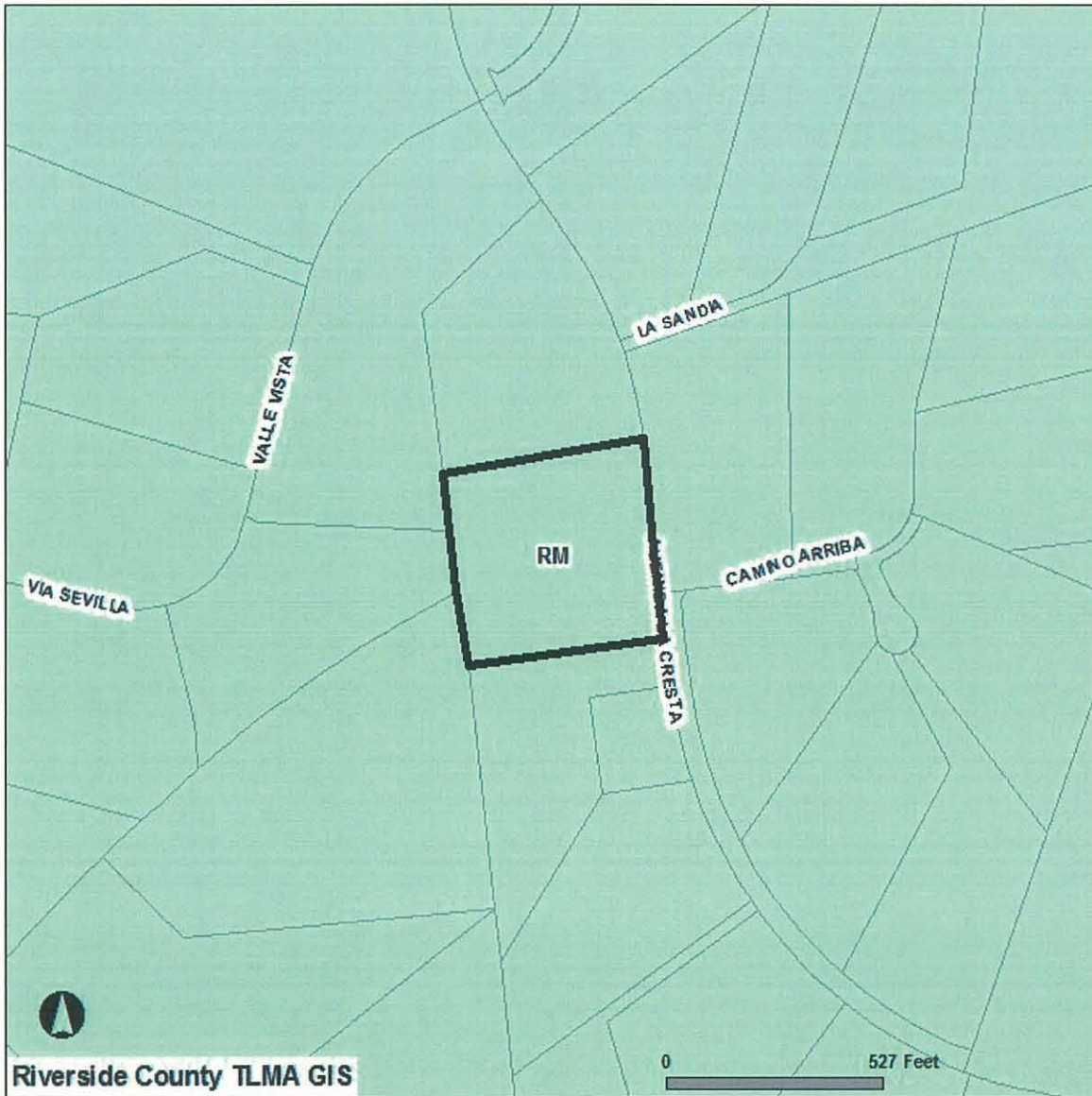
IMPORTANT

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Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
930-140-001

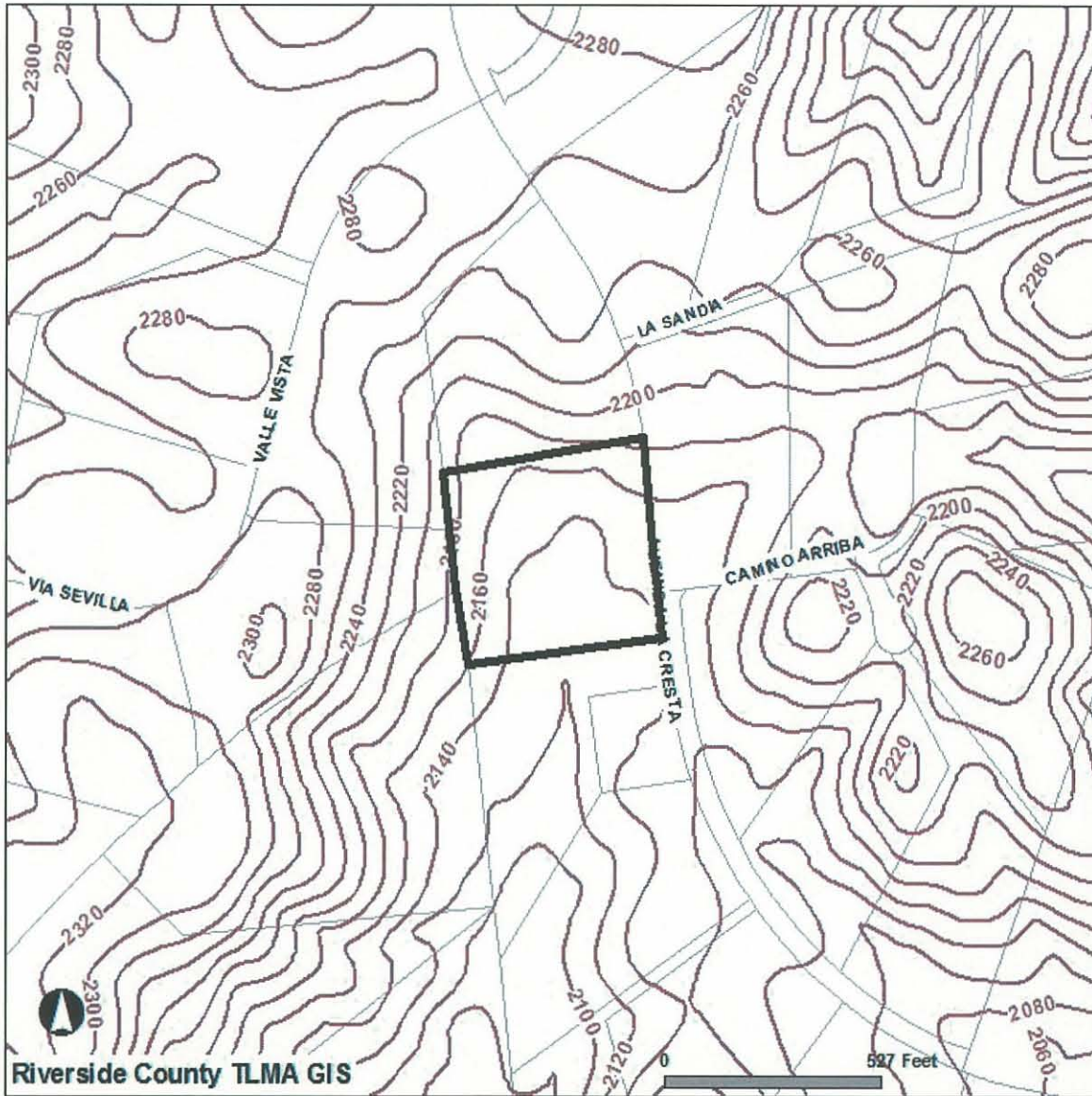
IMPORTANT

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Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
930-140-001

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Version 100412

TO THE APPLICANT :

The Building & Safety Department has completed a plot plan review of the proposed structure. This is to be used as guideline for any additional items that may need to be addressed during the Building Department review. All building plans shall comply with 2007 California Building Codes and Riverside County Ordinances.

COUNTY OF RIVERSIDE, DEPARTMENT OF BUILDING AND SAFETY

>> PLAN CHECK CORRECTIONS <<

+ SITE : 35977 AVENIDA LA CRESTA MURRIETA + P/C Log # : PP24571A

+ BY : Klaarenbeek, + PHONE: (951) 955-1833 + DATE : 07/06/2010

BD1 The proposed project is for a 1,750 square foot horse barn with an attached porch cover of 1,625 square foot. This 3,375 square foot agricultural building would be classified as a group "U" occupancy and would comply with size limitations per the 2007 California Building Code (CBC).

This project is located in a high fire severity zone and shall comply with fire resistive construction requirements per chapter 7a within the 2007 CBC.

This is not to be considered a Building Department plan review. All building plan submittal requirements, applications and fees are required for building Department approval and subsequent building permits in addition to the current planning department review..

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 24571 DATE SUBMITTED: 5/26/10

APPLICATION INFORMATION

Applicant's Name: WILFREDO VENTURA E-Mail: ventura_engineering@yahoo.com

Mailing Address: 27315 JEFFERSON AVENUE, STE J-229

TEMECULA Street CA 92590
City State ZIP

Daytime Phone No: (951) 252-7632 Fax No: (951) 346-5726

Engineer/Representative's Name: SAME AS APPLICANT E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: () Fax No: ()

Property Owner's Name: OMAR URIZAR E-Mail: _____

Mailing Address: 35977 AVENIDA LA CRESTA

MURRIETA Street CA 92563
City State ZIP

Daytime Phone No: (714) 300-5258 Fax No: ()

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

APPLICATION FOR MINOR PLOT PLAN

application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

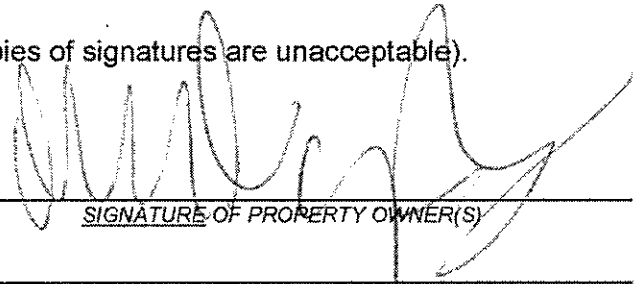
I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. (Authorized agent must submit a letter from the owner(s) indicating authority to sign in the owner's behalf.

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

SIGNATURE OF PROPERTY OWNER(S):

AMAR URIZAR

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROJECT INFORMATION

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

PROPOSE TO CONSTRUCT A 3375 SF FCP HORSE BARN (ACCESSORY STRUCTURE)

Related cases or underlying case: PP 23991

PROPERTY INFORMATION

Assessor's Parcel Number(s): 930-140-001

Section: 22 Township: 7S Range: 4W

Approximate Gross Acreage: 5.09 AC

General location (nearby or cross streets): North of CORTE KASTARI, South of _____

APPLICATION FOR MINOR PLOT PLAN

VALLE VISTA _____, East of VALLE VISTA _____, West of AVENIDA LA CRESTA _____.

Thomas Brothers Map, edition year, page no., and coordinates: 2006, PG 206, COORD. F-4 _____

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

COMMERCIAL/INDUSTRIAL

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Current processing deposit-based fee.

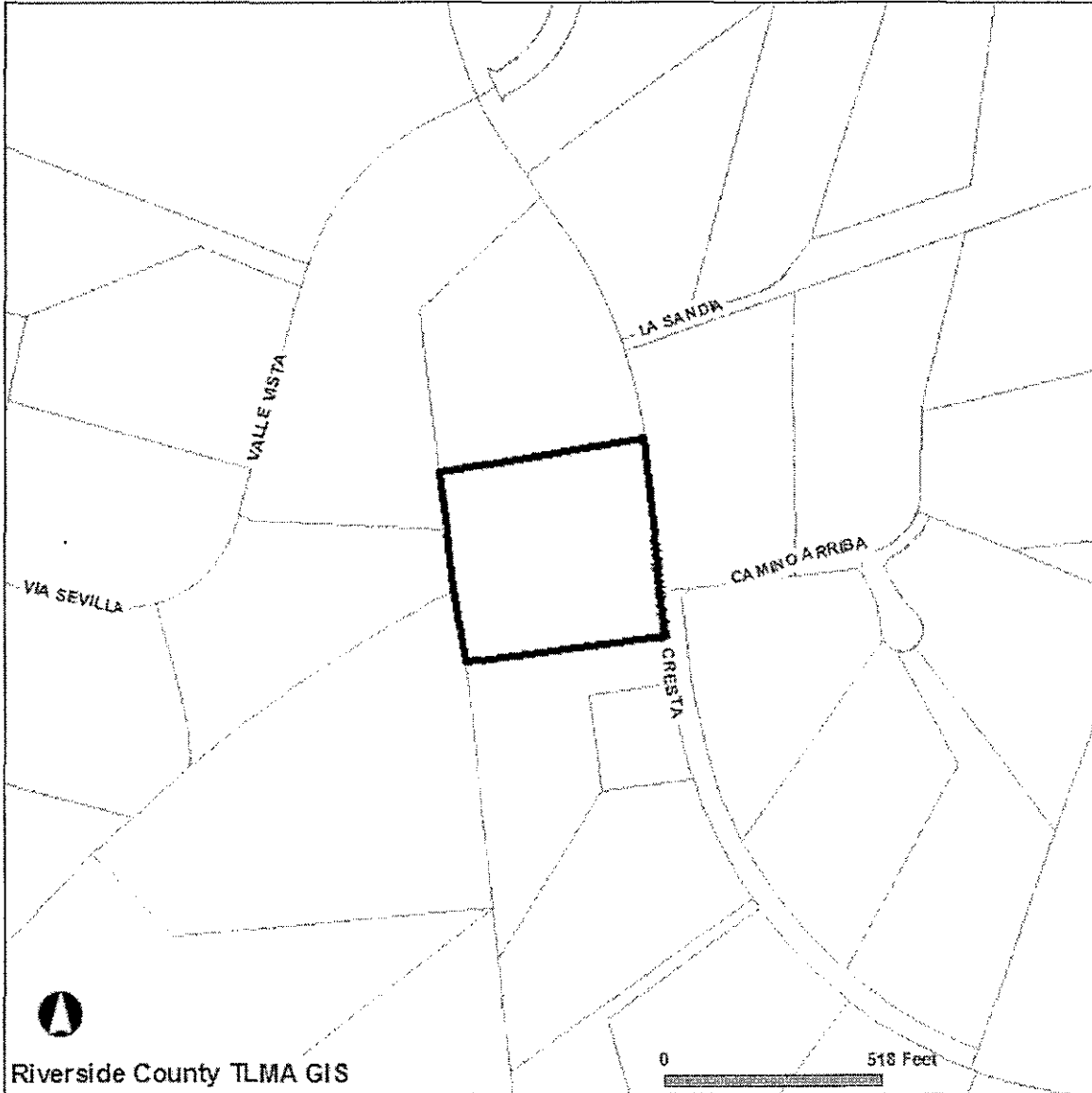
ACCESSORY BUILDING

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

GUEST HOUSE

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.

RIVERSIDE COUNTY GIS



Selected parcel(s):
930-140-001

LEGEND

IMPORTANT

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

STANDARD WITH PERMITS REPORT

APNs

930-140-001-2

OWNER NAME / ADDRESS

OMAR URIZAR
35977 AVENIDA LA CRESTA
MURRIETA, CA. 92562

MAILING ADDRESS

(SEE OWNER)
35977 AVENIDA LA CRESTA

MURRIETA CA.. 92562

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 31/44
SUBDIVISION NAME: PM 7945
LOT/PARCEL: 1, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 5.09 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 3685 SQFT., 5 BDRM/ 4.25 BATH, 1 STORY, ATTACHED GARAGE(1016 SQ. FT), CONST'D 1993TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING, POOL

THOMAS BROS. MAPS PAGE/GRID

PAGE: 927 GRID: A7

CITY BOUNDARY/SPHERE

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

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE

T7SR4W SEC 22

ELEVATION RANGE

2124/2188 FEET

PREVIOUS APN

902-140-050

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RM

AREA PLAN (RCIP)

SOUTHWEST AREA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

SANTA ROSA PLATEAU POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

R-A-5 (CZ 1920)

ZONING DISTRICTS AND ZONING AREAS

RANCHO CALIFORNIA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

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

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

WRMSHCP CELL NUMBER
NOT IN A CELL

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

VEGETATION (2005)
Coastal Sage Scrub
Developed/Disturbed Land
Woodland and Forests

FIRE

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

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

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

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

ROAD & BRIDGE DISTRICT
SOUTHWEST AREA C

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

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

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
SOUTHWEST AREA

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

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

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

ROAD BOOK PAGE
80B

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED.

WATER DISTRICT
WMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SANTA MARGARITA

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE
NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY
LOW POTENTIAL.
FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

MISCELLANEOUS

SCHOOL DISTRICT
MURRIETA VALLEY UNIFIED

COMMUNITIES
LA CRESTA

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
ZONE B, 27.91 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
043224

FARMLAND
OTHER LANDS

TAX RATE AREAS
082-003
• COUNTY FREE LIBRARY
• COUNTY STRUCTURE FIRE PROTECTION
• COUNTY WASTE RESOURCE MGMT DIST
• CSA 152
• ELS MURRIETA ANZA RESOURCE CONS
• ELSINORE AREA ELEM SCHOOL FUND
• FLOOD CONTROL ADMINISTRATION
• FLOOD CONTROL ZONE 7
• GENERAL
• GENERAL PURPOSE

- METRO WATER WEST 1302999
- MT SAN JACINTO JUNIOR COLLEGE
- MURRIETA CEMETERY
- MURRIETA UNIFIED
- MURRIETA UNIFIED B & I
- RANCHO CAL WTR SAN R DIV DEBT SV
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- VALLEY HEALTH SYSTEM HOSP DIST
- WESTERN MUN WATER 9TH FRINGE

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

NO CODE COMPLAINTS

BUILDING PERMITS

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHS100333	NOT AVAILABLE	APPLIED

PLANNING PERMITS

Case #	Description	Status
PP23991	3670 S.F. HORSE BARN	APPROVED

REPORT PRINTED ON...Wed May 26 12:09:39 2010
Version 100412

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

PLOT PLAN NO. 24571— CEQA Exempt – Applicant: Wilfredo Ventura – Owner: Omar Urizar – First Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Rural Mountainous (10 Acres Minimum) - Located Northerly of Corte Kastari, southerly of Valle Vista, westerly of Avenida La Cresta – 5.09 Acres – Zoning: Residential Agricultural (R-A-5) (5 Acres Minimum) – REQUEST: The Plot Plan is to construct a 1,750 square foot Horse Barn with 1,625 square foot porch on 5.09 acres, associated with a 3,685 square foot residence located at 35977 Avenida La Cresta in Murrieta, CA. APN: 930-140-001. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: August 9, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
4080 LEMON STREET
12th FLOOR CONFERENCE ROOM 12A
RIVERSIDE, CA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed 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 comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Bahelila Boothe
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/7/2010,

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

APN (s) or case numbers PP 24571 For

Company or Individual's Name Planning Department,

Distance buffered ~~600~~ 1000'.

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

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

NAME: Vinnie Nguyen

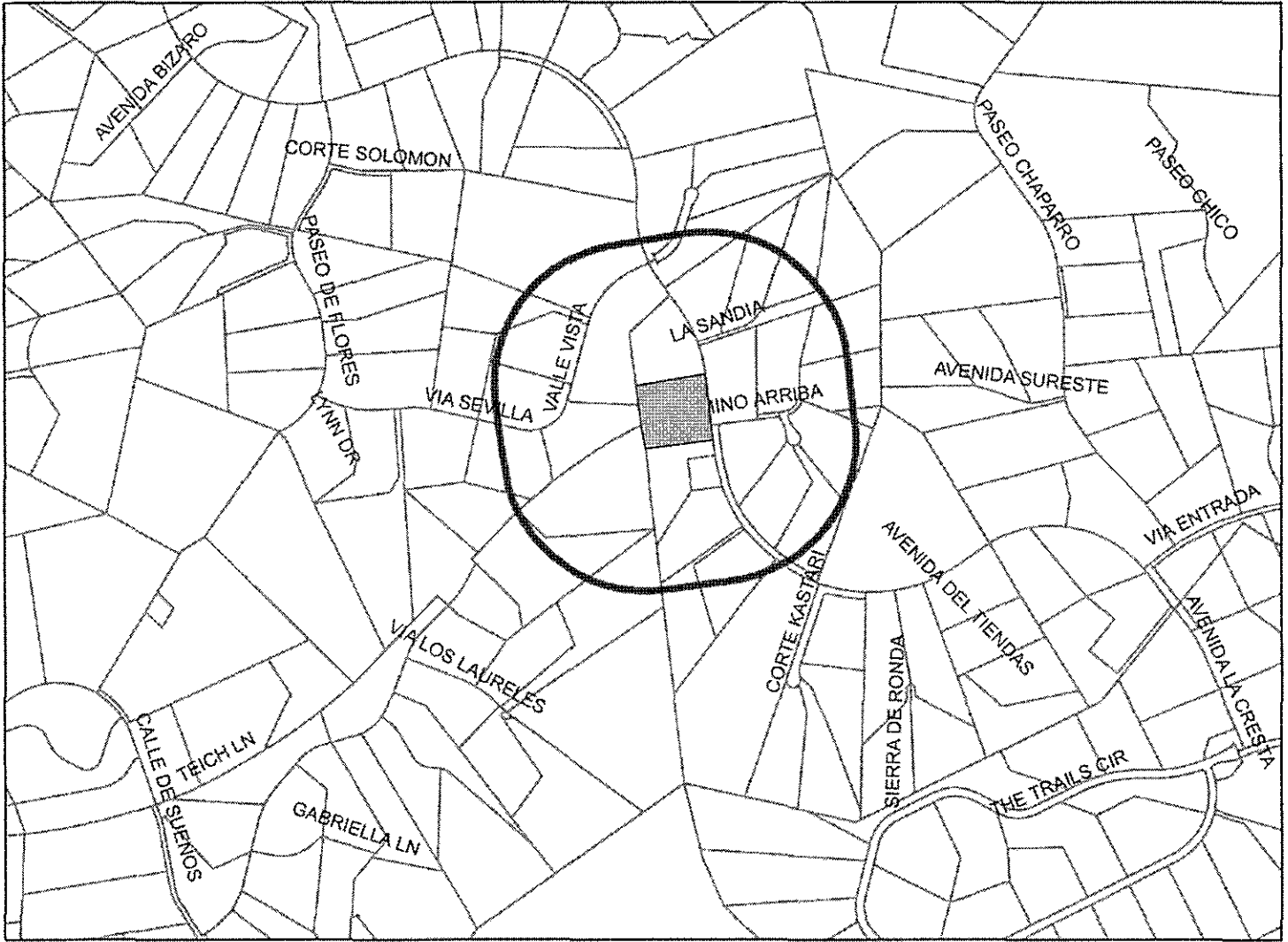
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

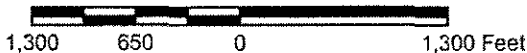
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

1000 feet buffer



Selected Parcels

930-140-015	930-140-014	930-140-012	930-140-007	930-140-010	930-140-013	930-140-011	930-130-030	930-140-004	930-130-006
930-130-005	930-200-004	930-150-004	930-200-003	930-200-007	930-130-029	930-130-028	930-200-005	930-130-026	930-130-025
930-200-008	930-210-004	930-150-003	930-210-018	930-200-006	930-150-002	930-210-017	930-210-011	930-130-016	930-130-018
930-140-001	930-140-003	930-160-015	930-130-027	930-140-002	930-220-001	930-130-004			



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APN: 930140011, ASMT: 930140011
AGUINA
22063 WOODWARD WAY
MURRIETA CA 92562

APN: 930200003, ASMT: 930200003
GILBERT JOHN GAGNON, ETAL
3501 VIA DEL PRADO
CALABASAS CA 91302

APN: 930130030, ASMT: 930130030
ANNIE SAM
13291 TWIN DILLS DR NO 60B
SEAL BEACH CA 90740

APN: 930200007, ASMT: 930200007
GOPINATH FAMILY LTD PARTNERSHIP
10189 OVERHILL DR
SANTA ANA CA 92705

APN: 930140004, ASMT: 930140004
BILL BEHRENS
35805 AVENIDA LA CRESTA
MURRIETA CA. 92562

APN: 930130028, ASMT: 930130028
GROVER SAM, ETAL
13291 TWIN DILLS DR NO 60B
SEAL BEACH CA 90740

APN: 930130006, ASMT: 930130006
CHARLES R PATTON, ETAL
21490 CAMINO ARRIBA
MURRIETA CA. 92562

APN: 930200005, ASMT: 930200005
HOA VAN PHAM, ETAL
3239 POWERS AVE
CLOVIS CA 93619

APN: 930130005, ASMT: 930130005
DEUTSCHE BANK NATL TRUST CO
C/O WASHINGTON MUTUAL BANK
7255 BAYMEADOWS WAY
JACKSONVILLE FL 32256

APN: 930130026, ASMT: 930130026
HOWARD E OGDEN, ETAL
21625 VALLE VISTA
MURRIETA CA 92562

APN: 930200004, ASMT: 930200004
DIRK W RENNER
39439 VALLE VISTA
MURRIETA CA. 92562

APN: 930130025, ASMT: 930130025
JAMES A SINKIEWICZ, ETAL
38765 VALLE VISTA
MURRIETA CA. 92562

APN: 930150004, ASMT: 930150004
FARHAD SIAVOSHI, ETAL
6441 RIDGE GLEN RD
ANAHEIM CA 92807

APN: 930200008, ASMT: 930200008
JESUS F LOPEZ, ETAL
11402 INEZ ST
WHITTIER CA 90605



APN: 930210004, ASMT: 930210004
JOSEPH TERRY MALONEY, ETAL
35885 VALLE VISTA RD
MURRIETA CA. 92562

APN: 930130018, ASMT: 930130018
NFN AGUINA
22063 WOODWARD WAY
MURRIETA CA 92562

APN: 930150003, ASMT: 930150003
KELLY HERRERA, ETAL
35751 AVENIDA LA CRESTA
MURRIETA CA. 92562

APN: 930140001, ASMT: 930140001
OMAR URIZAR
35977 AVENIDA LA CRESTA
MURRIETA CA. 92562

APN: 930210018, ASMT: 930210018
MANO BAKH, ETAL
40004 VALLE VISTA
MURRIETA CA 92562

APN: 930140003, ASMT: 930140003
RANCHO CALIF WATER DIST
P O BOX 9017
TEMECULA CA 92589

APN: 930200006, ASMT: 930200006
MARC ANTAYA, ETAL
C/O LEANNE ANTAYA
35987 AVENIDA LA CRESTA
MURRIETA CA. 92562

APN: 930160015, ASMT: 930160015
RICKEY L SNYDER, ETAL
21128 VIA LOS LAURELES
MURRIETA CA 92562

APN: 930150002, ASMT: 930150002
MARK LACY, ETAL
35701 AVENIDA LACRESTA
MURRIETA CA. 92562

APN: 930130027, ASMT: 930130027
ROBERT E GANNON
36250 AVENIDA LA CRESTA
MURRIETA CA. 92562

APN: 930210017, ASMT: 930210017
MERRILL MAHON SCHULZE, ETAL
40000 VALLE VISTA
MURRIETA CA. 92562

APN: 930140002, ASMT: 930140002
SANTA ROSA RANCHES WATER DIST
P O BOX 174
TEMECULA CA 92589

APN: 930210011, ASMT: 930210011
MICHAEL F FELONG, ETAL
35875 VALLE VISTA
MURRIETA CA. 92562

APN: 930220001, ASMT: 930220001
SHERMAN DON
11100 WARNER STE 308
FOUNTAIN VALLEY CA 92708



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Agenda Item No.: 3.4
Supervisory District: Third
Project Planner: Bahelila Boothe

Plot Plan Number: 24557
Applicant: Craig Deardorff
Directors Hearing: August 9, 2010
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to permit an unpermitted 200 square foot detached workshop and to construct a 4,800 square foot detached metal tractor building on 4.75 acres, associated with 1,361 square foot residence located at 43178 Stetson Avenue in Hemet, CA. APN: 552-200-020

ISSUES OF RELEVANCE:

The property has an existing expired 1,040 square foot agricultural shade cover permit, the applicant will be conditioned prior to final of these accessory building permits to apply for an agricultural registration permit for the shade cover.

RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24557, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. Accessory buildings are exempt under section 15303(e) of the California Environmental Quality Act.

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Agricultural: Agricultural (10 Acres Minimum) on the Baustista Area Plan.

SA
7/13/10

3. The proposed accessory uses are permitted uses in the general plan designation.
4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Light Agricultural (10 acres minimum) zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-R zone.
6. The proposed 4,800 square foot metal tractor barn and 200 square foot workshop are considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The detached tractor barn is located 30 feet or more from the main building.
8. The accessory building is consistent with the character of the surrounding community.
9. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: ... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

PLOT PLAN:ADMINISTRATIVE Case #: PP24557

Parcel: 552-200-020

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24557 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24557, Exhibit A, dated May 18, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby to construct a 4,800 square foot detached metal tractor barn and permit an unpermitted 200 square foot workshop on 4.75 acres, associated with the 1,361 square foot residence located at 43178 Stetson Avenue in Hemet, CA. APN: 552-200-020

10. EVERY. 3 PPA - HOLD HARMLESS RECOMMND

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 PP24557. 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.

PLANNING DEPARTMENT

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24557 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside

PLOT PLAN:ADMINISTRATIVE Case #: PP24557

Parcel: 552-200-020

10. GENERAL CONDITIONS

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY (cont.)

RECOMMND

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

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS

RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

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

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24557

Parcel: 552-200-020

10. GENERAL CONDITIONS

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS (cont.) RECOMMND

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

10.PLANNING. 4 PPA - ACSRY STRC NO HBTBL AREA RECOMMND

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

10.PLANNING. 5 PPA - SETBACKS IN HIGH FIRE RECOMMND

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

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

10.PLANNING. 6 USE - CAUSES FOR REVOCATION RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently

PLOT PLAN:ADMINISTRATIVE Case #: PP24557

Parcel: 552-200-020

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 PPA - EXPIRATION DATE-PP (cont.) RECOMMND

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

20.PLANNING. 2 PPA - EXISTING STRUCTURE (1) RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, dated May 18, 2010.

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

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated May 18, 2010.

80.PLANNING. 3 PPA - EXISTING STRUCTURE RECOMMND

PRIOR TO BUILDING PERMIT ISSUANCE, the permittee or the permittee's successors-in-interest shall apply to the

07/13/10
11:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP24557

Parcel: 552-200-020

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3 PPA - EXISTING STRUCTURE (cont.)

RECOMMND

Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

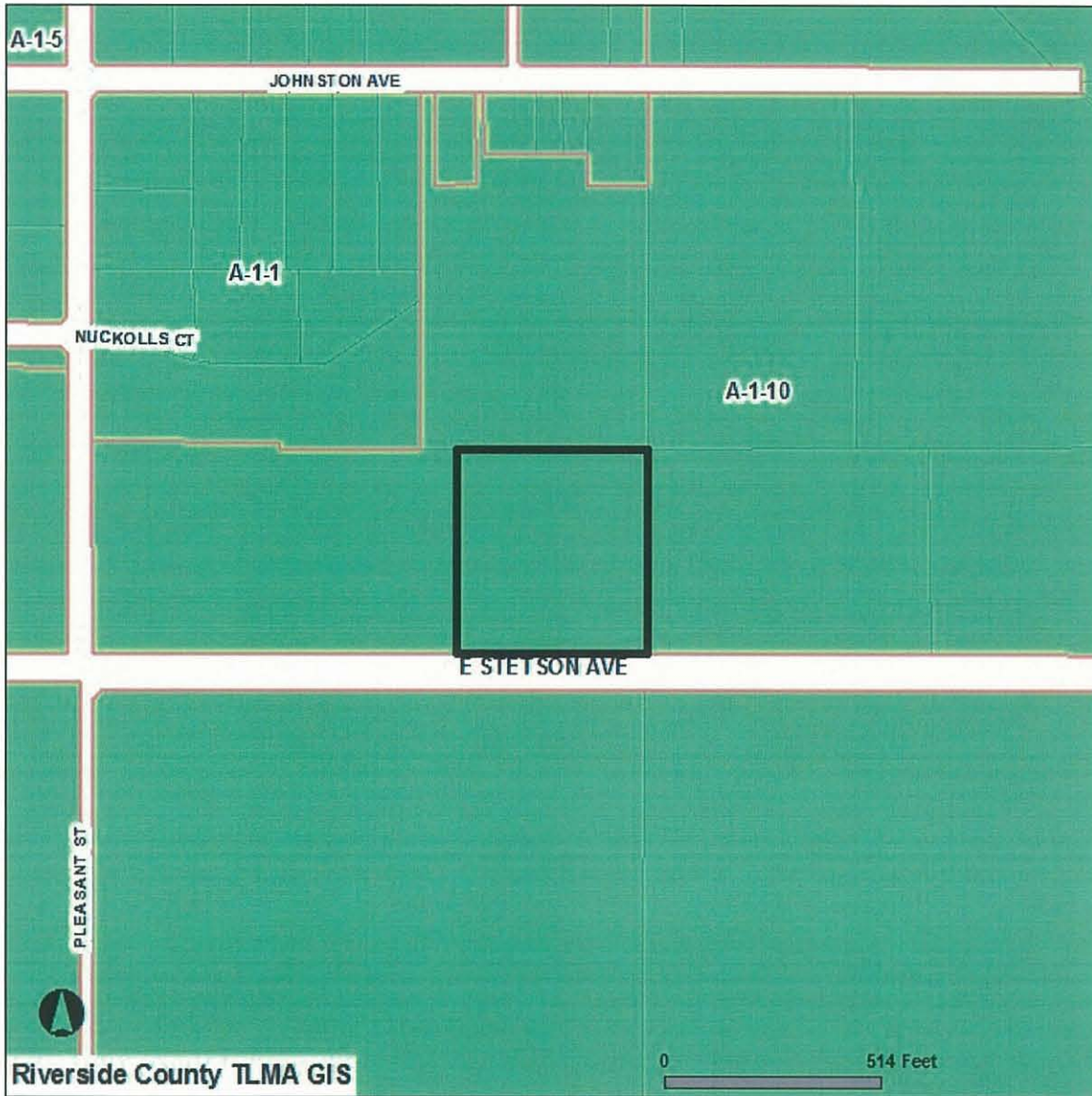
90.PLANNING. 1 PPA - AG. PERMIT REQUIRED

RECOMMND

Prior to final of any accessory building, the applicant must permit existing 1,040 square foot shade cover, which permit has expired.

Ag. Registration Permit

RIVERSIDE COUNTY GIS



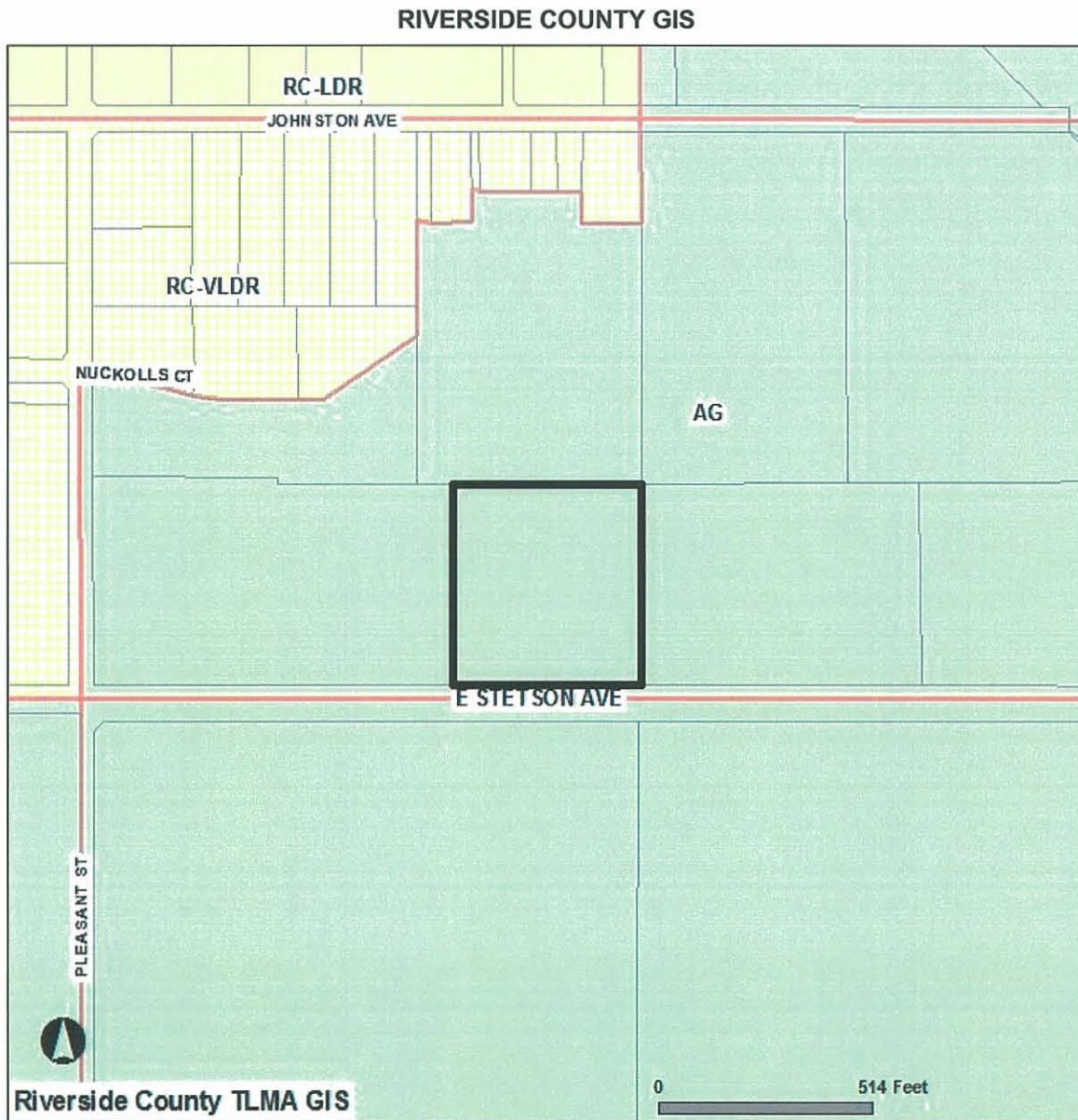
Selected parcel(s):
552-200-020

IMPORTANT

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Version 100412



Selected parcel(s):
552-200-020

IMPORTANT

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Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
552-200-020

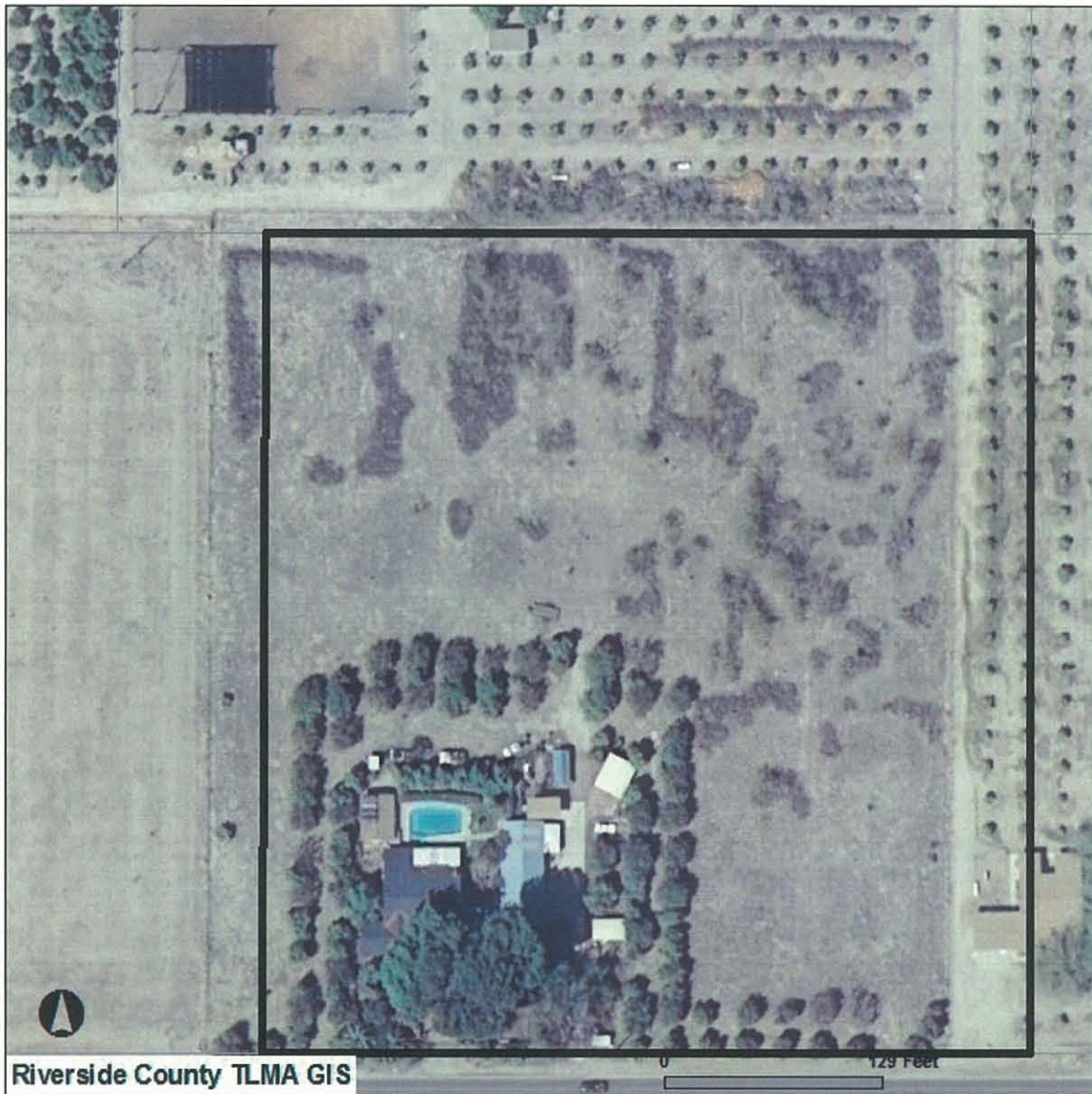
IMPORTANT

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Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
552-200-020

IMPORTANT

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Version 100412



COUNTY OF RIVERSIDE
DEPARTMENT OF BUILDING & SAFETY
4080 Lemon St., 2nd Floor
P.O Box 1629
Riverside, CA 92502

Mike Lara
Director

PLOT PLAN REVIEW

General Note

Building and Safety has completed a plot plan review of your proposed construction shown on the plot plan. If you receive plan check comments please have your design professional incorporate the comments into your building plan submittal. If corrections are indicated below make the revisions and re-submit the plot plan for a recheck. If you have questions regarding any correction, please make contact with the plans examiner for an explanation or clarification. To avoid any delays in your project the owner/applicant should make sure that the proposed construction shown on the plot plan matches the building plan submittal.

SITE : 43178 Stetson Ave
Hemet, Ca

COMMENTS

PP24557

BY:
R.KLAARENBECK

PHONE: (951) 955-1833

DATE: 06/21/10

The plot plan indicates a 4,800 square foot garage/tractor building. As long as the structure is located in a designated agricultural zone per the Riverside County Planning department, the structure could be considered an agricultural building and be classified as a group "U" occupancy. The current square footage of the building would comply with size limitation requirements per the 2007 California Building Code (CBC).

The proposed structure is located in a high fire severity zone and shall comply with fire resistive construction requirements per chapter 7a within the 2007 CBC.

All building plans shall comply with 2007 California Building Codes and adopted ordinances.

This is NOT to be considered a building department plan review. All building department building plan submittal requirements and fees shall be submitted to the building department for review and approval. Requirements include but are not limited to complete building plans, structural calculations, supporting documents and fees. All requirements can be found on the building department web-site.

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman · Planning Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP24557

DATE SUBMITTED: 5/17/10

APPLICATION INFORMATION

Applicant's Name: Craig Deardorff

E-Mail: CSDBuildersins@yahoo.com

Mailing Address: 40611 Starlight mesa DR

Hemet City CA State 92544 ZIP

Daytime Phone No: (951) 232-4298 Fax No: (951) 852-7205

Engineer/Representative's Name: _____ E-Mail: CSDBuildersins@yahoo.com

Mailing Address: _____

City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

* Property Owner's Name: Cyndi Goorsky E-Mail: _____

Mailing Address: 42592 Mayberry Avenue

Hemet City CA State 92544 ZIP

Daytime Phone No: (951) 232-4298 Fax No: (____) _____

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

APPLICATION FOR MINOR PLOT PLAN

application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

Craig Deardorff

PRINTED NAME OF APPLICANT

Craig Deardorff

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

SIGNATURE OF PROPERTY OWNER(S):

Cyndi Goorsky

PRINTED NAME OF PROPERTY OWNER(S)

JEFFERY A. GOORSKY

PRINTED NAME OF PROPERTY OWNER(S)

Cyndi Goorsky

SIGNATURE OF PROPERTY OWNER(S)

Jeffery A. Goorsky

SIGNATURE OF PROPERTY OWNER(S)

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

PROJECT INFORMATION

Proposal (describe the project and reference the applicable Ord. No. 348 section): Build 40x120 Tractor Building white & Green color to match citrus Grove

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 552-200-020

Section: 17 Township: T5S R1E Range: _____

Approximate Gross Acreage: 4.75

General location (nearby or cross streets): North of Stanton Ave; South of _____

APPLICATION FOR MINOR PLOT PLAN

Whittier - , East of Pleasant, West of Fairview

Thomas Brothers Map, edition year, page no., and coordinates: 841 HZ 2010ed

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

COMMERCIAL/INDUSTRIAL

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Current processing deposit-based fee.

ACCESSORY BUILDING



1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

GUEST HOUSE

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

PLOT PLAN NO. 24557 – CEQA Exempt – Applicant: Craig Deardorff – Owner: Cyndi and Jeffrey Gorrsky – Third Supervisorial District – Bautista Area – San Jacinto Valley Area Plan – Agricultural: Agricultural (10 Acres Minimum) (AG) - Located Southerly of Johnson Avenue, northerly of Stetson Avenue, easterly of Pleasant Street, westerly of Fairview – 4.75 Acres – Zoning: Light Agricultural (A-1-10) (10 Acres Minimum) – REQUEST: The Plot Plan is to permit an unpermitted 200 square foot workshop and construct an 4,800 square foot detached metal Tractor Barn on 4.75 acres, associated with a 1,361 square foot residence located at 43178 Stetson Avenue in Hemet, CA. 92544 – APN: 552-200-020. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: August 9, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
4080 LEMON STREET
12th FLOOR CONFERENCE ROOM 12A
RIVERSIDE, CA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed 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 comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Bahelila Boothe
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/13/2010,

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

APN (s) or case numbers PP 24557 For

Company or Individual's Name Planning Department,

Distance buffered ~~600'~~ 1000'.

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

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

NAME: Vinnie Nguyen

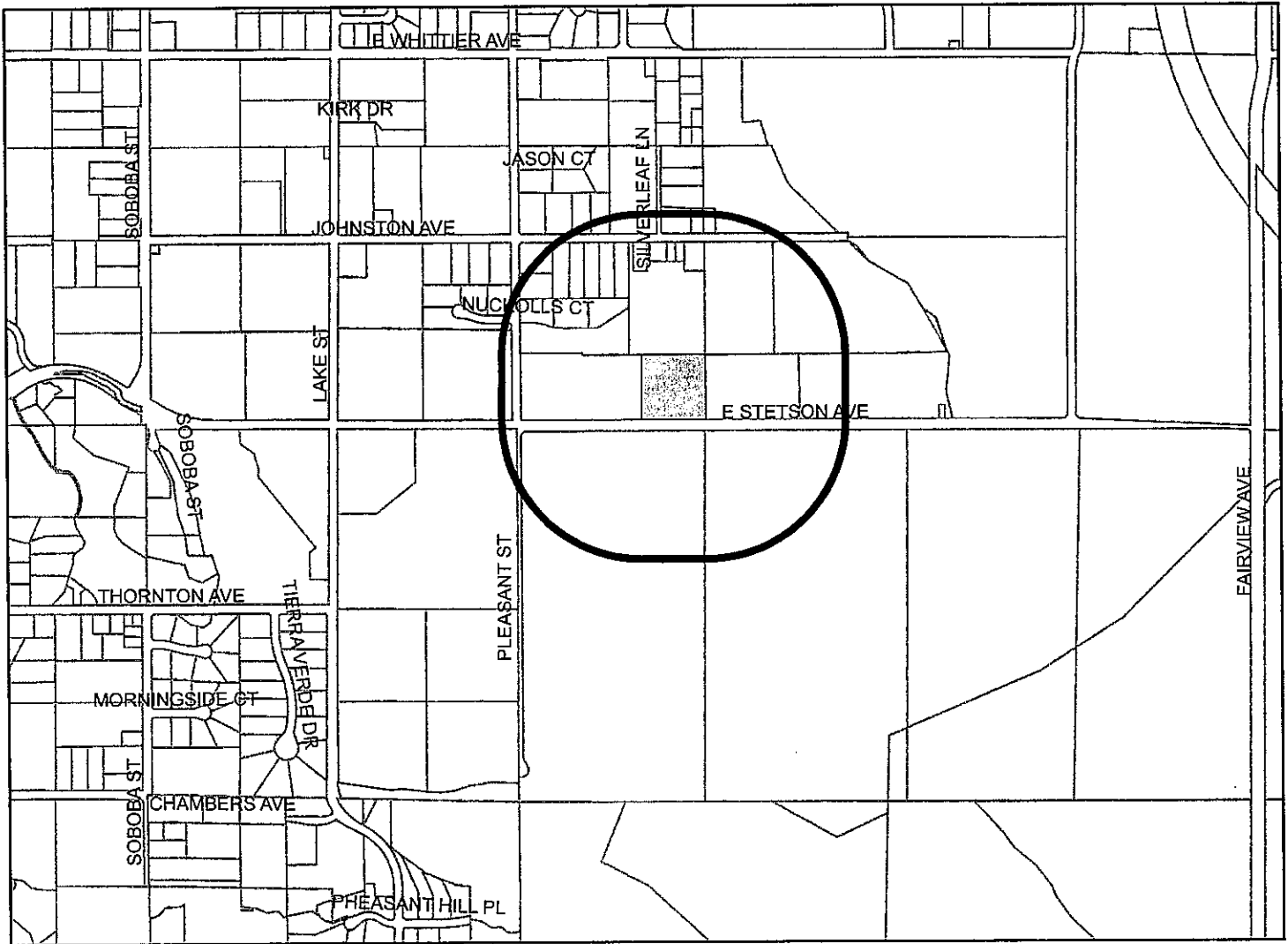
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

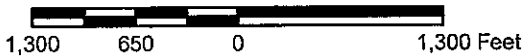
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

1000 feet buffer



Selected Parcels

552-180-003	552-200-034	552-190-065	552-190-061	552-200-026	552-200-052	552-200-015	552-200-016	552-200-022	552-200-009
552-200-017	552-170-002	552-170-001	552-170-007	552-170-006	552-200-018	552-200-031	555-080-022	552-190-026	552-180-004
552-200-020	552-190-031	555-090-006	555-090-005	552-200-044	552-200-037	552-200-014	552-190-028	552-200-029	552-200-030
552-200-036	552-200-048	552-200-049	552-200-041	552-200-042	552-190-032	552-200-035			



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APN: 552180003, ASMT: 552180003
 ADA PAULINE GOSNELL, ETAL
 43252 JOHNSTON AVE
 HEMET CA. 92544

APN: 552200016, ASMT: 552200016
 DONNA R CANALES
 43207 JOHNSTON AVE
 HEMET CA. 92544

APN: 552200034, ASMT: 552200034
 ANNETTE BRAMLETT, ETAL
 C/O RAY BRAMLETT
 43112 NUCKOLLS CT
 HEMET CA. 92544

APN: 552200022, ASMT: 552200022
 ENRIQUE MONTENEGRO, ETAL
 43014 STETSON AVE
 HEMET CA. 92544

APN: 552190065, ASMT: 552190065
 AUTUMN ELIZABETH PEEBLES
 43074 JOHNSTON AVE
 HEMET CA. 92544

APN: 552200009, ASMT: 552200009
 FRED C WRIGHT, ETAL
 26880 LAKE ST
 HEMET CA 92544

APN: 552190061, ASMT: 552190061
 CARMEL TOMONI, ETAL
 26720 SILVERLEAF LN
 HEMET CA. 92544

APN: 552200017, ASMT: 552200017
 GARY E ASHMAN
 43219 JOHNSTON AVE
 HEMET CA. 92544

APN: 552200026, ASMT: 552200026
 CVK LTD PARTNERSHIP
 C/O LEROY POLVOORDE
 7100 W FLORIDA AVE
 HEMET CA 92545

APN: 552170006, ASMT: 552170006
 GARY L MCMILLAN, ETAL
 29379 RANCHO CALIF RD 201
 TEMECULA CA 92591

APN: 552200052, ASMT: 552200052
 DONALD L DISMUKES, ETAL
 42919 NUCKOLLS CT
 HEMET CA 92544

APN: 552200018, ASMT: 552200018
 GEORGE W WRIGHT, ETAL
 43239 JOHNSTON AVE
 HEMET CA. 92544

APN: 552200015, ASMT: 552200015
 DONALD L GILLILAND, ETAL
 43179 JOHNSTON AVE
 HEMET CA. 92544

APN: 552200031, ASMT: 552200031
 GLEN WYBENGA, ETAL
 43155 JOHNSTON AVE
 HEMET CA. 92544

APN: 555080022, ASMT: 555080022
 HARBINDER S BRAR FAM LTD PARTNERSHIP III
 C/O H S BRAR FAMILY LTD
 2015 POLO CT
 RIVERSIDE CA 92506

APN: 552200037, ASMT: 552200037
 LEROY E POLVOORDE, ETAL
 26928 PLEASANT ST
 HEMET CA 92545

APN: 552190026, ASMT: 552190026
 J RICHARD SHAFER, ETAL
 30962 HUNT CLUB DR
 SAN JUAN CAPISTRANO CA 92675

APN: 552200014, ASMT: 552200014
 LLOYD R RODRIGUEZ, ETAL
 43165 JOHNSTON AVE
 HEMET CA. 92544

APN: 552180004, ASMT: 552180004
 JACK O DELMAN, ETAL
 614 CALLE REATA
 SAN CLEMENTE CA 92673

APN: 552190028, ASMT: 552190028
 LUCINDA B STIGALL
 43240 JOHNSTON AVE
 HEMET CA. 92544

APN: 552200020, ASMT: 552200020
 JEFFERY A GOORSKY, ETAL
 43178 STETSON AVE
 HEMET CA. 92544

APN: 552200029, ASMT: 552200029
 RICHARD A MCGRAW
 43135 JOHNSTON AVE
 HEMET CA. 92544

APN: 552190031, ASMT: 552190031
 JOEL N BASHAW, ETAL
 43130 JOHNSTON AVE
 HEMET CA. 92544

APN: 552200030, ASMT: 552200030
 STEPHEN W HOWLETT, ETAL
 43145 JOHNSON AVE
 HEMET CA. 92544

APN: 555090005, ASMT: 555090005
 JOHN J GLESS, ETAL
 1441 RAVENSWOOD LN
 RIVERSIDE CA 92506

APN: 552200036, ASMT: 552200036
 THEODORE J PETRICH, ETAL
 43152 NUCKOLLS CT
 HEMET CA. 92544

APN: 552200044, ASMT: 552200044
 LARRY D RUDDLELL, ETAL
 43125 JOHNSTON AVE
 HEMET CA. 92544

APN: 552200048, ASMT: 552200048
 WARWICK STRATTON CATHARINE TR, ETAL
 43105 JOHNSTON AVE
 HEMET CA. 92544



APN: 552200049, ASMT: 552200049
WELLS FARGO BANK
3476 STATEVIEW BLV
FT MILL SC 29715

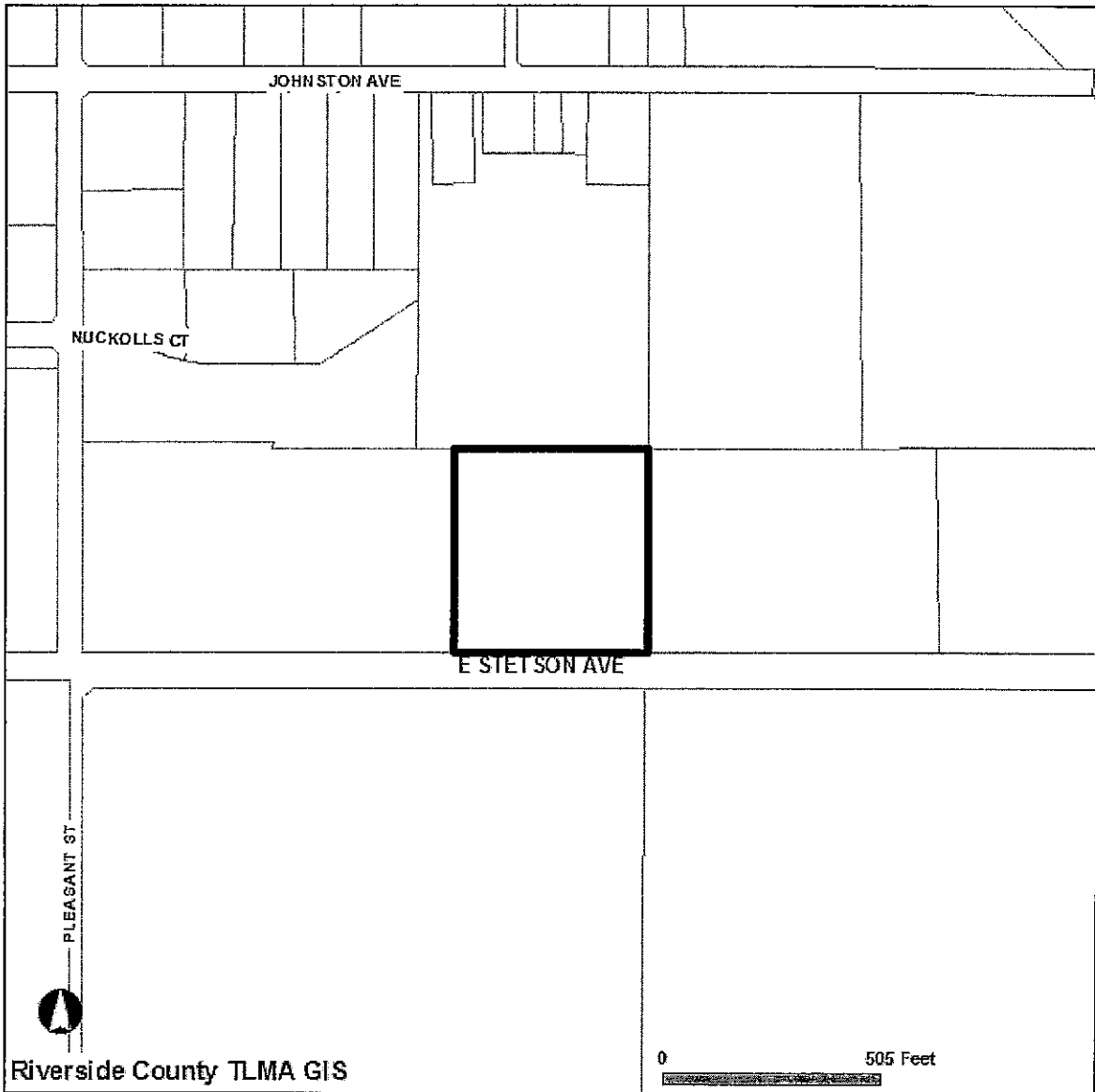
APN: 552200041, ASMT: 552200041
WILLIAM C NEW, ETAL
C/O NEW FAMILY TRUST
43001 JOHNSTON AVE
HEMET CA. 92544

APN: 552200042, ASMT: 552200042
WILLIAM C NEW, ETAL
C/O NEW FAMILY TRUST
43001 JOHNSTON
HEMET CA 92544

APN: 552190032, ASMT: 552190032
WILLIAM M OAKS, ETAL
43120 JOHNSTON AVE
HEMET CA. 92544

APN: 552200035, ASMT: 552200035
WILSON CREEK DEV
P O BOX 2921
HEMET CA 92546

RIVERSIDE COUNTY GIS



Selected parcel(s):
552-200-020

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

552-200-020-0

OWNER NAME / ADDRESS

JEFFERY A GOORSKY
CYNDI GOORSKY
43178 STETSON AVE
HEMET, CA. 92544

MAILING ADDRESS

(SEE OWNER)
43178 STETSON AVE
HEMET CA. 92544

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 6/307 SD
SUBDIVISION NAME: FAIRVIEW TR
LOT/PARCEL: 117, BLOCK: NOT AVAILABLE
, Por.TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 4.75 ACRES

PROPERTY CHARACTERISTICS

552-200-020
WOOD FRAME, 1361 SQFT., 2 BDRM/ 1 BATH, 1 STORY, CONST'D 1962SHAKE, ROOF, CENTRAL HEATING, CENTRAL COOLING, POOL

552-200-020
WOOD FRAME, 782 SQFT., 1 BDRM/ 1 BATH, 1 STORY, CONST'D 1940COMPOSITION, ROOF

THOMAS BROS. MAPS PAGE/GRID

PAGE: 841 GRID: H2

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: HEMET
NO ANNEXATION DATE AVAILABLE
LAFCO CASE #: 2006-24-3
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

JEFF STONE, DISTRICT 3

TOWNSHIP/RANGE

T5SR1E SEC 17

ELEVATION RANGE

1816/1820 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
AG

AREA PLAN (RCIP)

SAN JACINTO VALLEY

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

AGRICULTURE-POTENTIAL DEVELOPMENT STUDY AREA

ZONING CLASSIFICATIONS (ORD. 348)

A-1-10

ZONING DISTRICTS AND ZONING AREAS

BAUTISTA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

BAUTISTA CANYON #2

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA

NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP

NOT IN A CELL GROUP

WRMSHCP CELL NUMBER

NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)

NONE

VEGETATION (2005)

Agricultural Land

FIRE

HIGH FIRE AREA (ORD. 787) ✓

NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA

NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)

IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT

NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)

NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)

IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. SAN JACINTO

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

SAN JACINTO VALLEY

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)

IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

DEVELOPMENT AGREEMENTS

NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE TRANSPORTATION DEPT. PERMITS SECTION AT (951) 955-6790 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED.

WATER DISTRICT
EMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SAN JACINTO VALLEY

GEOLOGIC

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

FAULTS
WITHIN A 1/2 MILE OF
CASA LOMA FAULT
SAN JACINTO FAULT
SAN JACINTO FAULTS
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

LIQUEFACTION POTENTIAL
MODERATE

SUBSIDENCE
SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY
HIGH SENSITIVITY (HIGH B).
SENSITIVITY EQUIVALENT TO HIGH A, BUT IS BASED ON THE OCCURRENCE OF FOSSILS AT A SPECIFIED DEPTH BELOW THE SURFACE.
THE CATEGORY HIGH B INDICATES THAT FOSSILS ARE LIKELY TO BE ENCOUNTERED AT OR BELOW FOUR FEET OF DEPTH, AND MAY BE IMPACTED DURING EXCAVATION BY CONSTRUCTION ACTIVITIES.

MISCELLANEOUS

SCHOOL DISTRICT
HEMET UNIFIED

COMMUNITIES
EAST HEMET

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
ZONE B, 25.85 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
043304

FARMLAND
PRIME FARMLAND

TAX RATE AREAS
071-023
• COUNTY FREE LIBRARY
• COUNTY STRUCTURE FIRE PROTECTION
• COUNTY WASTE RESOURCE MGMT DIST

- CSA 152
- EASTERN MUN WATER IMP DIST 6
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- HEMET UNIFIED SCHOOL
- LAKE HEMET MUNICIPAL WATER
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS
- SAN JACINTO VALLEY CEMETERY
- VALLEY HEALTH SYSTEM HOSP DIST

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

NO CODE COMPLAINTS

BUILDING PERMITS

Case #	Description	Status
BZ231563	ELEC. SERV. TO PUMP	FINAL
BZ338906	SEEPAGE PIT	FINAL
BZ236794	PRIVATE SWIM POOL	FINAL

ENVIRONMENTAL HEALTH PERMITS

NO ENVIRONMENTAL PERMITS

PLANNING PERMITS

REPORT PRINTED ON...Mon May 17 08:54:24 2010
Version 100412

Agenda Item No.: 3.5
Supervisory District: Third
Project Planner: Bahelila Boothe

Plot Plan Number: 24598
Applicant: Robert Deville
Directors Hearing: August 9, 2010
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 2,400 square foot detached RV storage garage on 4.67 acres, associated with the 1,501 square foot residence located at 61380 Devils Ladder Road in Mountain Center, CA. APN: 577-370-006.

ISSUES OF RELEVANCE:

The property is located in a High Fire Area; the project has been reviewed and conditioned by Fire Department.

RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24598, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. Accessory buildings are exempt under section 15303(e) of the California Environmental Quality Act.

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural: Rural Residential (5 Acres Minimum) on the REMAP Area Plan.

SA
7/13/10

3. The proposed accessory uses are permitted uses in the general plan designation.
4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Residential Agricultural (5 acre minimum) zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed 2,400 square foot detached RV storage garage is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The detached RV storage garage is located 30 feet or more from the main building.
8. The accessory building is consistent with the character of the surrounding community.
9. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: ... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

July 13, 2010

BRUNO LAMPRECHT
42075 CALLE CORRIENTE
MURRIETA CA 92568

RE: Plot Plan No. 24454
Environmental Assessment No. N/A
Regional Team: Riverside

On July 12, 2010, the **Riverside County Planning Director** approved the above referenced case.

This action may be appealed within ten (10) days of the date of this notice. The appeal must be made in writing and submitted with a fee in accordance with Ordinance No. 671. An appeal of any condition constitutes an appeal of the action as a whole and requires a new public hearing.

Final Conditions will be sent following the close of the appeal period, if no appeal is filed.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Ron Goldman, Planning Director

Bahelila Boothe, Urban Regional Planner

Y:\Planning Master Forms\Approval Forms\DH 10 Day Appeal letter.doc

MANUFACTURED RES PERMIT Permit No: BMR100263

Parcel: 161-052-013

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 2 BP - GRADING CLEARANCE REQMNT INEFFECT

Prior to the final inspection, the applicant must obtain clearance from the Grading Division of the Department of Building & Safety. It may be necessary to speak directly to a representative of the Grading Division to determine specific requirements for their clearance.

90.B&S. 3 BP - MSHCP FEE/ORDS 810 & 875 INEFFECT

Prior to the final inspection, applicants are required to pay the Riverside County Multiple Species Habitat Conservation Plan fees required by either Ordinance 810, Western MSHCP or Ordinance 875, Coachella Valley MSHCP.

TLMA DEPARTMENT

90.TLMA. 1 MH - MODEL/SERIAL/HUD REQD INEFFECT

The applicant/owner must provide the following mobile home information to Building & Safety before the final inspection request can be processed:

Manufacturer's name and model; serial number(s);
insignia/label number(s).

TRANS DEPARTMENT

90.TRANS. 1 BP - TRANS DEPT CLEARANCE REQD INEFFECT

Prior to scheduling of the final inspection, the applicant must obtain clearance from Riverside County Transportation Department Permits Section. It may be necessary to speak directly with a Transportation Department representative in order to determine the exact requirements for their clearance. The telephone number for the Transportation Permits Section for Cabazon and areas west is (951) 955-6790. The telephone number for the Transportation Permits Section for areas east of Cabazon is (760) 863-8267.

PLOT PLAN:ADMINISTRATIVE Case #: PP24598

Parcel: 577-370-006

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is Plot Plan to construct a 2,400 square foot detached RV storage garage on 4.67 acres, associated with the 1,501 square foot residence at 61380 Devils Ladder Road in Mountain Center, CA.
APN: 577-370-006

10. EVERY. 2 PPA - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside 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 PP24598. 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.

10. EVERY. 3 PPA - CONFORM TO EXHIBIT RECOMMND

The development of the premises shall conform substantially with that as shown on the plot plan marked Exhibit A, on file with Plot Plan No. 24598, dated June 22, 2010.

10. EVERY. 4 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24598 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24598, Exhibit A, dated June 22, 2010.

PLOT PLAN:ADMINISTRATIVE Case #: PP24598

Parcel: 577-370-006

10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 USE-#21-HAZARDOUS FIRE AREA RECOMMND

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.1.

10.FIRE. 2 USE-#005-ROOFING MATERIAL RECOMMND

All buildings shall be constructed with class B roofing material as per the California Building Code.

10.FIRE. 3 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be automatic or manual operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - HOOD/DIRECT LIGHTING RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly on adjoining property or public right-of-way.

10.PLANNING. 2 PPA - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes. The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

PLOT PLAN:ADMINISTRATIVE Case #: PP24598

Parcel: 577-370-006

10. GENERAL CONDITIONS

10.PLANNING. 3 PPA - COMPLY BUILDING & SAFETY RECOMMND

Compliance with Department of Building and Safety directives and all required permits shall be obtained prior to establishment or continuation of the use.

10.PLANNING. 6 PPA - COMPLY WITH ORD. 655 RECOMMND

All lighting shall comply with any applicable provisions of Riverside County Ordinance No. 655.

10.PLANNING. 7 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 9 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24598 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 10 PPA - NO HOME OCCUPATIONS RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

PLOT PLAN:ADMINISTRATIVE Case #: PP24598

Parcel: 577-370-006

10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

10.PLANNING. 11 PPA - ACSRY STRC NO HBTBL AREA RECOMMND

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

10.PLANNING. 12 PPA - SETBACKS IN HIGH FIRE RECOMMND

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24598

Parcel: 577-370-006

10. GENERAL CONDITIONS

10.PLANNING. 12 PPA - SETBACKS IN HIGH FIRE (cont.)

RECOMMND

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 PPA - EXPIRATION DATE-PP

RECOMMND

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

20.PLANNING. 2 PPA - EXISTING STRUCTURE (1)

RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

PLOT PLAN:ADMINISTRATIVE Case #: PP24598

Parcel: 577-370-006

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, dated June 22, 2010.

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

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated June 22, 2010.

80.PLANNING. 3 PPA - EXISTING STRUCTURE RECOMMND

PRIOR TO BUILDING PERMIT ISSUANCE, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

July 13, 2010

BRUNO LAMPRECHT
42075 CALLE CORRIENTE
MURRIETA CA 92568

RE: Plot Plan No. 24454
Environmental Assessment No. N/A
Regional Team: Riverside

On July 12, 2010, the **Riverside County Planning Director** approved the above referenced case.

This action may be appealed within ten (10) days of the date of this notice. The appeal must be made in writing and submitted with a fee in accordance with Ordinance No. 671. An appeal of any condition constitutes an appeal of the action as a whole and requires a new public hearing.

Final Conditions will be sent following the close of the appeal period, if no appeal is filed.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Ron Goldman, Planning Director

Bahellila Boothe, Urban Regional Planner

Y:\Planning Master Forms\Approval Forms\DH 10 Day Appeal letter.doc

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

July 13, 2010

NEIL & CHRISTINE ODELL
14105 CAMINO DEL ORO
RIVERSIDE CA 92508

RE: Plot Plan No. 24542
Environmental Assessment No. N/A
Regional Team: Riverside

On July 12, 2010, the **Riverside County Planning Director** approved the above referenced case.

This action may be appealed within ten (10) days of the date of this notice. The appeal must be made in writing and submitted with a fee in accordance with Ordinance No. 671. An appeal of any condition constitutes an appeal of the action as a whole and requires a new public hearing.

Final Conditions will be sent following the close of the appeal period, if no appeal is filed.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Ron Goldman, Planning Director

Bahelila Boothe, Urban Regional Planner

Y:\Planning Master Forms\Approval Forms\DH 10 Day Appeal letter.doc

RIVERSIDE COUNTY GIS



Selected parcel(s):
577-370-006

IMPORTANT

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

REPORT PRINTED ON...Thu Jul 08 12:07:56 2010

Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
577-370-006

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REPORT PRINTED ON...Thu Jul 08 12:10:25 2010

Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
577-370-006

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REPORT PRINTED ON...Thu Jul 08 12:11:20 2010

Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
577-370-006

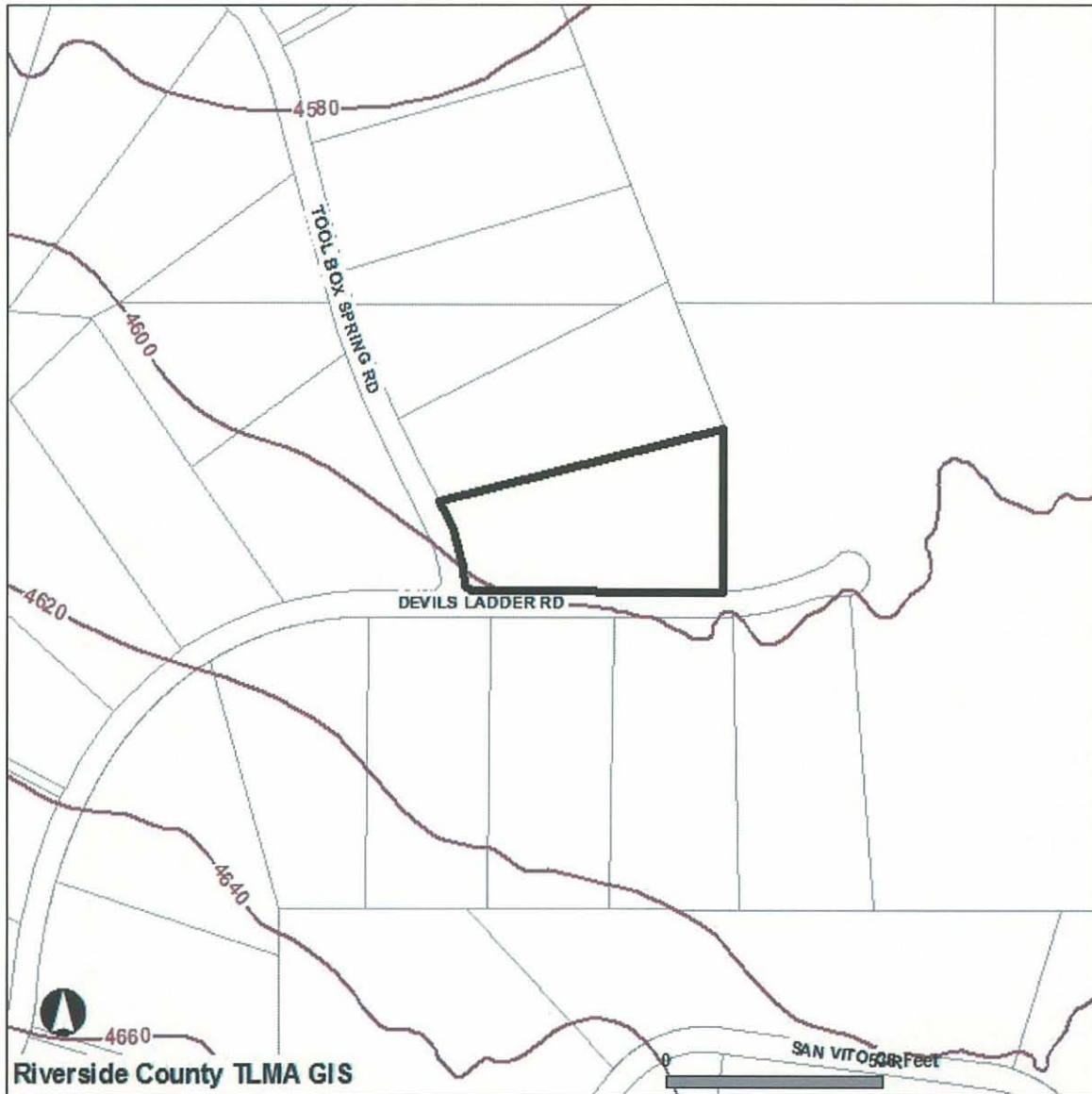
IMPORTANT

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

REPORT PRINTED ON...Thu Jul 08 12:11:44 2010

Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
577-370-006

IMPORTANT

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REPORT PRINTED ON...Thu Jul 08 12:12:17 2010

Version 100412

TO THE APPLICANT :

The Building & Safety Department has reviewed the proposed project. The comments below are guidelines for possible additional items that may need to be addressed during the building department plan check review. All building plans and applicable documents shall comply with the 2007 California Building Codes and Riverside County Ordinances.

COUNTY OF RIVERSIDE, DEPARTMENT OF BUILDING AND SAFETY

>> Plot Plan Review Comments <<

+ SITE : 61380 DEVILS LADDER RD. IDYLVILD + P/C Log # : PP24598A
+ BY : Klaarenbeek, R. + PHONE: (951) 955-1833 + DATE : 07/07/2010

The plot plan is for a 2,400 square foot private RV garage. With the information at hand, this structure would be classified as a group "U" structure and would comply with size limitations per the 2007 California Building Code (CBC).

This project is located in a high fire severity zone and shall comply with fire resistive construction requirements per chapter 7a within the 2007 CBC.

This is not to be considered a building department plan check review. All building department plan check submittal requirements, applications and fees are required for plan check review and approval in addition to the current planning department review.

APPLICATION FOR MINOR PLOT PLAN

application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

Robert Deville
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

SIGNATURE OF PROPERTY OWNER(s):
Bob Deville
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROJECT INFORMATION

Proposal (describe the project and reference the applicable Ord. No. 348 section): 40 x 60
Shed Road only no sides

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 577 370 006

Section: ~~1234~~ 5 Township: 175 ~~176~~ Range: 4E

Approximate Gross Acreage: 4.67

General location (nearby or cross streets): North of Devils Lally, South of _____



APPLICATION FOR MINOR PLOT PLAN

Devils Calder, East of Tool Box Spring RD, West of _____

Thomas Brothers Map, edition year, page no., and coordinates: 2009 page 209 Grid ~~HS~~ HS

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

COMMERCIAL/INDUSTRIAL

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Current processing deposit-based fee.

ACCESSORY BUILDING

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure. *N/A*
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted. *N/A*
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph. *NEEDS*
7. Current processing deposit-based fee.

GUEST HOUSE

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.

RIVERSIDE COUNTY GIS



Selected parcel(s):
577-370-006

IMPORTANT

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

STANDARD WITH PERMITS REPORT

APNs

577-370-006-5

OWNER NAME / ADDRESS

ROBERT L BENNION
JOSEPH DEVILLE
61380 DEVILS LADDER RD
MTN CENTER, CA. 92561

MAILING ADDRESS

(SEE OWNER)
61380 DEVILS LADDER RD
MTN CENTER CA.. 92561

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 78/86
SUBDIVISION NAME: TR 4074
LOT/PARCEL: 42, BLOCK: NOT AVAILABLE
TRACT NUMBER: 4074

LOT SIZE

RECORDED LOT SIZE IS 4.62 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1501 SQFT., 2 BDRM/ 2 BATH, 2 STORY, ATTACHED GARAGE(1760 SQ. FT), CONST'D 2006 COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 905 GRID: H5

CITY BOUNDARY/SPHERE

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

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

JEFF STONE, DISTRICT 3

TOWNSHIP/RANGE

T7SR4E SEC 5

ELEVATION RANGE

4596/4600 FEET

PREVIOUS APN

577-020-008

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RR

AREA PLAN (RCIP)

REMAP

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-A-5

ZONING DISTRICTS AND ZONING AREAS

GARNER VALLEY DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA

NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP

NOT IN A CELL GROUP

WRMSHCP CELL NUMBER

NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)

NONE

VEGETATION (2005)

Desert Scrub

Grassland

Montane Coniferous Forest

FIRE

HIGH FIRE AREA (ORD. 787)

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

FIRE RESPONSIBILITY AREA

STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)

IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT

NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)

NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)

NOT WITHIN THE WESTERN TUMF FEE AREA

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

REMAP

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)

NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS

NOT IN A DEVELOPMENT AGREEMENT AREA

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE

195A

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS

NOT IN A CETAP CORRIDOR.

HYDROLOGY**FLOOD PLAIN REVIEW**

NOT REQUIRED.

WATER DISTRICT

DATA NOT AVAILABLE

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SAN JACINTO VALLEY

GEOLOGIC**FAULT ZONE**

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE

NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY

LOW POTENTIAL.

FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

MISCELLANEOUS**SCHOOL DISTRICT**

HEMET UNIFIED

COMMUNITIES

PINE MEADOWS

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

ZONE B, 22.41 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

044402

FARMLAND

NOT MAPPED

TAX RATE AREAS

071-013

- CITRUS PEST CONTROL 2
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- CSA 153
- EASTERN MUN WTR IMP DIST U-11
- EASTERN MUNICIPAL WATER
- ELS MURRIETA ANZA RESOURCE CONS
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 7
- GENERAL
- GENERAL PURPOSE
- HEMET UNIFIED SCHOOL
- LAKE HEMET MUN WATER IMP A
- LAKE HEMET MUN WATER IMP U-1
- LAKE HEMET MUNICIPAL WATER
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- VALLEY HEALTH SYSTEM HOSP DIST

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

NO CODE COMPLAINTS

BUILDING PERMITS**ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
EHS055595	NOT AVAILABLE	APPLIED
EHS054840	NOT AVAILABLE	APPLIED
EHS054724	NOT AVAILABLE	APPLIED
EHS055438	NOT AVAILABLE	APPLIED
EHS044741	NOT AVAILABLE	APPLIED
EHW070674	NOT AVAILABLE	APPLIED

PLANNING PERMITS

Case #	Description	Status
MT066685	TR4074 LOT 42	PAID
MT066684	TR4074 LOT 42	PAID

REPORT PRINTED ON...Wed Jun 09 16:50:39 2010
Version 100412

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY DIRECTOR'S HEARING to consider the project shown below:

PLOT PLAN NO. 24598 – CEQA Exempt – Applicant: Robert Deville – Owner: – Robert Deville - Third Supervisorial District – Garner Valley District – REMAP Area Plan – Rural: Rural Mountainous (10 Acres Minimum) - Located Northerly of Devils Ladder Road, easterly of Tool Box Spring Road – 4.62 Acres – Zoning: Residential Agricultural (R-A-5) – REQUEST: The Plot Plan is to construct an 2,400 square foot detached RV storage garage on 4.67 acres, associated with the 1,501 square foot residence located at 61380 Devils Ladder Road in Mountain Center, CA. APN: 577-370-006. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: August 9, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
4080 LEMON STREET
12th FLOOR CONFERENCE ROOM 12A
RIVERSIDE, CA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rcplma.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.plma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed 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 comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Bahelila Boothe
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/8/2010,

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

APN (s) or case numbers PP 24598 For

Company or Individual's Name Planning Department,

Distance buffered 1600'.

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

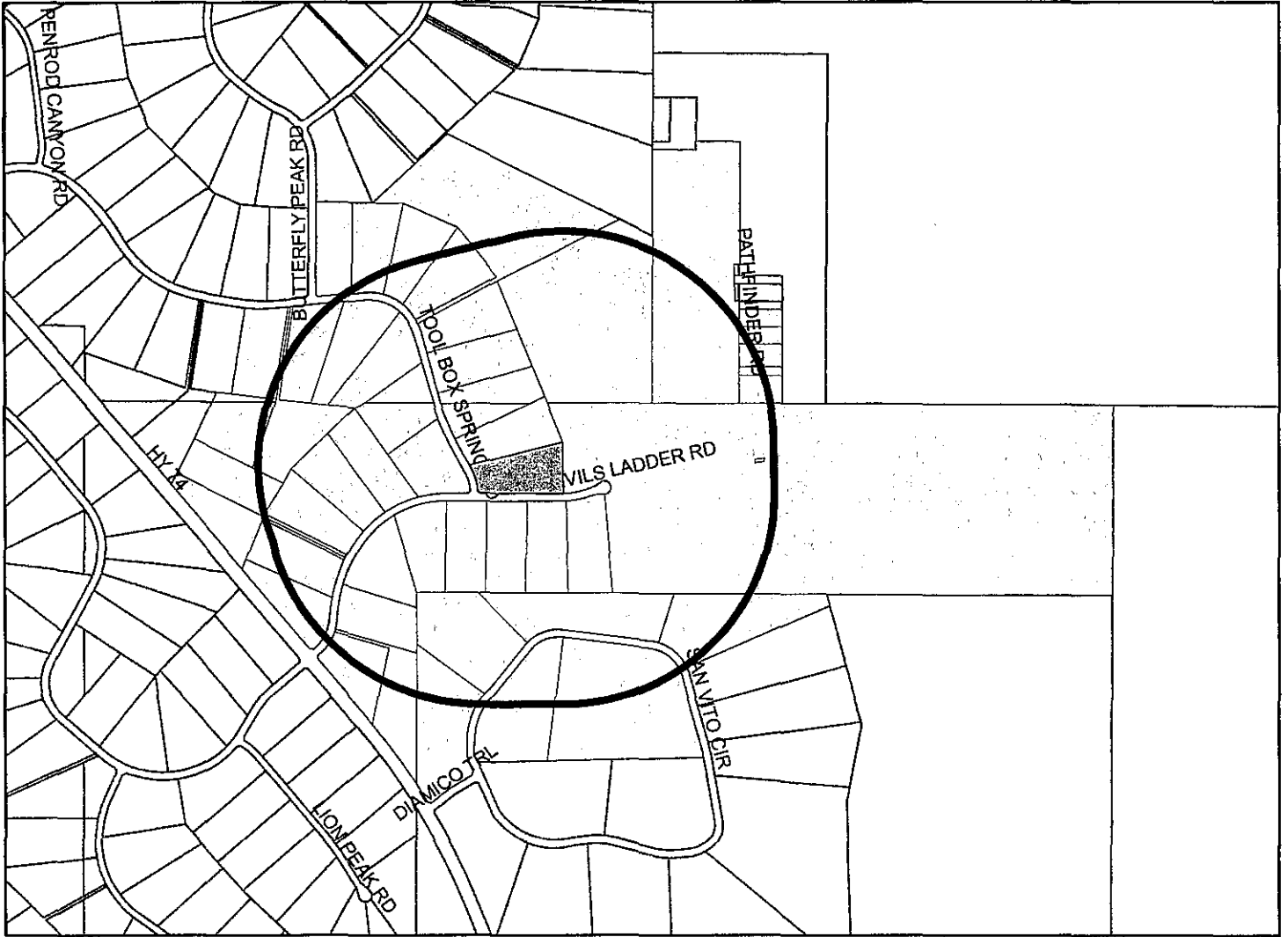
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

1600 feet buffer



Selected Parcels

577-370-001	568-250-019	568-340-009	577-360-005	577-360-006	577-440-021	577-440-014	577-440-015	577-440-011	568-250-007
568-250-008	568-250-018	577-360-003	577-360-014	577-020-015	577-020-010	577-370-009	577-360-012	577-360-011	577-440-012
577-440-013	577-360-007	568-250-016	568-250-015	577-360-010	577-020-016	577-360-001	577-360-002	577-370-008	568-340-010
577-370-002	577-360-008	568-150-014	568-340-006	568-150-004	568-150-005	568-150-006	568-150-007	568-150-008	568-340-008
577-370-003	577-370-004	568-340-007	577-370-006	577-370-007	577-360-009	577-360-013	568-250-011	577-370-005	568-250-006
568-250-012	577-360-004								



1,600 800 0 1,600 Feet

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APN: 577370001, ASMT: 577370001
ADRIENNE HOCHEE
36830 TOOL BOX SPRINGS RD
MTN CENTER CA. 92561

APN: 577360003, ASMT: 577360003
D ERIC BARR, ETAL
P O BOX 18
MTN CENTER CA 92561

APN: 568250019, ASMT: 568250019
AL RAHBAN, ETAL
17532 LORI ANN LN
CERRITOS CA 90703

APN: 577360014, ASMT: 577360014
DOUGLAS C WALL, ETAL
61245 DEVILS LADDER RD
MTN CENTER CA. 92561

APN: 568340009, ASMT: 568340009
BILL D WHITMAN, ETAL
36950 TOOL BOX SPRINGS RD
MTN CENTER CA. 92561

APN: 577020010, ASMT: 577020010
GARNER VALLEY PROP OWNERS ASSN
P O BOX 390470
ANZA CA 92539

APN: 577360006, ASMT: 577360006
BONNIE KARL BILLINGS, ETAL
61072 DEVILS LADDER RD
MTN CENTER CA 92561

APN: 577370009, ASMT: 577370009
JAMES F WILSON, ETAL
61495 DEVILS LADDER RD
MTN CENTER CA. 92561

APN: 577440011, ASMT: 577440011
BUTTERFLY PEAK CORP
C/O GLEN HIGHTOWER
2222 SAN GORGONIO RD
LA CANADA CA 91011

APN: 577360011, ASMT: 577360011
JOHN N GEGES, ETAL
60985 DEVILS LADDER RD
MTN CENTER CA. 92561

APN: 568250008, ASMT: 568250008
CM CO
8015 LA JOLLA SCENIC N
LA JOLLA CA 92037

APN: 577440013, ASMT: 577440013
JOSE HIGUERAS, ETAL
64075 ACANTO RD
PALM SPRINGS CA 92264

APN: 568250018, ASMT: 568250018
CRYSTAL RIVERA, ETAL
C/O TONY RIVERA
1038 E BASTANCHURY RD
FULLERTON CA 92835

APN: 577360007, ASMT: 577360007
JUDITH K BERGSTROM
P O BOX 19
MOUNTAIN CENTER CA 92561

APN: 568250016, ASMT: 568250016
KATHLEEN D AGOSTINO
37099 TOOL BOX SPRINGS DR
MTN CENTER CA 92561

APN: 568340010, ASMT: 568340010
MICHAEL K GAVIN, ETAL
13970 ROYAL DORNOCH SQ
SAN DIEGO CA 92128

APN: 568250015, ASMT: 568250015
KATHLEEN D AGOSTINO
37099 TOOL BOX SPRINGS RD
MTN CENTER CA. 92561

APN: 577370002, ASMT: 577370002
MIKE W LARRABURE
36930 TOOL BOX SPRINGS RD
MTN CENTER CA. 92561

APN: 577360010, ASMT: 577360010
KIMBERLIE ANNE TEEL, ETAL
60965 DEVILS LADDER RD
MTN CENTER CA. 92561

APN: 577360008, ASMT: 577360008
PARKER 215
C/O DONALD PARKER
27989 HOLLAND RD
MENIFEE CA 92584

APN: 577020016, ASMT: 577020016
LAKE HEMET MUNICIPAL WATER DIST
40988 E FLORIDA AVE
HEMET CA 92544

APN: 568150008, ASMT: 568150008
PATHFINDERS RANCH INC
450 S SUNRISE WAY
PALM SPRINGS CA 92262

APN: 577360001, ASMT: 577360001
LARRY K SHUMWAY, ETAL
61244 DEVILS LADDER RD
MTN CENTER CA 92561

APN: 568340008, ASMT: 568340008
PATTI S HARTMAN
36970 TOOL BOX SPRING RD
MTN CENTER CA. 92561

APN: 577360002, ASMT: 577360002
LAWRENCE WILLIAM SHAW, ETAL
P O BOX 107
MOUNTAIN CENTER CA 92561

APN: 577370004, ASMT: 577370004
PAUL S BARGREEN
P O BOX 1186
RANCHO MIRAGE CA 92270

APN: 577370008, ASMT: 577370008
MATT H MORRIS
80650 AVENUE 50
INDIO CA 92201

APN: 568340007, ASMT: 568340007
REX VANCE
7612 SADDLE HILL TR
ORANGE CA 92869

APN: 577370006, ASMT: 577370006
ROBERT L BENNION, ETAL
61380 DEVILS LADDER RD
MTN CENTER CA. 92561

APN: 568250012, ASMT: 568250012
URI KOHEN, ETAL
36951 TOOL BOX SPRINGS RD
MTN CENTER CA. 92561

APN: 577370007, ASMT: 577370007
ROBERT L BENNION, ETAL
61380 DEVILS LADDER
MTN CENTER CA 92561

APN: 577360004, ASMT: 577360004
WILLIAM D WAGNER, ETAL
61116 DEVILS LADDER RD
MTN CENTER CA. 92561

APN: 577360009, ASMT: 577360009
ROBERT S KUMPE, ETAL
60945 DEVILS LAKKER 181
MOUNTAIN CENTER CA 92561

APN: 577360013, ASMT: 577360013
RONALD L DONLEY, ETAL
55287 SOUTHERN HILLS
LA QUINTA CA 92253

APN: 568250011, ASMT: 568250011
ROSEMARIE FARLEY
P O BOX 3136
IDYLLWILD CA 92549

APN: 577370005, ASMT: 577370005
SANT S SEKHON, ETAL
8 ADMIRAL DR NO A230
EMERYVILLE CA 94608

APN: 568250006, ASMT: 568250006
STEPHEN ANGELO DIMARCO, ETAL
6950 CORTE LUSSO
RANCHO SANTA FE CA 92091

Agenda Item No.: 3.6
Supervisory District: Fifth
Project Planner: Bahelila Boothe

Plot Plan Number: 24600
Applicant: Glenn Schmidt
Directors Hearing: August 9, 2010
CEQA Exempt

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct an 960 square foot detached garage and 130 square foot gazebo on 6.11 acres, associated with the ,263 square foot residence located at 39455 Hidden Heights Drive in Yucaipa, CA. APN: 401-302-013.

ISSUES OF RELEVANCE:

The property is located in a High Fire Area; the project has been reviewed and conditioned by Riverside County Fire Department.

RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24600, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. Accessory buildings are exempt under section 15303(e) of the California Environmental Quality Act.

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural: Rural Mountainous (10 Acres Minimum) on The Pass Area Plan.
3. The proposed accessory uses are permitted uses in the general plan designation.

SA
7/13/10

4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Residential Agricultural (5 acres minimum) zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed 960 square foot detached garage and 130 square foot gazebo is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The 960 square foot garage and 130 square foot gazebo are located 30 feet or more from the main building.
8. The accessory structure is consistent with the character of the surrounding community.
9. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: ... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

PLOT PLAN:ADMINISTRATIVE Case #: PP24600

Parcel: 401-302-013

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24600 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24600, Exhibit A, dated June 14, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is Plot Plan to construct a 960 square foot detached garage and 130 square foot gazebo on 6.11 acres, associated with the 6,263 square foot residence located at 39455 Hidden Heights Drive in Yucaipa, CA.
APN: 401-302-013

10. EVERY. 3 PPA - HOLD HARMLESS RECOMMND

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 PP24600. 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.

PLANNING DEPARTMENT

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24600 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside

PLOT PLAN:ADMINISTRATIVE Case #: PP24600

Parcel: 401-302-013

10. GENERAL CONDITIONS

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY (cont.) RECOMMND

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

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

- a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.
- b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.
- c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.
- d. The residential character of the exterior and interior of the dwelling shall not be changed.
- e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.

PLOT PLAN:ADMINISTRATIVE Case #: PP24600

Parcel: 401-302-013

10. GENERAL CONDITIONS

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS (cont.) RECOMMND

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

10.PLANNING. 4 PPA - ACSRY STRC NO HBTBL AREA RECOMMND

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

10.PLANNING. 5 PPA - SETBACKS IN HIGH FIRE RECOMMND

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

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

10.PLANNING. 6 USE - CAUSES FOR REVOCATION RECOMMND

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

20. PRIOR TO A CERTAIN DATE

FIRE DEPARTMENT

20.FIRE. 1 MAP- ACCESS AGREEMENT RECOMMND

Prior to Final Approval (Upon inspection), verification of Right of Way or Access Agreement must be submitted to the Fire Department. Currently, the access to the property shows a path that crosses the property line, into an adjacent parcel. The Fire Department needs legal

PLOT PLAN:ADMINISTRATIVE Case #: PP24600

Parcel: 401-302-013

20. PRIOR TO A CERTAIN DATE

20.FIRE. 1 MAP- ACCESS AGREEMENT (cont.) RECOMMND

documentation that provides insurance of patent
ingress/egress.

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP RECOMMND

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

20.PLANNING. 2 PPA - EXISTING STRUCTURE (1) RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

60. PRIOR TO GRADING PRMT ISSUANCE

FIRE DEPARTMENT

60.FIRE. 1 MAP - HFA REVIEW & APPROVAL MET

Fire Department shall review and approve building setbacks, water and access for new ingle family dwellings that are in

PLOT PLAN:ADMINISTRATIVE Case #: PP24600

Parcel: 401-302-013

60. PRIOR TO GRADING PRMT ISSUANCE

60.FIRE. 1 MAP - HFA REVIEW & APPROVAL (cont.) MET
a hazardous fire area.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50B-HYDRANT SYSTEM RECOMMND
Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written certification from the appropriate water district that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them.

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

80.FIRE. 2 MAP - HFA REVIEW & APPROVAL RECOMMND
Fire department shall review and approve setbacks, water and access for all single family dwellings, additions and projections that are in a hazardous fire area.

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND
Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, dated June 14, 2010.

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS RECOMMND
Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated June 22, 2010.

80.PLANNING. 3 PPA - EXISTING STRUCTURE RECOMMND
PRIOR TO BUILDING PERMIT ISSUANCE, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all

07/13/10
12:19

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:ADMINISTRATIVE Case #: PP24600

Parcel: 401-302-013

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3

PPA - EXISTING STRUCTURE (cont.)

RECOMMND

existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1

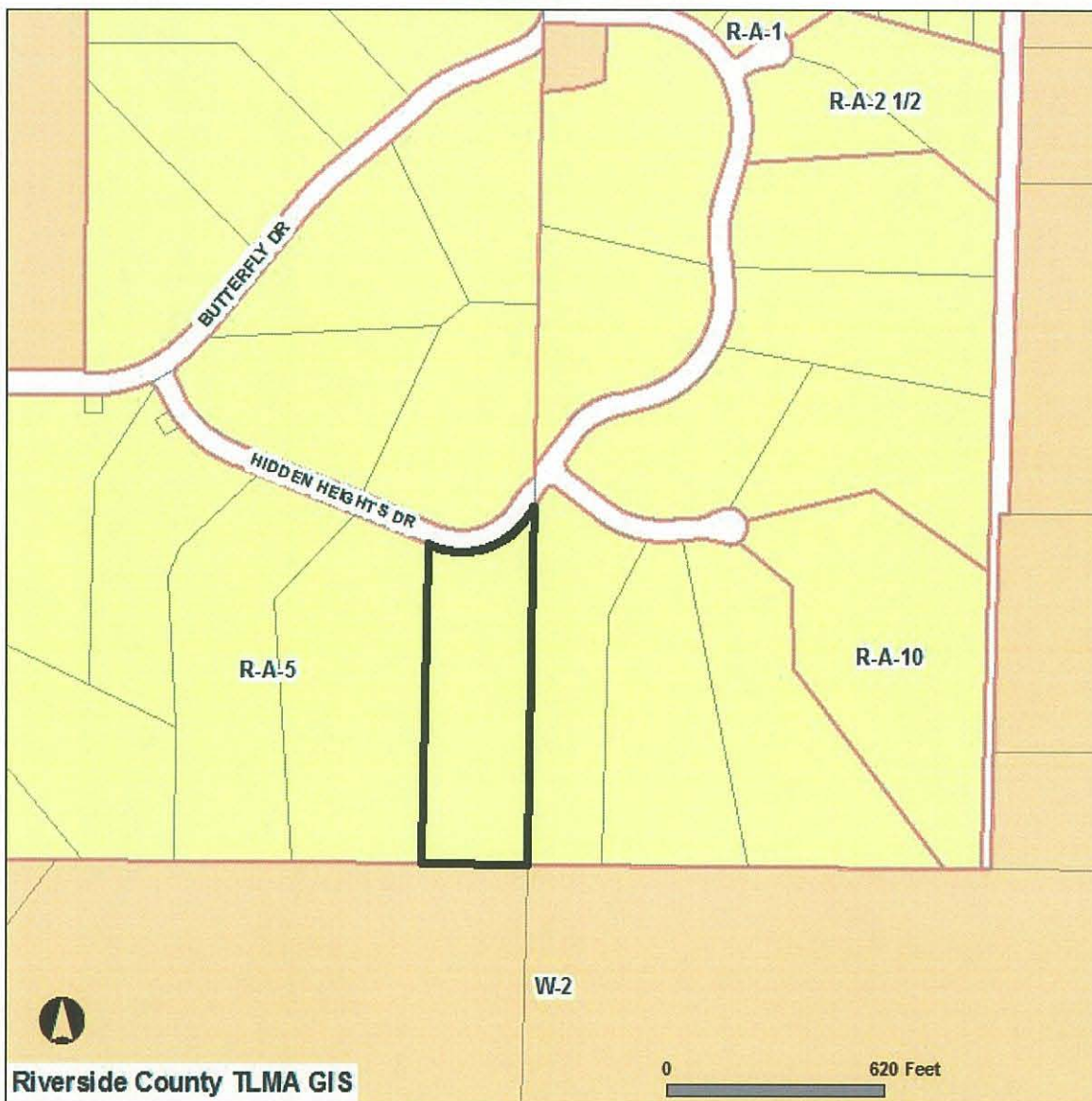
FINAL INSPECTION

RECOMMND

Prior to occupancy a Fire Department inspection is required to verify all conditions stated at plan check are met.

Riverside office (951)955-4777
Murrieta office (951)600-6160
Indio Office (760)863-8886

RIVERSIDE COUNTY GIS



Selected parcel(s):
401-302-013

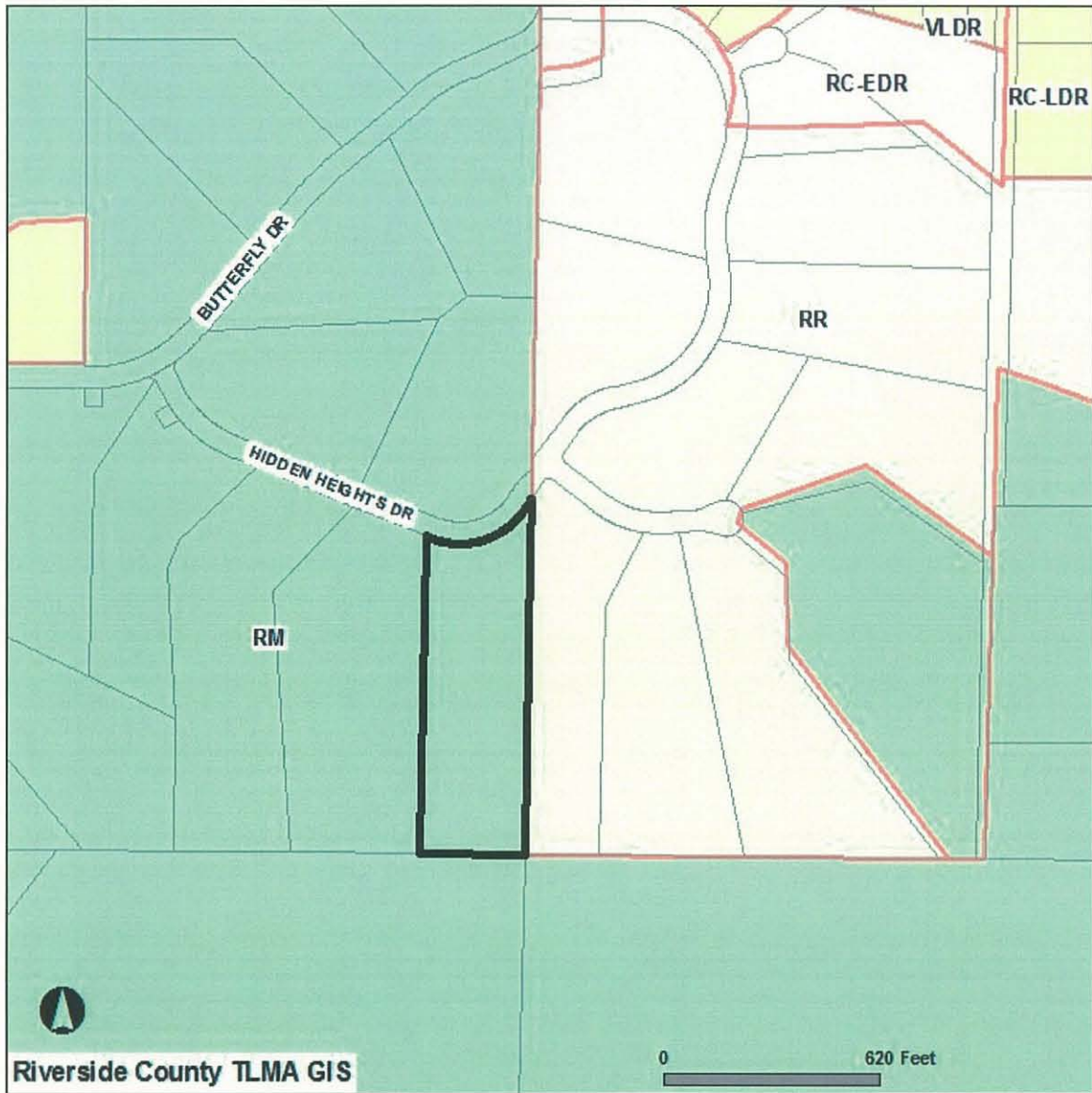
IMPORTANT

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

REPORT PRINTED ON...Thu Jul 08 12:25:49 2010

Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
401-302-013

IMPORTANT

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REPORT PRINTED ON...Thu Jul 08 12:26:13 2010

Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
401-302-013

IMPORTANT

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REPORT PRINTED ON...Thu Jul 08 12:23:30 2010

Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
401-302-013

IMPORTANT

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

REPORT PRINTED ON...Thu Jul 08 12:24:48 2010

Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
401-302-013

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

401-302-013-6

OWNER NAME / ADDRESS

CARYN SAVERINO
39455 HIDDEN HEIGHTS DR
YUCAIPA, CA. 92399

MAILING ADDRESS

(SEE OWNER)
39455 HIDDEN HEIGHTS DR
YUCAIPA CA.. 92399

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 134/6
SUBDIVISION NAME: TR 12978
LOT/PARCEL: 9, BLOCK: NOT AVAILABLE
TRACT NUMBER: 12978

LOT SIZE

RECORDED LOT SIZE IS 6.11 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 6263 SQFT., 4 BDRM/ 4.25 BATH, 2 STORY, ATTACHED GARAGE(1144 SQ. FT), CONST'D 2005TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING, POOL

THOMAS BROS. MAPS PAGE/GRID

PAGE: 650 GRID: J7

CITY BOUNDARY/SPHERE

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

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T2SR1W SEC 15

ELEVATION RANGE

3548/3676 FEET

PREVIOUS APN

401-302-012

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RM

AREA PLAN (RCIP)

THE PASS

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

CHERRY VALLEY POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

R-A-5

ZONING DISTRICTS AND ZONING AREAS

CHERRY VALLEY DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

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

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

WRMSHCP CELL NUMBER

238
240
313

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

VEGETATION (2005)
Chaparral
Developed/Disturbed Land

FIRE

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

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

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

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

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

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

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

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

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

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

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

ROAD BOOK PAGE
90A

NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED.

WATER DISTRICT
SGPWA

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SANTA ANA RIVER

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
LOW

SUBSIDENCE
SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY
LOW POTENTIAL.
FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

MISCELLANEOUS

SCHOOL DISTRICT
BEAUMONT UNIFIED

COMMUNITIES
CHERRY VALLEY

COUNTY SERVICE AREA
IN OR PARTIALLY WITHIN
CHERRY VALLEY #27 -
STREET LIGHTING

LIGHTING (ORD. 655)
ZONE B, 44.63 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
043808

FARMLAND
GRAZING LAND
OTHER LANDS

TAX RATE AREAS
056-036
• BEAUMONT CHERRY VAL REC & PARK
• BEAUMONT LIBRARY
• BEAUMONT UNIFIED SCHOOL
• COUNTY SERVICE AREA 27 *
• COUNTY STRUCTURE FIRE PROTECTION
• COUNTY WASTE RESOURCE MGMT DIST
• CSA 152
• EAST VALLEY RESOURCE CONS

- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 5
- GENERAL
- GENERAL PURPOSE
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN BERNARDINO V MUN WTR DEBT SV
- SAN GORGONIO PASS MEM HOSPITAL
- SAN GORGONIO PASS WTR AG DEBT SV
- SUMMIT CEMETERY DISTRICT
- YUCAIPA VALLEY COUNTY WATER

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

NO CODE COMPLAINTS

BUILDING PERMITS

Case #	Description	Status
BRS025992	SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE	FINAL
BXX034548	RETAINING WALL (COUNTY STANDARDS)	EXPIRED
BSP041597	GUNITE POOL & SPA W/ WATERFALLS & WATERSLIDE	EXPIRED
BXX050038	4' HIGH RETAINING WALL (AROUND GAZEBO PAD)CO.STAND	EXPIRED
BEL041087	ELECTRIC TO DETACHED WATERFALL TO EXISTING 5' RWAL	EXPIRED
BXX028439	RETAINING WALL	FINAL
BGR010399	GRADE FOR SINGLE FAM DWLG	FINAL
BGR080349	GRADING HILLTOP FOR VIEW	EXPIRED

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHS044266	NOT AVAILABLE	APPLIED
EHS031019	NOT AVAILABLE	APPLIED

PLANNING PERMITS

Case #	Description	Status
MT053588	tr 12978 lot 9	PAID
MT053589	TR 12978 LOT 9	PAID
MT053590	TR 12978 LOT 9	PAID

REPORT PRINTED ON...Mon Jun 14 14:15:08 2010
Version 100412

TO THE APPLICANT :

The Building & Safety Department has reviewed the proposed project. The comments below are guidelines for possible additional items that may need to be addressed during the building department plan check review. All building plans and applicable documents shall comply with the 2007 California Building Codes and Riverside County Ordinances.

COUNTY OF RIVERSIDE, DEPARTMENT OF BUILDING AND SAFETY

>> Plot Plan Review Comments <<

+ SITE : 39455 HIDDEN HEIGHTS DR, BEAUMONT + P/C Log # : PP24600A

+ BY : Klaarenbeek, R. + PHONE: (951) 955-1833 + DATE: 07/07/2010

The plot plan proposes a new 960 square foot garage as well as a 130 square foot gazebo that was constructed without permits. The new garage building would be classified as a group "U" structure and would comply with size limitations per the 2007 California Building Code (CBC).

This project is located in a high fire severity zone and shall comply with fire resistive construction requirements per chapter 7a within the 2007 CBC. Being in a high fire severity zone will be problematic with regards to the existing gazebo. No information was included regarding the gazebo. Assuming the gazebo is a wood structure, unless all members are considered heavy timber (4 x 6 or larger) then the structure would most likely have to be removed

This is not to be considered a building department plan check review. All building department plan check submittal requirements, applications and fees are required for plan check review and approval in addition to the current planning department review.

\$510
\$2040
500
EVB

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 24600 DATE SUBMITTED: 6/14/10

APPLICATION INFORMATION

Applicant's Name: GLENN SCHMIDT E-Mail: EVD1877@hotmail.com

Mailing Address: 1877 MENTONE BLVD.
MENTONE Street CA 92359
City State ZIP

Daytime Phone No: (909) 794-5997 Fax No: (909) 794-0229

Engineer/Representative's Name: EAST VALLEY DESIGN E-Mail: EVD1877@hotmail.com

Mailing Address: 1877 MENTONE BLVD
MENTONE Street CA 92359
City State ZIP

Daytime Phone No: (909) 794-5997 Fax No: (909) 794-0229

Property Owner's Name: CARYN SAVERINO E-Mail: _____

Mailing Address: 39455 HIDDEN HEIGHTS DR.
YUCAIPA Street CA 92399
City State ZIP

Daytime Phone No: (909) 261-4355 Fax No: () _____

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

APPLICATION FOR MINOR PLOT PLAN

WILLOWOOD CANYON RD. East of HIDDEN MDWS, West of OAK GLEN RD

Thomas Brothers Map, edition year, page no., and coordinates: 650 J7

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

COMMERCIAL/INDUSTRIAL

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Current processing deposit-based fee.

ACCESSORY BUILDING

- ~~1.~~ Completed Application form.
- ~~2.~~ Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
- ~~3.~~ Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
- ~~4.~~ Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
- ~~5.~~ Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
- ~~6.~~ A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
- ~~7.~~ Current processing deposit-based fee.

GUEST HOUSE

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.

APPLICATION FOR MINOR PLOT PLAN

application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

GLENN G. SCHMIDT
PRINTED NAME OF APPLICANT
[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

SIGNATURE OF PROPERTY OWNER(S):

~~SEE ATTACHED AUTHORIZATION FORM~~

X Caryn Saverino
PRINTED NAME OF PROPERTY OWNER(S)
[Signature]
SIGNATURE OF PROPERTY OWNER(S)

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

PROJECT INFORMATION

Proposal (describe the project and reference the applicable Ord. No. 348 section):
DETACHED 4 CAR GARAGE and Gazebo

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 401-302-013
Section: LEGAL LOT B Township: MB 13A/000 TR 1297B Range: 1 W
Approximate Gross Acreage: 15 0.11 ACRES

General location (nearby or cross streets): North of CHERRY VALLEY, South of _____

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY DIRECTOR'S HEARING to consider the project shown below:

PLOT PLAN NO. 24600 – CEQA Exempt – Applicant: Glenn Schmidt – Owner: Caryn Saverino - Fifth Supervisorial District – Cherry Valley District – The Pass Area Plan – Rural: Rural Mountainous (10 Acres Minimum) - Located Northerly of Cherry Valley Boulevard, southerly of Wildwood Canyon Road, westerly of Glen Road– 6.11 Acres – Zoning: Residential Agricultural (R-A-5) (5 Acres Minimum) – REQUEST: The Plot Plan is to construct an 960 square foot detached garage and 130 square foot gazebo on 6.11 acres, associated with the 6,263 square foot residence located at 39455 Hidden Heights Drive in Yucaipa, CA. APN: 401-302-013. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: August 9, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
4080 LEMON STREET
12th FLOOR CONFERENCE ROOM 12A
RIVERSIDE, CA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed 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 comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Bahelila Boothe
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/8/2010,

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

APN (s) or case numbers PP24600 For

Company or Individual's Name Planning Department,

Distance buffered 1600'.

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

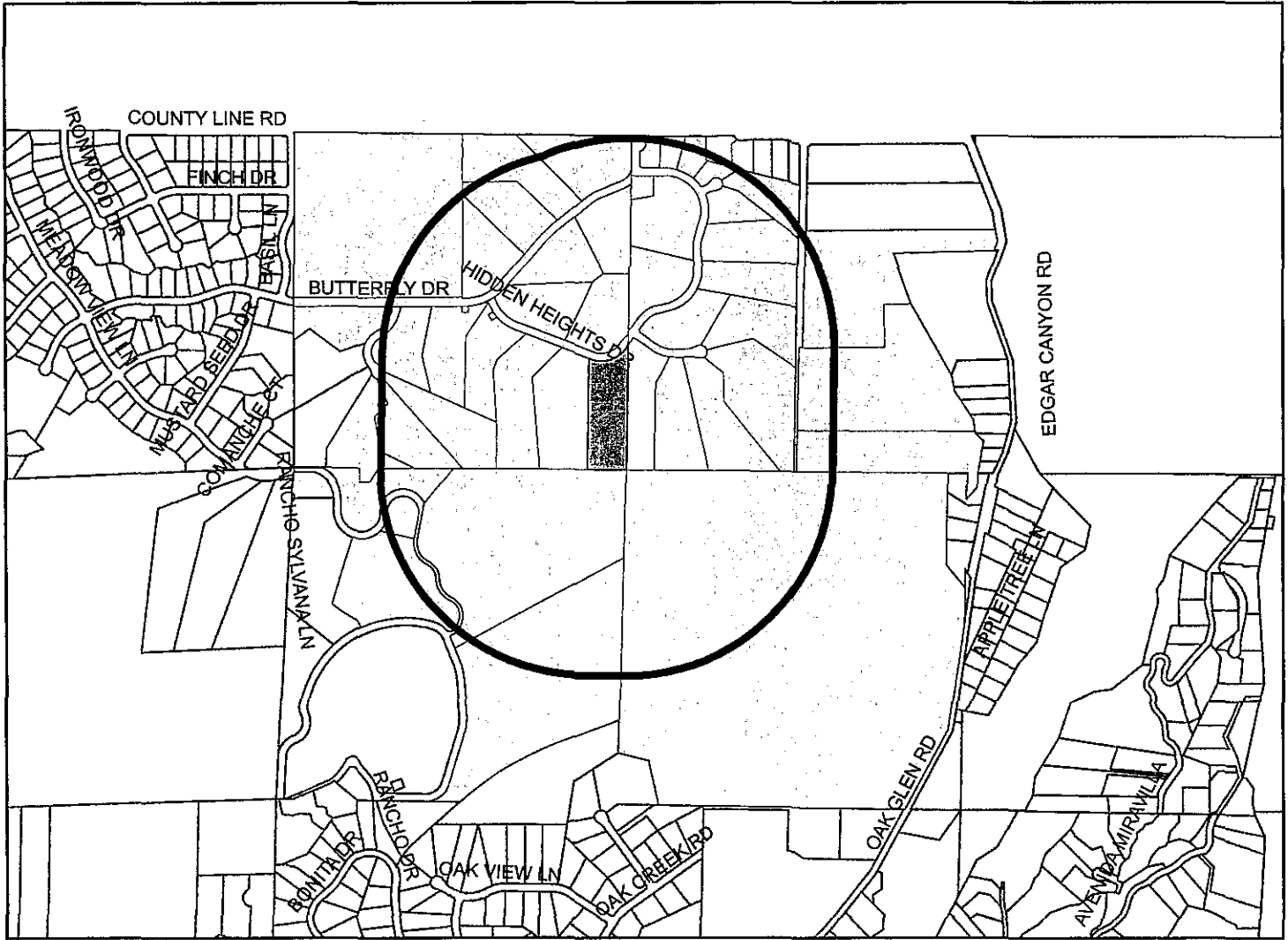
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

1600 feet buffer



Selected Parcels

401-302-027	401-302-013	401-292-003	401-301-004	401-302-030	401-302-024	401-302-029	401-291-001	401-291-005	401-302-006
401-310-023	401-310-013	401-310-014	401-310-022	401-310-012	401-310-011	401-310-010	401-310-009	401-310-008	401-310-015
401-310-016	401-310-017	401-310-018	401-310-019	401-310-020	401-310-021	401-291-002	401-301-001	401-050-019	401-050-010
401-292-001	401-292-002	401-291-004	401-291-003	401-302-031	401-050-029	401-301-003	401-302-019	401-050-022	401-050-026
401-302-018	401-030-012	401-030-011	401-302-014	401-302-025	401-310-007	401-310-006	401-020-009	401-310-024	401-302-028
401-302-026	401-310-001								



1,600 800 0 1,600 Feet

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APN: 401302027, ASMT: 401302027
BRENDA J BALLEW WARD, ETAL
601 W COUNTY LINE RD
CALIMESA CA 92320

APN: 401310021, ASMT: 401310021
GEORGE W DICKINSON, ETAL
606 N LARCHMONT BLV NO 4G
LOS ANGELES CA 90004

APN: 401302013, ASMT: 401302013
CARYN SAVERINO
39455 HIDDEN HEIGHTS DR
YUCAIPA CA. 92399

APN: 401291002, ASMT: 401291002
GREENMARK HOLDINGS INC
12100 555 W HASTINS ST
VANCOUVER BC CANADA V6B4N5 0

APN: 401302030, ASMT: 401302030
COUNTY OF RIVERSIDE CLERK OF THE BOARD
P O BOX 1090
RIVERSIDE CA 92502

APN: 401301001, ASMT: 401301001
HYUK KEE YOO, ETAL
114 HIGH RIDGE RD
POUND RIDGE NY 10576

APN: 401302029, ASMT: 401302029
DENNIS EDWARD ELSER, ETAL
39355 HIDDEN HEIGHTS DR
YUCAIPA CA 92399

APN: 401050019, ASMT: 401050019
JERRY L CONANT, ETAL
P O BOX 7908
RIVERSIDE CA 92513

APN: 401291001, ASMT: 401291001
DICKINSON INV, ETAL
C/O BRUCE N DICKINSON
606 N LARCHMONT BL 4G
LOS ANGELES CA 90004

APN: 401050010, ASMT: 401050010
JOHN E GRAHAM, ETAL
6611 SUMMIT DR
HIGHLAND CA 92346

APN: 401291005, ASMT: 401291005
GARY R KAUTZ, ETAL
39478 BUTTERFLY DR
YUCAIPA CA. 92399

APN: 401292001, ASMT: 401292001
JOHN L DUNN, ETAL
39365 BUTTERFLY DR
YUCAIPA CA. 92399

APN: 401302006, ASMT: 401302006
GARY R LOTHAMER, ETAL
8370 OVERVIEW CT
YUCAIPA CA. 92399

APN: 401292002, ASMT: 401292002
KEVIN HAM
C/O DK YOO
39455 BUTTERFLY DR
YUCAIPA CA. 92399

APN: 401291004, ASMT: 401291004
MANILA ZAMAN
39416 BUTTERFLY DR
YUCAIPA CA. 92399

APN: 401302018, ASMT: 401302018
THIEL RICHARD JACOBS, ETAL
8371 OVERVIEW CT
YUCAIPA CA. 92399

APN: 401291003, ASMT: 401291003
MICHAEL TATE, ETAL
33575 YUCAIPA BLV
YUCAIPA CA 92399

APN: 401030011, ASMT: 401030011
THOMAS M FITTERER
269 CORDOBA WAY NO 29
PALM DESERT CA 92260

APN: 401050029, ASMT: 401050029
MONTY SORENSEN, ETAL
74555 DAY LILY CIR
PALM DESERT CA 92260

APN: 401302014, ASMT: 401302014
UMBERTO ORLANDO, ETAL
8271 OVERVIEW CT
YUCAIPA CA. 92399

APN: 401301003, ASMT: 401301003
PHILIP L COONCE, ETAL
2580 CARBON CT
COLTON CA 92324

APN: 401302025, ASMT: 401302025
URBAN INV
C/O GERALD RUBIN
306 S COMMONWEALTH
LOS ANGELES CA 90020

APN: 401302019, ASMT: 401302019
RALPH C MONGE, ETAL
8290 OVERVIEW CT
YUCAIPA CA. 92399

APN: 401310006, ASMT: 401310006
WAY YA GO DEV
7231 PALM AVE
HIGHLAND CA 92346

APN: 401050022, ASMT: 401050022
ROBERT D BUTLER, ETAL
43174 MAYBERRY AVE
HEMET CA 92544

APN: 401020009, ASMT: 401020009
WESSEL H MEYERS, ETAL
12311 RIDGCREST DR
YUCAIPA CA 92399

APN: 401050026, ASMT: 401050026
SHELBY C WALDER, ETAL
38878 ORCHARD ST
CHERRY VALLEY CA 92223

APN: 401310024, ASMT: 401310024
WILDWOOD HIGHLANDS INC
C/O GEORGE W DICKINSON
606 N LARCHMONT BLD NO 4G
LOS ANGELES CA 90004



APN: 401310001, ASMT: 401310001
YUCAIPA VALLEY WATER DIST
12770 2ND ST
YUCAIPA CA 92399



Agenda Item No.: 3.7
Supervisory District: Fifth
Project Planner: Bahelila Boothe

Plot Plan Number: 24555
Applicant: Richard Pleiman
Directors Hearing: August 9, 2010
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 900 square foot detached garage on 1.01 acre, associated with the 1,794 square foot residence located at 9590 Mountain View Drive in Beaumont, CA. APN: 401-100-054

ISSUES OF RELEVANCE:

There are no issues of relevance at this time.

RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24555, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. Accessory buildings are exempt under section 15303(e) of the California Environmental Quality Act.

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

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

SA
7/13/10

4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Residential Agricultural (1 acre minimum) zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed 900 square foot detached garage is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The detached garage is located 30 feet or more from the main building.
8. The accessory building is consistent with the character of the surrounding community.
9. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: ... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

RIVERSIDE COUNTY GIS



Selected parcel(s):
401-100-054

IMPORTANT

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REPORT PRINTED ON...Tue Jun 29 11:59:32 2010

Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
401-100-054

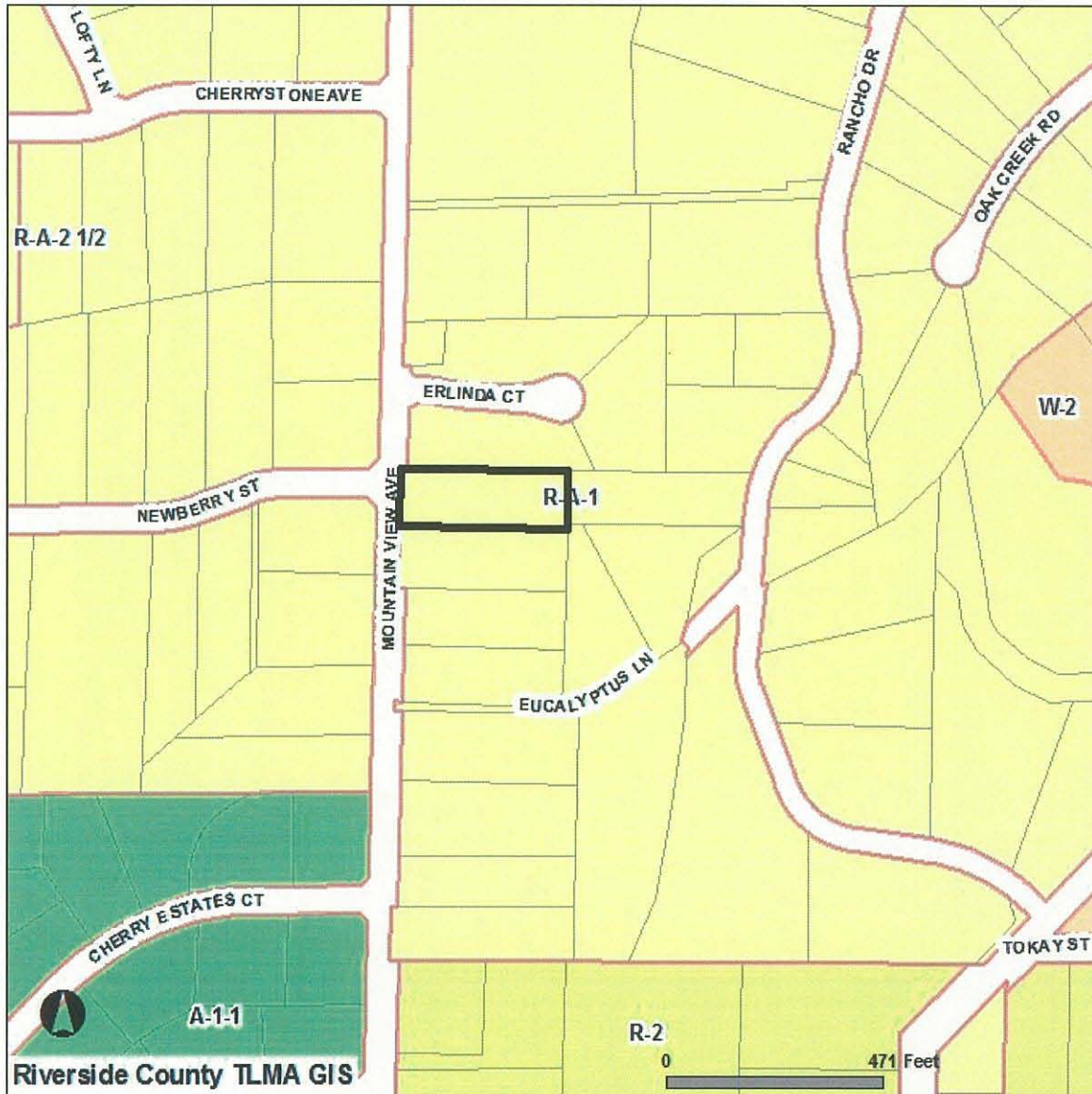
IMPORTANT

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REPORT PRINTED ON...Tue Jun 29 12:00:05 2010

Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
401-100-054

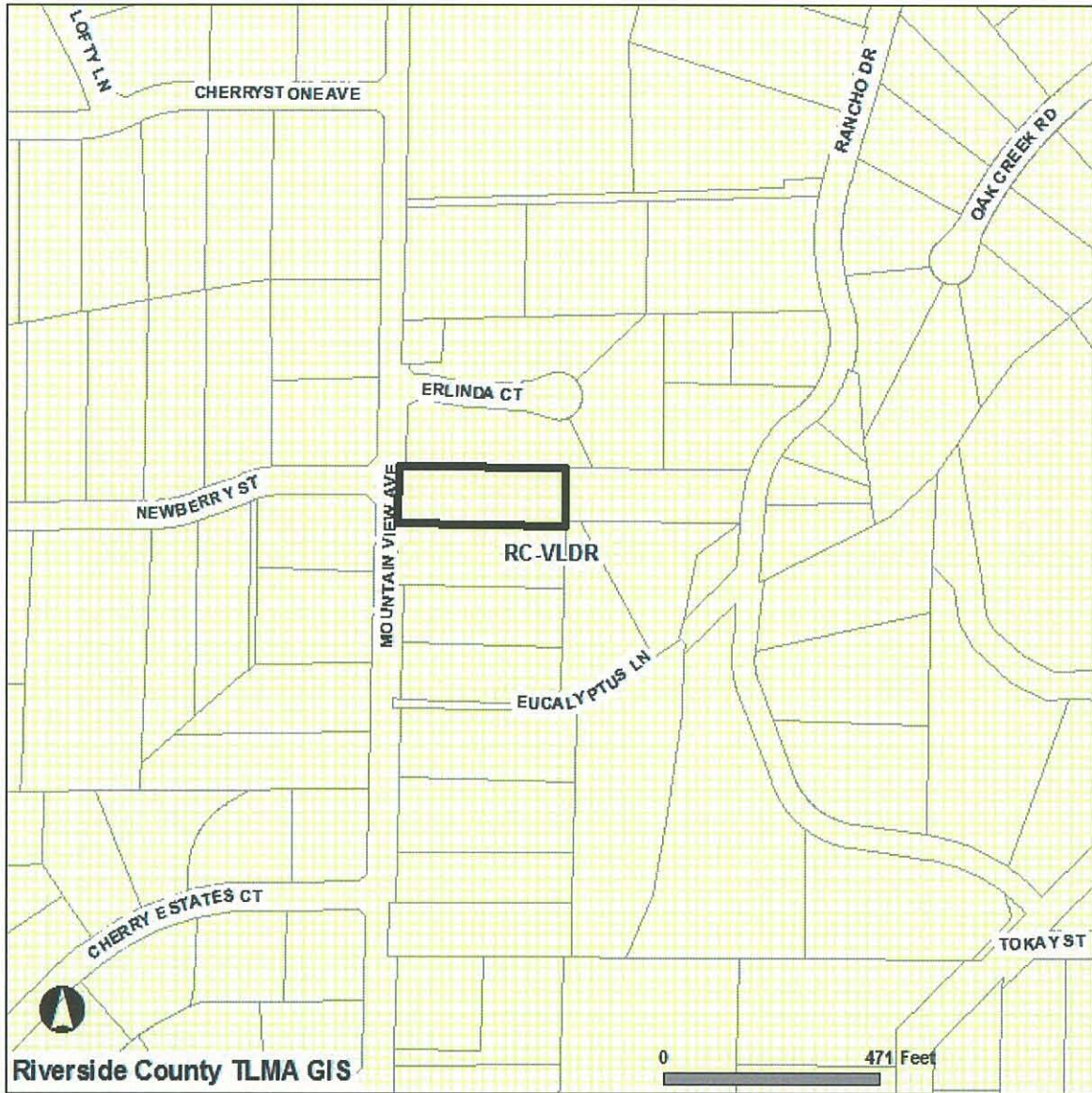
IMPORTANT

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REPORT PRINTED ON...Tue Jun 29 12:01:00 2010

Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
401-100-054

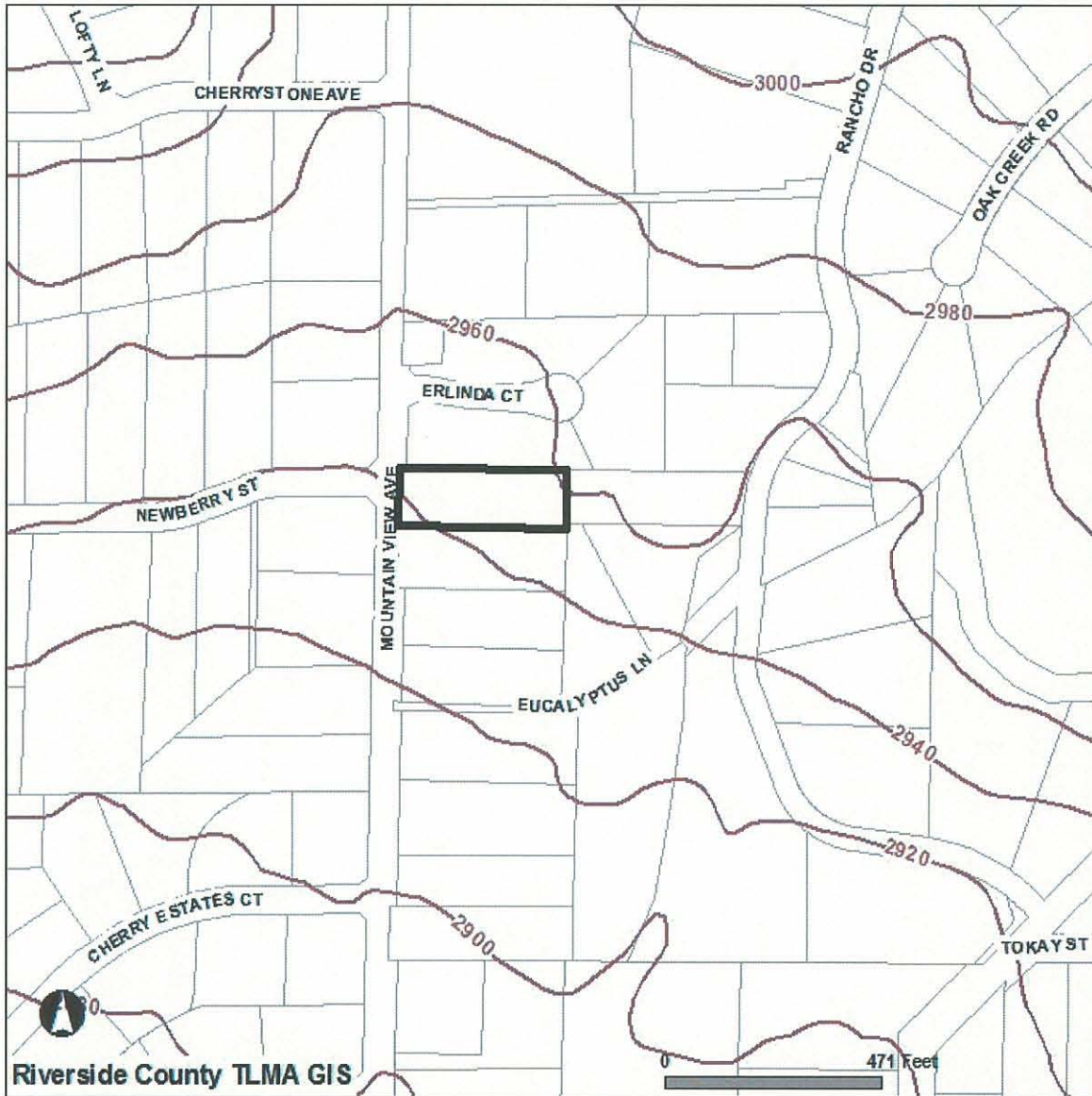
IMPORTANT

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Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
401-100-054

IMPORTANT

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Version 100412

PLOT PLAN:ADMINISTRATIVE Case #: PP24555

Parcel: 401-100-054

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24555 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24555, Exhibit A, dated June 28, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to construct a 900 square foot detached garage on 1.01 acres, associated with the 1,794 square foot residence located at 9590 Mountain View Drive in Beaumont, CA. APN: 401-100-054

10. EVERY. 3 PPA - HOLD HARMLESS RECOMMND

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 PP24555. 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.

PLANNING DEPARTMENT

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24555 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null

PLOT PLAN:ADMINISTRATIVE Case #: PP24555

Parcel: 401-100-054

10. GENERAL CONDITIONS

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY (cont.) RECOMMND

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

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

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

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

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

f. No signs other than one unlighted identification sign,

07/13/10
11:07

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:ADMINISTRATIVE Case #: PP24555

Parcel: 401-100-054

10. GENERAL CONDITIONS

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS (cont.) RECOMMND

not more than two square feet in area, shall be erected on the premises.

10.PLANNING. 4 PPA - ACSRY STRC NO HBTBL AREA RECOMMND

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

10.PLANNING. 5 PPA - SETBACKS IN HIGH FIRE RECOMMND

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

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

10.PLANNING. 6 USE - CAUSES FOR REVOCATION RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of

PLOT PLAN:ADMINISTRATIVE Case #: PP24555

Parcel: 401-100-054

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 PPA - EXPIRATION DATE-PP (cont.) RECOMMND

exisiting buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 2 PPA - EXISTING STRUCTURE (1) RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, dated June 28. 2010.

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

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated June 28, 2010.

80.PLANNING. 3 PPA - EXISTING STRUCTURE RECOMMND

PRIOR TO BUILDING PERMIT ISSUANCE, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits,

07/13/10
11:07

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP24555

Parcel: 401-100-054

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3

PPA - EXISTING STRUCTURE (cont.)

RECOMMND

including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Richard J. Pleiman E-Mail: RBAHDABOY@YAHOO.COM

Mailing Address: 9590 MOUNTAIN VIEW AVE
CHERRY VALLEY CA 92223
City State ZIP

Daytime Phone No: (951) 536-5316 Fax No: () _____

Engineer/Representative's Name: Mike Barber E-Mail: bingbar@hotmail.com

Mailing Address: 312 N. Long Beach Blvd
Compton CA 90221
City State ZIP

Daytime Phone No: (310) 704-1582 Fax No: () _____

Property Owner's Name: Richard Pleiman E-Mail: _____

Mailing Address: 9590 Mountain View Ave
Cherry Valley CA 92223
City State ZIP

Daytime Phone No: () _____ Fax No: () _____

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

APPLICATION FOR MINOR PLOT PLAN

application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

Richard J Pleiman Richard J Pleiman
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

SIGNATURE OF PROPERTY OWNER(s):

Richard J Pleiman Richard J Pleiman
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

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

PROJECT INFORMATION

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

30 X 70 Det. Garage

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 4011000 54

Section: 22 Township: 25 Range: 7W

Approximate Gross Acreage: 1.01

General location (nearby or cross streets): North of ORCHARD ST, South of _____

APPLICATION FOR MINOR PLOT PLAN

ERLINDA CT, East of Newberry Mountain View Ave, West of RANCHO DR

Thomas Brothers Map, edition year, page no., and coordinates: page 690 G11A H3
38th Edition 2010

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

COMMERCIAL/INDUSTRIAL

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Current processing deposit-based fee.

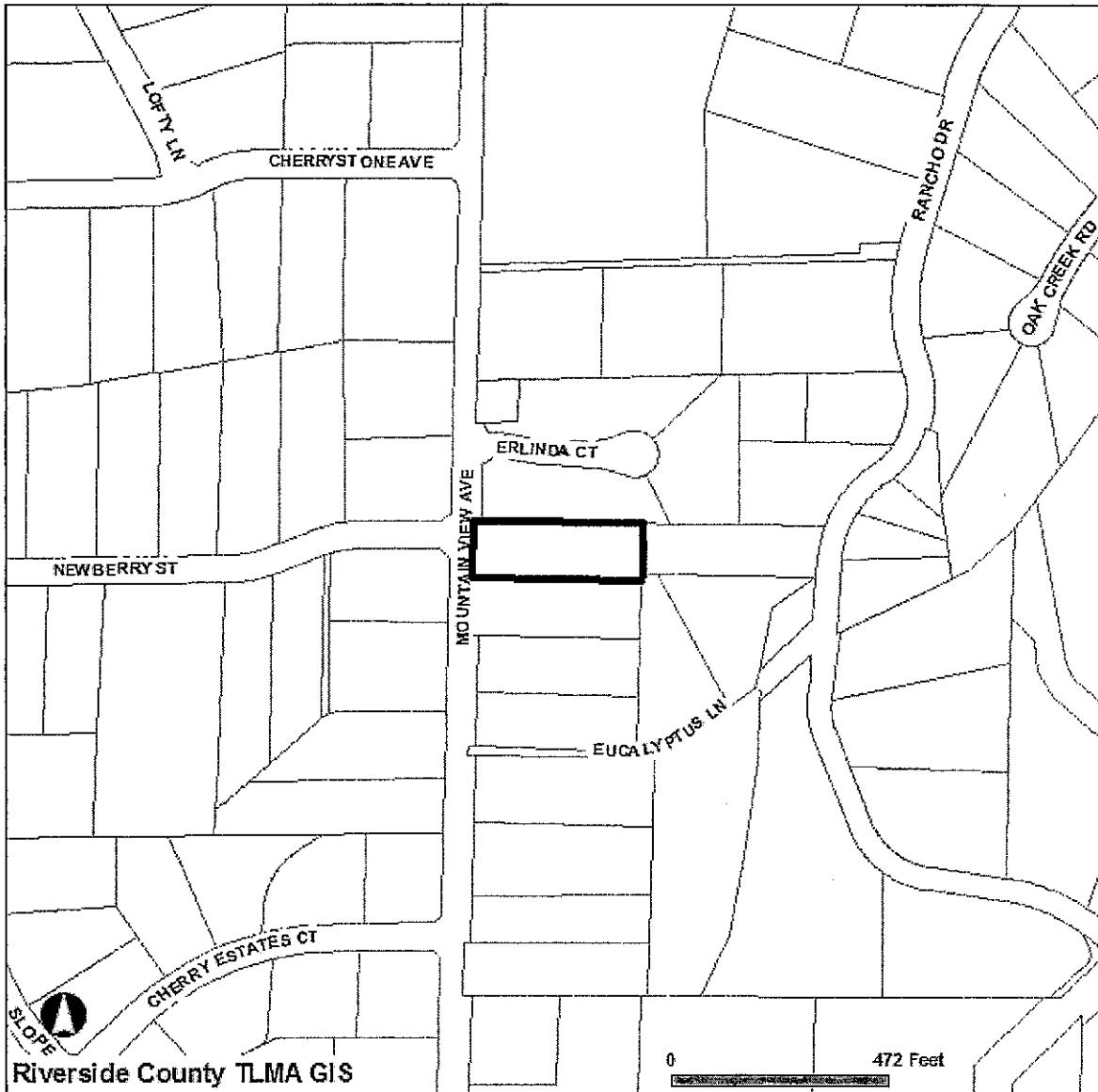
ACCESSORY BUILDING

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

GUEST HOUSE

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.

RIVERSIDE COUNTY GIS



Selected parcel(s):
401-100-054

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

401-100-054-9

OWNER NAME / ADDRESS

RICHARD JOHN PLEIMAN
9590 MOUNTAIN VIEW DR
BEAUMONT, CA. 92223

MAILING ADDRESS

(SEE OWNER)
9590 MOUNTAIN VIEW DR
BEAUMONT CA.. 92223

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 50/40
SUBDIVISION NAME: PM 11280
LOT/PARCEL: 1, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 1.01 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1794 SQFT., 3 BDRM/ 1.75 BATH, 1 STORY, ATTACHED GARAGE(640 SQ. FT), CONST'D 1979TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 690 GRID: H3

CITY BOUNDARY/SPHERE

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

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T2SR1W SEC 22

ELEVATION RANGE

2940/2960 FEET

PREVIOUS APN

401-100-046

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RC-VLDR

AREA PLAN (RCIP)

THE PASS

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

CHERRY VALLEY POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

R-A-1

ZONING DISTRICTS AND ZONING AREAS

CHERRY VALLEY DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

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

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

WRMSHCP CELL NUMBER
NOT IN A CELL

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

VEGETATION (2005)
Developed/Disturbed Land

FIRE

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

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

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

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

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

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

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

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

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

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

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

ROAD BOOK PAGE
90A

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED.

WATER DISTRICT

SGPWA

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA ANA RIVER

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

WITHIN A 1/2 MILE OF
UNNAMED FAULT
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

LIQUEFACTION POTENTIAL

LOW

SUBSIDENCE

SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY

UNDETERMINED POTENTIAL.
AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE
UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A
FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST.

MISCELLANEOUS

SCHOOL DISTRICT

BEAUMONT UNIFIED

COMMUNITIES

CHERRY VALLEY

COUNTY SERVICE AREA

IN OR PARTIALLY WITHIN
CHERRY VALLEY #27 -
STREET LIGHTING

LIGHTING (ORD. 655)

ZONE B, 43.64 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

043808

FARMLAND

URBAN-BUILT UP LAND

TAX RATE AREAS

- 056-014
- BEAUMONT CHERRY VAL REC & PARK
 - BEAUMONT LIBRARY
 - BEAUMONT UNIFIED SCHOOL
 - COUNTY SERVICE AREA 27 *
 - COUNTY STRUCTURE FIRE PROTECTION
 - COUNTY WASTE RESOURCE MGMT DIST
 - CSA 152
 - EAST VALLEY RESOURCE CONS
 - FLOOD CONTROL ADMINISTRATION
 - FLOOD CONTROL ZONE 5

- GENERAL
- GENERAL PURPOSE
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN GORGONIO PASS MEM HOSPITAL
- SAN GORGONIO PASS WTR AG DEBT SV
- SUMMIT CEMETERY DISTRICT

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

NO CODE COMPLAINTS

BUILDING PERMITS

ENVIRONMENTAL HEALTH PERMITS

NO ENVIRONMENTAL PERMITS

PLANNING PERMITS

REPORT PRINTED ON...Thu May 13 15:44:42 2010
Version 100412

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY DIRECTOR'S HEARING to consider the project shown below:

PLOT PLAN NO. 24555 – CEQA Exempt – Applicant: Richard Pleiman – Owner: Richard Pleiman – Fifth Supervisorial District – Cherry Valley District – The Pass Area Plan – Rural Community: Very Low Density Residential (1 Acre Minimum) - Located Northerly of Orchard Street, southerly of Erlinda Court, easterly of Newberry, westerly of Rancho Drive – 1.01 Acres – Zoning: Residential Agricultural (R-A-1) (1 Acre Minimum) – REQUEST: The Plot Plan is to construct a 900 square foot detached garage on 1.01 acre, associated with a 1,794 square foot residence located at 9590 Mountain View Drive in Beaumont, CA. APN: 401-100-054. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: August 9, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
4080 LEMON STREET
12th FLOOR CONFERENCE ROOM 12A
RIVERSIDE, CA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed 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 comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Bahelila Boothe
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/30/2010.

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

APN (s) or case numbers PP 2455.5 For

Company or Individual's Name Planning Department.

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

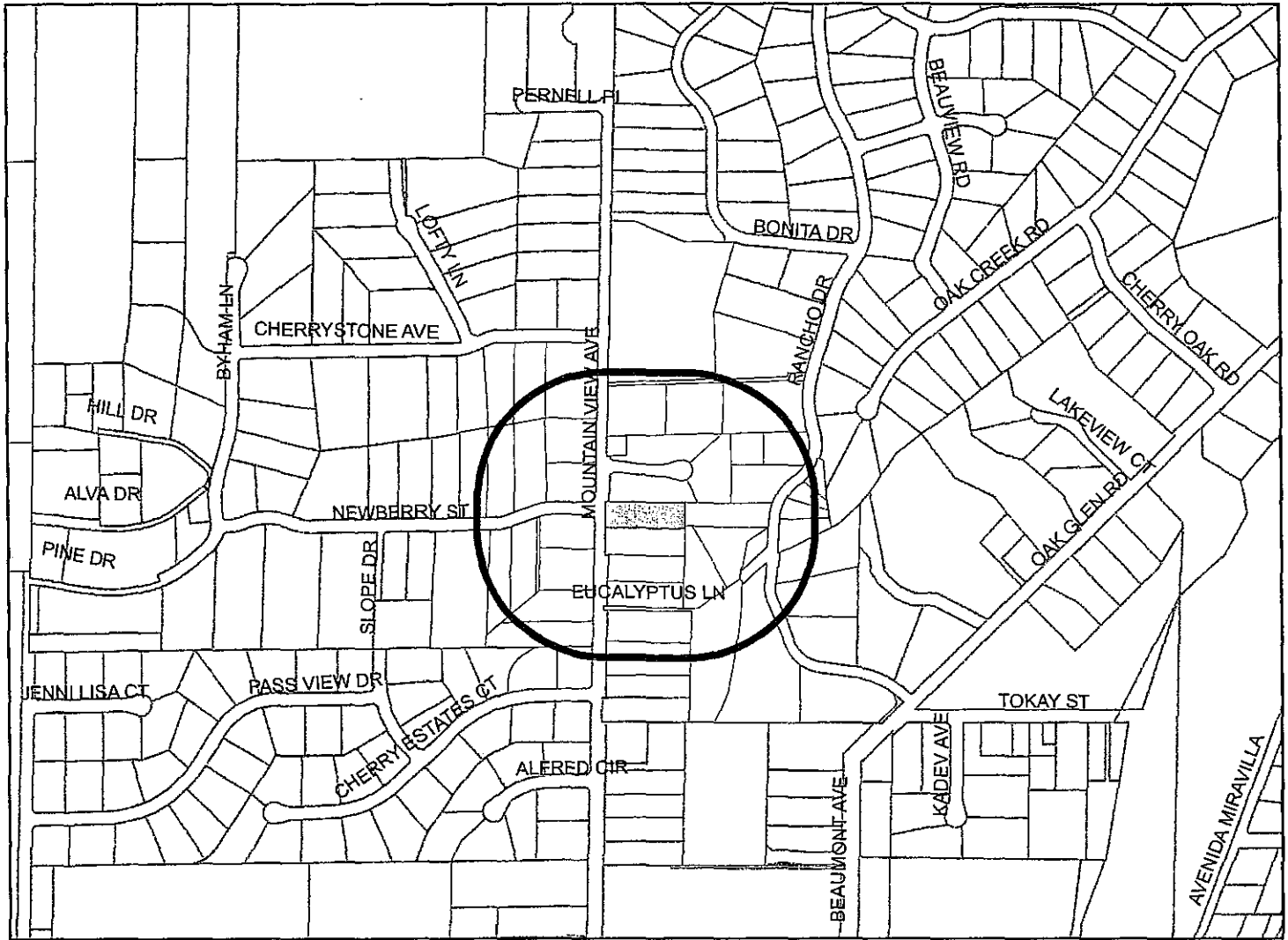
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

600 feet buffer



Selected Parcels

401-100-003	401-071-038	407-251-039	401-100-002	401-100-006	401-071-025	407-300-024	407-300-025	401-100-045	401-100-047
407-251-037	401-100-014	407-251-048	407-251-030	401-100-059	407-251-045	401-100-049	401-100-055	407-251-028	407-251-050
407-251-029	407-251-044	401-100-010	401-100-057	407-251-051	401-100-056	407-251-038	401-100-052	407-251-046	401-071-033
401-100-009	401-100-051	407-251-052	401-071-032	401-100-016	401-100-039	401-100-004	401-100-038	401-100-048	401-100-058
401-100-054	407-251-049	401-071-024	401-071-039	407-251-047	401-100-037	401-100-015	401-100-013	407-251-053	



540 270 0 540 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.

APN: 401100003, ASMT: 401100003
ADRIENNE P NUNEZ
9523 RANCHO DR
CHERRY VALLEY CA 92223

APN: 401100045, ASMT: 401100045
CHRISTIANE L KERR
C/O ISAAC KERR
36198 VILLAGE RD
YUCAIPA CA 92399

APN: 401071038, ASMT: 401071038
ANDREW A PAEZ, ETAL
P O BOX 653
BEAUMONT CA 92223

APN: 401100047, ASMT: 401100047
CHRISTOPHER R WHARTON, ETAL
9620 MOUNTAIN VIEW AVE
CHERRY VALLEY CA 92223

APN: 407251039, ASMT: 407251039
ART EARLL, ETAL
38971 CHERRYSTONE RD
CHERRY VALLEY CA 92223

APN: 407251037, ASMT: 407251037
CLIFFORD N SCHOONOVER, ETAL
38891 CHERRYSTONE AVE
BEAUMONT CA. 92223

APN: 401100002, ASMT: 401100002
BEAUMONT CHERRY VALLEY WATER DIST
C/O GEN MANAGER
P O BOX 2037
BEAUMONT CA 92223

APN: 401100014, ASMT: 401100014
CURTIS E HODEL, ETAL
9550 RANCHO DR
BEAUMONT CA. 92223

APN: 401100006, ASMT: 401100006
BONITA VISTA MUTUAL WATER CO
C/O TRINA BORYNACK
9574 MOUNTAIN VIEW AVE
CHERRY VALLEY CA 92223

APN: 407251048, ASMT: 407251048
CYNTHIA S NELSON
38970 NEWBERRY ST
BEAUMONT CA. 92223

APN: 401071025, ASMT: 401071025
CHARLES SHOCKLEY, ETAL
9467 RANCHO DR
CHERRY VALLEY CA 92223

APN: 407251030, ASMT: 407251030
DANIEL L THOMAS, ETAL
9683 MOUNTAIN VIEW AVE
BEAUMONT CA. 92223

APN: 407300025, ASMT: 407300025
CHERRY VALLEY RANCH
20182 BIRCH ST
NEWPORT BEACH CA 92660

APN: 401100059, ASMT: 401100059
DONALD LEWIS PETERS
9555 RANCHO DR
CHERRY VALLEY CA 92223



APN: 407251045, ASMT: 407251045
DONALD W UNDERWOOD, ETAL
38890 NEWBERRY ST
BEAUMONT CA. 92223

APN: 401100010, ASMT: 401100010
JACK D HOLT, ETAL
323 COURT ST STE 302
SAN BERNARDINO CA 92401

APN: 401100049, ASMT: 401100049
EDWIN R COOPER, ETAL
9634 RANCHO DR
BEAUMONT CA. 92223

APN: 401100057, ASMT: 401100057
JAMES A RYAN, ETAL
9574 MOUNTAIN VIEW AVE
BEAUMONT CA. 92223

APN: 401100055, ASMT: 401100055
FRANK A FARKAS
9600 MOUNTAIN VIEW ST
BEAUMONT CA. 92223

APN: 407251051, ASMT: 407251051
JAMES N TICKEMYER, ETAL
28945 NEWBERRY ST
BEAUMONT CA 92223

APN: 407251028, ASMT: 407251028
GILBERT J MEJIA, ETAL
9625 MOUNTAIN VIEW AVE
BEAUMONT CA. 92223

APN: 401100056, ASMT: 401100056
JEDIDIAH F RITCHEA, ETAL
9532 MOUNTAIN VIEW AVE
CHERRY VALLEY CA 92223

APN: 407251050, ASMT: 407251050
GOMER W JONES, ETAL
56838 BONANZA DR
YUCCA VALLEY CA 92284

APN: 407251038, ASMT: 407251038
JERILYNN S DARK
38931 CHERRY STONE AVE
BEAUMONT CA. 92223

APN: 407251029, ASMT: 407251029
HELEN JUNE REEMS
9671 MOUNTAIN VIEW AVE
CHERRY VALLEY CA 92223

APN: 401100052, ASMT: 401100052
JOHN C FIELD
P O BOX 625
CALIMESA CA 92320

APN: 407251044, ASMT: 407251044
HERBERT L WALDER, ETAL
38870 NEWBERRY ST
BEAUMONT CA. 92223

APN: 407251046, ASMT: 407251046
KENNETH C ALTHISER, ETAL
38920 NEWBERRY ST
BEAUMONT CA. 92223



APN: 401071033, ASMT: 401071033
LANCE EDWARD ADAMS, ETAL
9498 MOUNTAIN VIEW AVE
CHERRY VALLEY CA 92223

APN: 401100004, ASMT: 401100004
MICHAEL MEDINA, ETAL
9535 RANCHO DR
CHERRY VALLEY CA 92223

APN: 401100009, ASMT: 401100009
LAVINA M DYSON
39101 EUCALYPTUS LN
BEAUMONT CA. 92223

APN: 401100038, ASMT: 401100038
MICHAEL P ANDREWS, ETAL
39080 EUCALYPTUS LN
BEAUMONT CA. 92223

APN: 401100051, ASMT: 401100051
LINDA M JOHNSON
P O BOX 1130
CALIMESA CA 92320

APN: 401100048, ASMT: 401100048
PEDRO LOPEZ, ETAL
9616 RANCHO DR
BEAUMONT CA. 92223

APN: 407251052, ASMT: 407251052
MARIA DEL ROCIO DIAZ
38925 NEWBERRY ST
BEAUMONT CA. 92223

APN: 401100058, ASMT: 401100058
RICHARD E ALVAREZ, ETAL
39055 ERLINDA CT
BEAUMONT CA. 92223

APN: 401071032, ASMT: 401071032
MARK RAMOS NISHITA, ETAL
C/O PROVIDENT FINANCIAL MGMT
P O BOX 4084
SANTA MONICA CA 90411

APN: 401100054, ASMT: 401100054
RICHARD JOHN PLEIMAN
9590 MOUNTAIN VIEW DR
BEAUMONT CA. 92223

APN: 401100016, ASMT: 401100016
MARK T RICHARDS, ETAL
9598 RANCHO DR
BEAUMONT CA. 92223

APN: 407251049, ASMT: 407251049
ROBERT H ALLEN, ETAL
P O BOX 3243
BEAUMONT CA 92223

APN: 401100039, ASMT: 401100039
MICHAEL G LIND, ETAL
P O BOX 3027
BEAUMONT CA 92223

APN: 401071039, ASMT: 401071039
STEPHEN BELL, ETAL
737 ORANGE AVENUE
BEAUMONT CA 92223

APN: 407251047, ASMT: 407251047
SUSAN JANE CATES
9511 MOUNTAIN VIEW AVE
BEAUMONT CA. 92223

APN: 401100037, ASMT: 401100037
TERRY E COATES, ETAL
9597 RANCHO DR
BEAUMONT CA. 92223

APN: 401100015, ASMT: 401100015
TIMOTHY SHAWN GODSEY
C/O CAROL GODSEY
1070 PENNSYLVANIA
BEAUMONT CA 92223

APN: 401100013, ASMT: 401100013
TODD LEDUC, ETAL
9520 RANCHO DR
CHERRY VALLEY CA 92223

APN: 407251053, ASMT: 407251053
YVONNE E BEEMAN
38865 NEWBERRY ST
BEAUMONT CA. 92223

Agenda Item No.: 3.8
Supervisory District: Fifth
Project Planner: Bahelila Boothe

Plot Plan Number: 24603
Applicant: Mark Seder
Directors Hearing: August 9, 2010
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 1,200 square foot detached metal garage on 9.53 acres, associated with the 2,624 square foot residence located at 22626 Wybenga Lane in Nuevo, CA. APN: 429-120-031

ISSUES OF RELEVANCE:

The property is located in a High Fire Area, project has been reviewed and conditioned by the Fire Department.

RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24603, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. Accessory buildings are exempt under section 15303(e) of the California Environmental Quality Act.

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural: Rural Mountainous (10 Acres Minimum) and Rural Residential (5 Acres Minimum) on the Lake View/Nuevo Area Plan.
3. The proposed accessory uses are permitted uses in the general plan designation.

SA
7/13/10

4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Rural Agricultural (5 acre minimum) zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed 1,200 square foot detached metal garage is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The detached garage is located 30 feet or more from the main building.
8. The accessory building is consistent with the character of the surrounding community.
9. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: ... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

PLOT PLAN:ADMINISTRATIVE Case #: PP24603

Parcel: 429-120-031

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24603 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24603, Exhibit A, dated June 21, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for a Plot Plan to construct a 1,200 square foot detached metal garage on 9.53 acres, associated with the 2,624 square foot residence located at 22626 Wybenga Lane in Nuevo, CA. APN: 429-120-031

10. EVERY. 3 PPA - HOLD HARMLESS RECOMMND

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 PP24603. 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.

FIRE DEPARTMENT

10.FIRE. 1 USE-#21-HAZARDOUS FIRE AREA RECOMMND

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.1.

PLOT PLAN:ADMINISTRATIVE Case #: PP24603

Parcel: 429-120-031

10. GENERAL CONDITIONS

10.FIRE. 2 USE-#005-ROOFING MATERIAL RECOMMND

All buildings shall be constructed with class B roofing material as per the California Building Code.

10.FIRE. 3 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 4 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1000 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site.

10.FIRE. 5 USE-#76-STANDARD FH RECOMMND

Approved standard fire hydrant (6"x4"x2 1/2") shall be located within 250 feet of any portion of the lot frontage.

10.FIRE. 6 USE-#25-GATE ENTRANCES RECOMMND

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 7 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

PLOT PLAN:ADMINISTRATIVE Case #: PP24603

Parcel: 429-120-031

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY

RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24603 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS

RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

c. A home occupation shall not be conducted in an accessory

PLOT PLAN:ADMINISTRATIVE Case #: PP24603

Parcel: 429-120-031

10. GENERAL CONDITIONS

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS (cont.) RECOMMND

structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

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

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

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

10.PLANNING. 4 PPA - ACSRY STRC NO HBTBL AREA RECOMMND

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

10.PLANNING. 5 PPA - SETBACKS IN HIGH FIRE RECOMMND

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

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

10.PLANNING. 6 USE - CAUSES FOR REVOCATION RECOMMND

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24603

Parcel: 429-120-031

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP

RECOMMND

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

20.PLANNING. 2 PPA - EXISTING STRUCTURE (1)

RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 USE-#4-WATER PLANS

RECOMMND

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

Plans shall be signed and approved by a registered civil

PLOT PLAN:ADMINISTRATIVE Case #: PP24603

Parcel: 429-120-031

80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1 USE-#4-WATER PLANS (cont.) RECOMMND

engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, dated June 21, 2010.

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

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated June 21, 2010.

80.PLANNING. 3 PPA - EXISTING STRUCTURE RECOMMND

PRIOR TO BUILDING PERMIT ISSUANCE, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

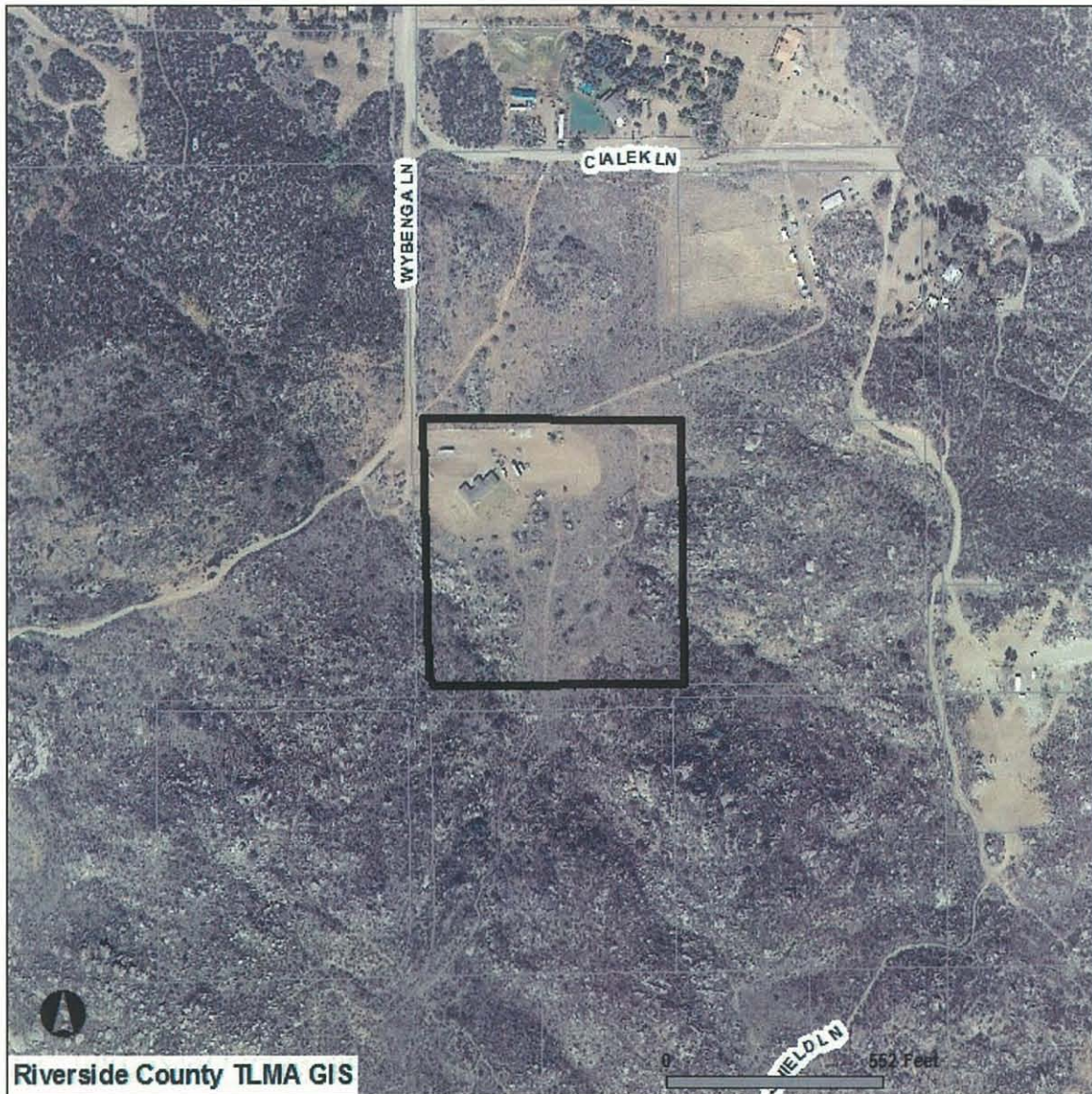
90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

RIVERSIDE COUNTY GIS



Selected parcel(s):
429-120-031

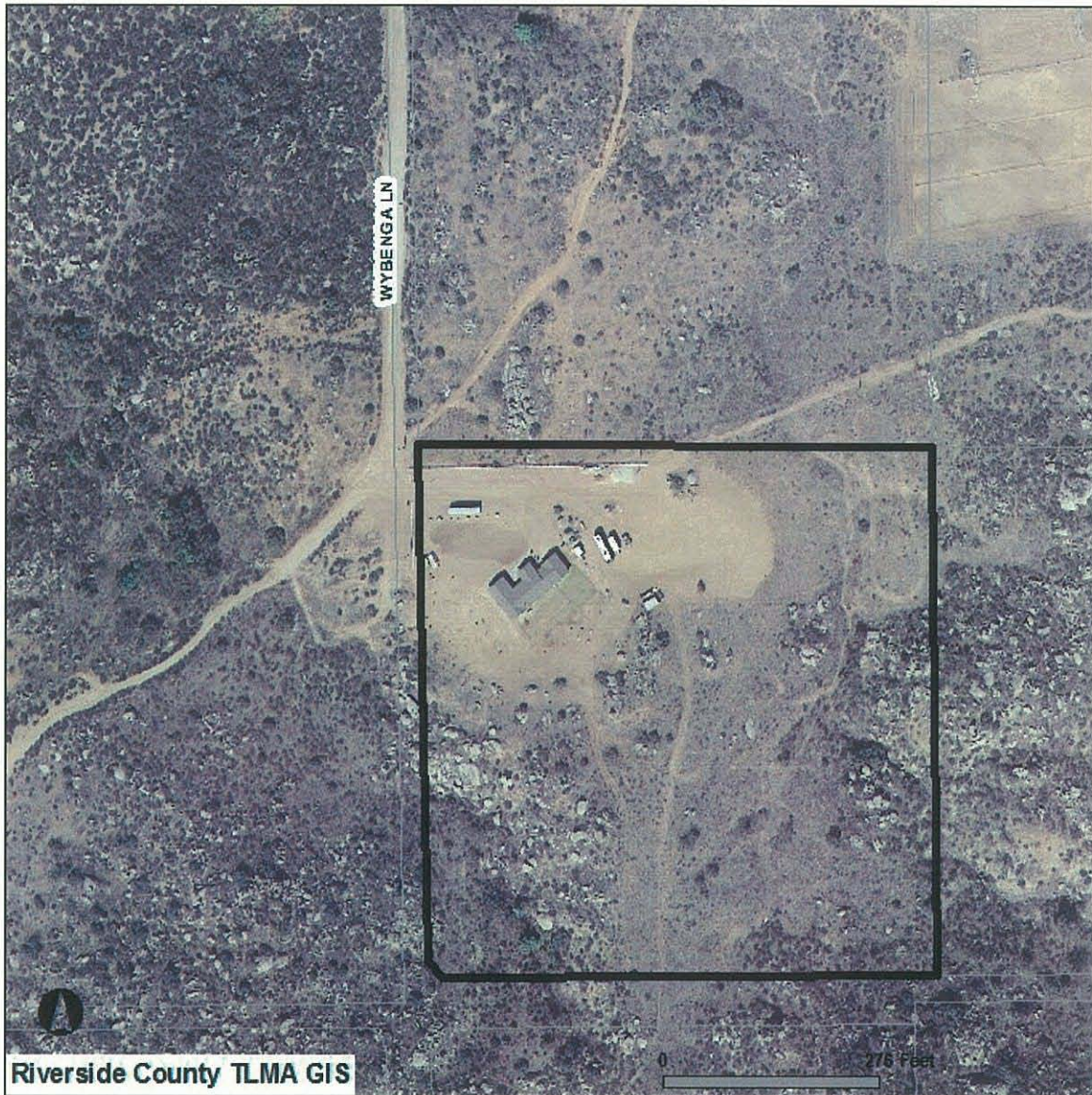
IMPORTANT

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Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
429-120-031

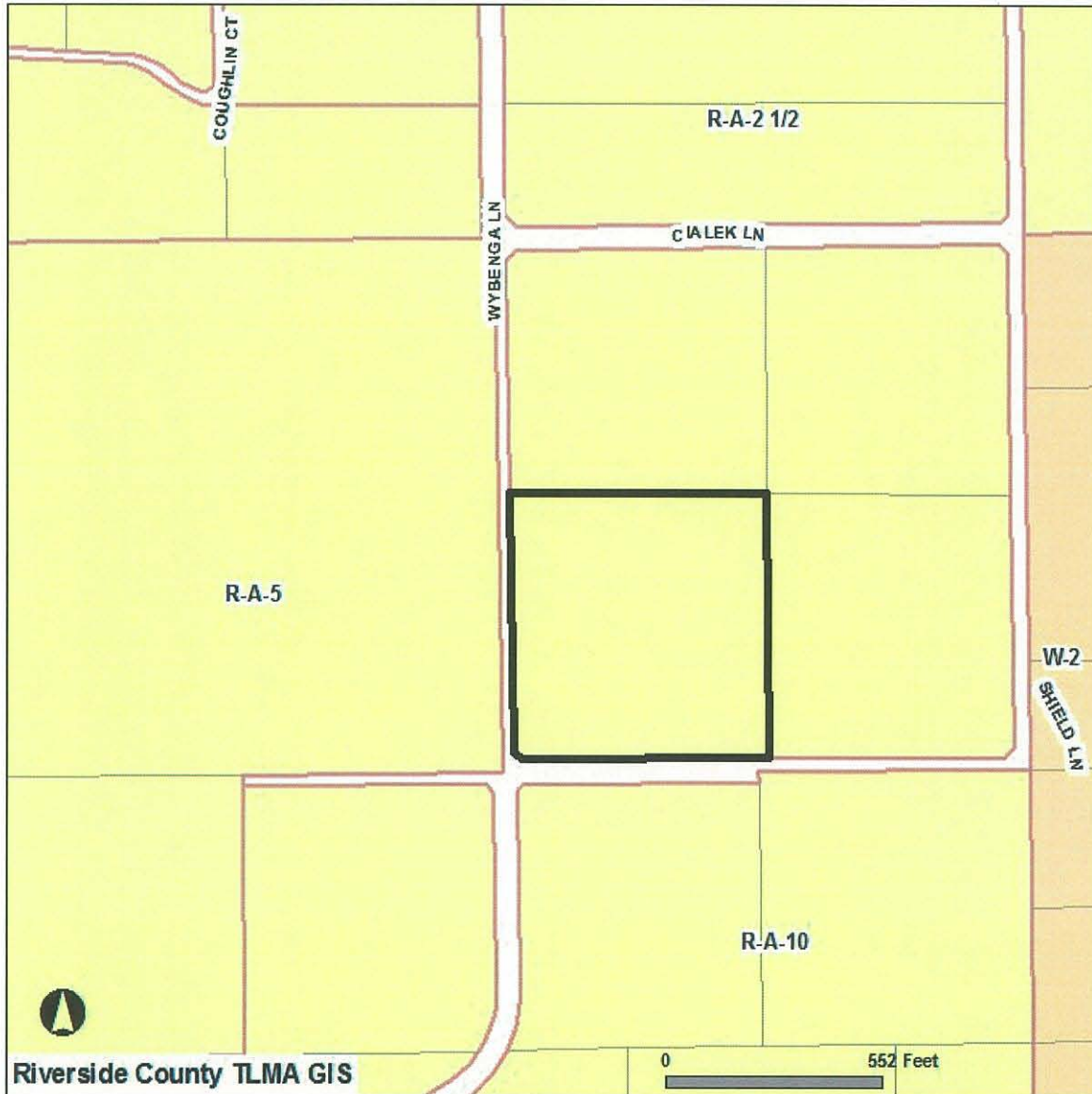
IMPORTANT

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Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
429-120-031

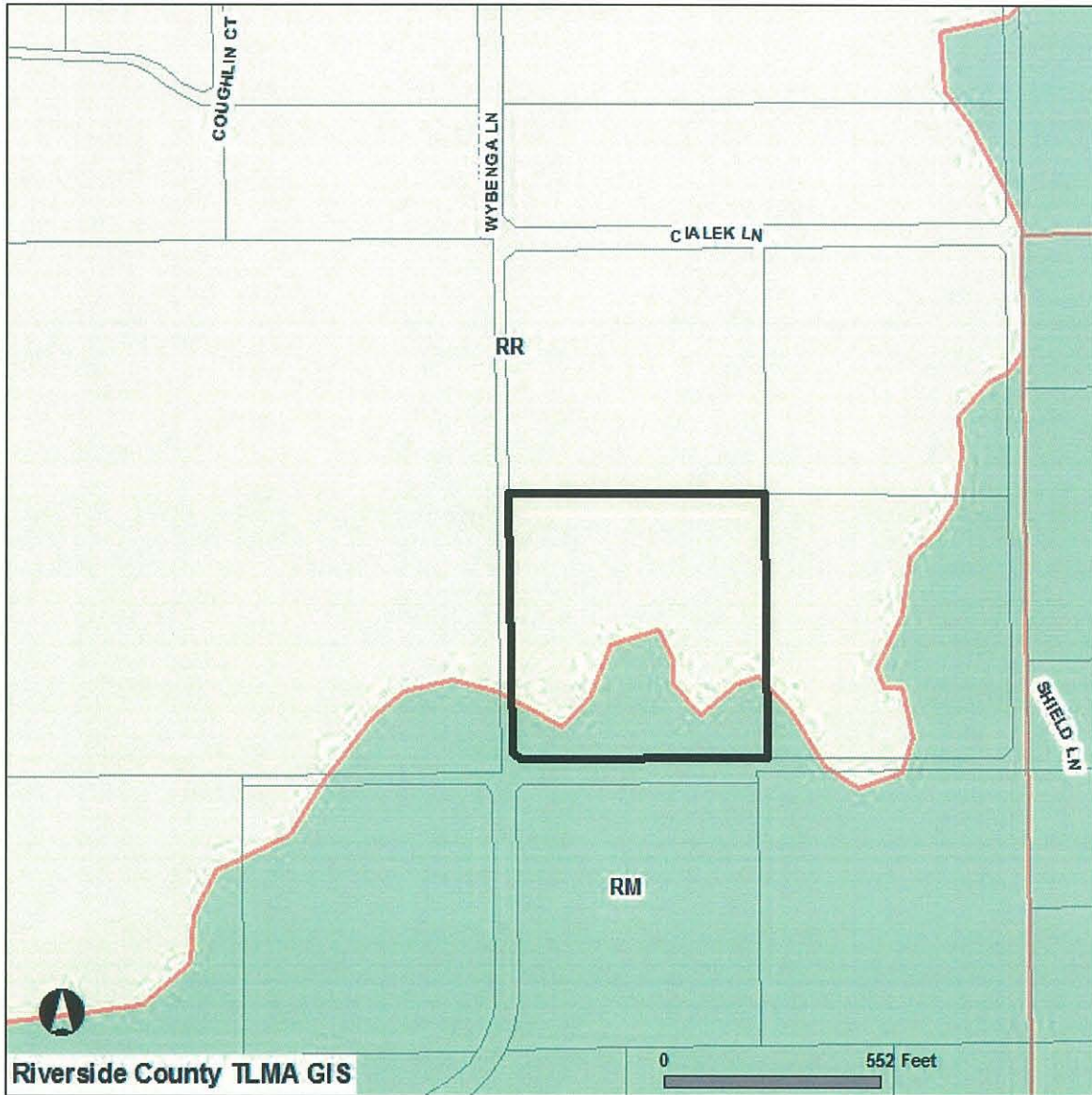
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RIVERSIDE COUNTY GIS



Selected parcel(s):
429-120-031

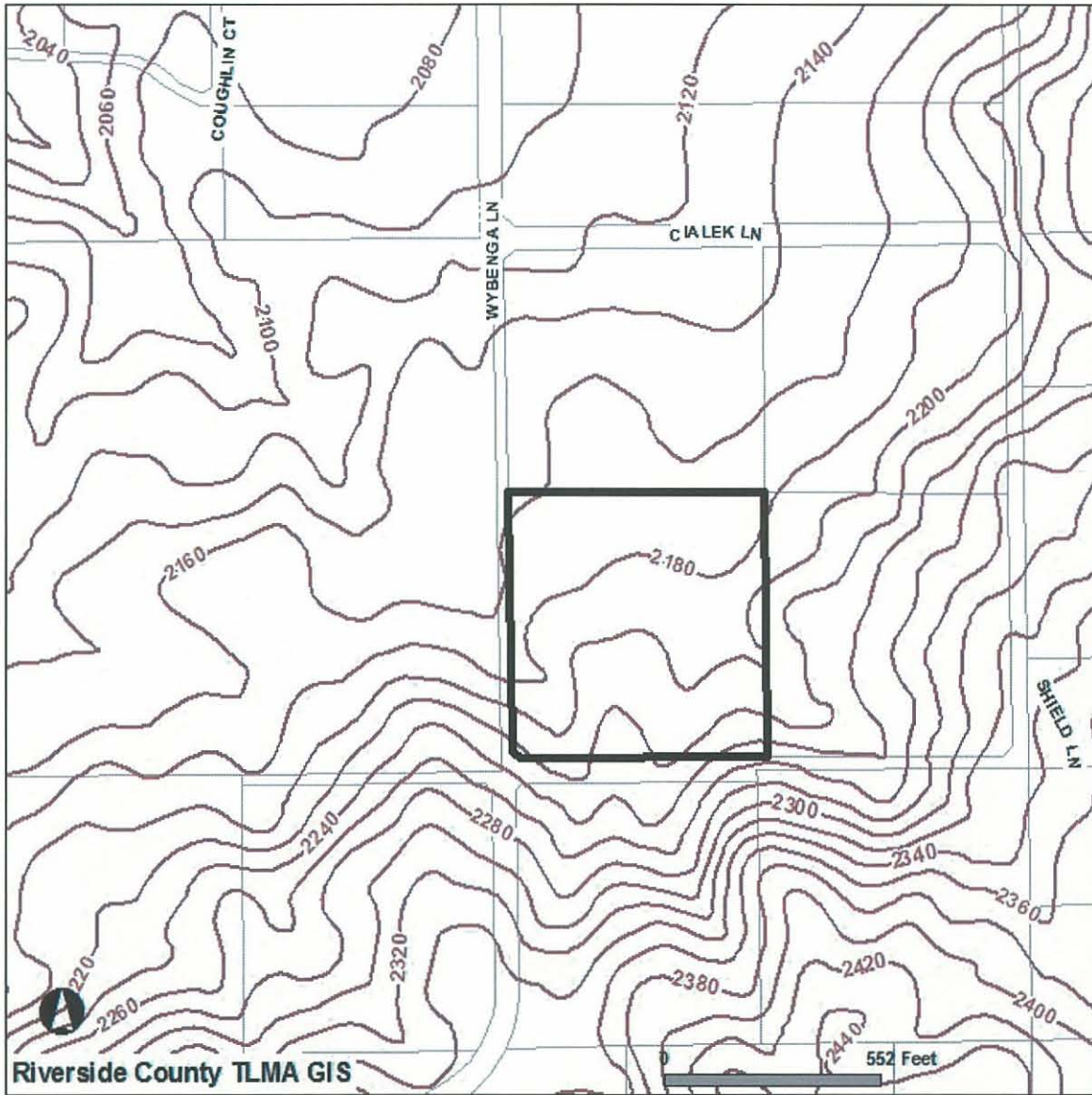
IMPORTANT

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Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
429-120-031

IMPORTANT

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Version 100412

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman - Planning Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: MARK SEDER E-Mail: gSEDER@Hughes.net

Mailing Address: ~~PO Box 623~~
NUENO CA 92567
City State ZIP

Daytime Phone No: (951) 852-0266 Fax No: (951) 675-7319

Engineer/Representative's Name: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: () _____ Fax No: () _____

Property Owner's Name: MARK SEDER E-Mail: gseper@Hughes.net

Mailing Address: PO Box 623
NUENO CA 92567
City State ZIP

Daytime Phone No: (951) 852-0266 Fax No: (951) 657-7319

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

APPLICATION FOR MINOR PLOT PLAN

application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

MARK A. SEDER *Mark A Seder*
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

SIGNATURE OF PROPERTY OWNER(S):

MARK A. SEDER *Mark A Seder*
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
Gayle Seder *Gayle Seder*
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

PROJECT INFORMATION

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

Accessory Building - Metal / Steel garage
30 X 40 X 14

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 429 120 031-2

Section: 26 Township: 45 Range: 2W

Approximate Gross Acreage: 9.53 acres

General location (nearby or cross streets): North of Piper, South of _____

APPLICATION FOR MINOR PLOT PLAN

CIALEK, East of _____, West of Shields

Thomas Brothers Map, edition year, page no., and coordinates: Riv 809 H1

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

COMMERCIAL/INDUSTRIAL

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Current processing deposit-based fee.

ACCESSORY BUILDING

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

GUEST HOUSE

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.

RIVERSIDE COUNTY GIS



Selected parcel(s):
429-120-031

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

429-120-031-2

OWNER NAME / ADDRESS

MARK A SEDER
GAYLE SEDER
22626 WYBENGA LN
NUEVO, CA. 92567

MAILING ADDRESS

(SEE OWNER)
22626 WYBENGA LN
NUEVO CA. 92567

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 79/63
SUBDIVISION NAME: PM 12394
LOT/PARCEL: 3, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 9.53 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 2624 SQFT., 3 BDRM/ 2.5 BATH, 1 STORY, ATTACHED GARAGE(520 SQ. FT), CONST'D 2005COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 809 GRID: H1

CITY BOUNDARY/SPHERE

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

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T4SR2W SEC 26

ELEVATION RANGE

2160/2252 FEET

PREVIOUS APN

429-120-027

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.

RM
RR

AREA PLAN (RCIP)

LAKEVIEW / NUEVO

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-A-5

ZONING DISTRICTS AND ZONING AREAS

HEMET-SAN JACINTO DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

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

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
L

WRMSHCP CELL NUMBER
2983

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
00654

VEGETATION (2005)
Chaparral
Coastal Sage Scrub

FIRE

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

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

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

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

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

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

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

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
LAKEVIEW/NUEVO

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

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

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

ROAD BOOK PAGE
100

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED.

WATER DISTRICT

EMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SAN JACINTO VALLEY

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE

NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY

LOW POTENTIAL.

FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

MISCELLANEOUS

SCHOOL DISTRICT

NUVIEW UNION & PERRIS UNION HIGH

COMMUNITIES

JUNIPER FLATS

COUNTY SERVICE AREA

IN OR PARTIALLY WITHIN
LAKEVIEW/NUOVO/ROMOLAND/HOMELAND #146 -
STREET LIGHTING
LIBRARY

LIGHTING (ORD. 655)

ZONE B, 32.03 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

042721

FARMLAND

OTHER LANDS

TAX RATE AREAS

083-020

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 146
- CSA 152
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4

- GENERAL
- GENERAL PURPOSE
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- NUVIEW SCHOOL
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- PERRIS UNION HIGH SCHOOL
- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS
- VALLEY HEALTH SYSTEM HOSP DIST

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

NO CODE COMPLAINTS

BUILDING PERMITS

Case #	Description	Status
BGR041363	GRADE FOR SFR	FINAL
BRS049201	SINGLE FAMILY RES. W/ GARAGE	FINAL

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHS042249	NOT AVAILABLE	APPLIED
EHS050289	NOT AVAILABLE	APPLIED
EHS044844	NOT AVAILABLE	APPLIED

PLANNING PERMITS

Case #	Description	Status
MT045566	PM 12394 LOT 3	PAID
MT050803	PM 12394 LOT 3	PAID
HANS00654	SFR	APPROVED
MT050804	PM 12394 LOT 3	PAID
MT050802	PM 12394 LOT 3	PAID

REPORT PRINTED ON...Tue Jun 15 14:42:51 2010
Version 100412

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY DIRECTOR'S HEARING to consider the project shown below:

PLOT PLAN NO. 24603 – CEQA Exempt – Applicant: Mark Seder – Owner: Mark Seder – Fifth Supervisorial District – Hemet/San Jacinto District – Lake View/Nuevo Area Plan – Rural: Rural Mountainous (10 Acres Minimum) and Rural Residential (5 Acres Minimum) - Located Southerly of Cialek Lane, northerly of Piper, easterly of Wybenga, westerly of Shield Lane – 9.53 Acres – Zoning: Residential Agricultural (R-A-5) (5 Acre Minimum) – REQUEST: The Plot Plan is to construct a 1,200 square foot detached metal garage on 9.53 acres, associated with the 2,624 square foot residence located at 22626 Wybenga Lane in Nuevo, CA. APN: 429-120-031. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: August 9, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
4080 LEMON STREET
12th FLOOR CONFERENCE ROOM 12A
RIVERSIDE, CA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed 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 comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Bahelila Boothe
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/7/2010,

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

APN (s) or case numbers PP24603 For

Company or Individual's Name Planning Department,

Distance buffered ~~600'~~ 2000'.

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

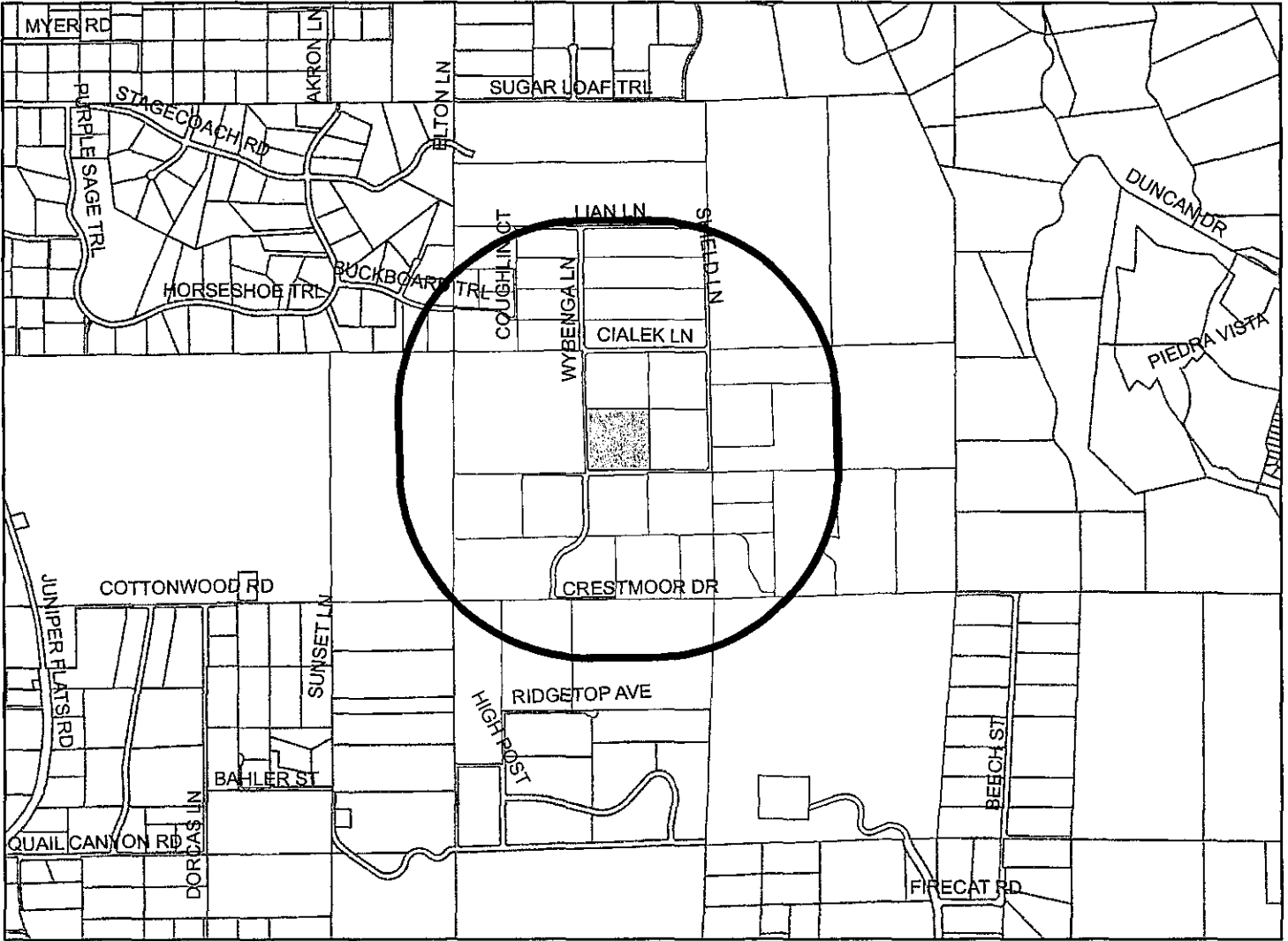
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

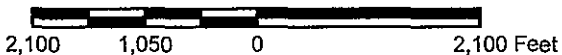
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

2000 feet buffer



Selected Parcels

429-090-002	429-120-008	429-120-030	429-090-030	429-120-029	429-090-019	429-090-024	429-090-023	429-120-021	429-120-020
429-120-022	429-120-040	429-120-038	432-140-003	429-080-017	432-140-002	429-120-017	429-090-031	429-120-001	432-140-001
432-140-012	429-090-025	429-120-005	429-090-026	429-080-016	429-080-013	429-090-005	429-120-032	429-120-031	429-090-022
429-090-032	429-090-033	429-120-036	429-120-035	429-120-034	429-120-033	429-120-016	429-090-027	429-090-029	429-090-028
429-080-014	429-120-039	429-120-037	429-120-024	429-130-007	429-120-004	429-120-003			



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APN: 429090002, ASMT: 429090002
ALBERTO ALVARADO
34300 STAGECOACH RD
NUEVO CA. 92567

APN: 429120022, ASMT: 429120022
EXCELL HOME BUILDERS INC
10426 CASANES AVE
DOWNEY CA 90241

APN: 429120008, ASMT: 429120008
ANNE K GORAL
C/O WILLIAM GORAL
637 LOS ALTOS
REDLANDS CA 92373

APN: 429120038, ASMT: 429120038
FRED W CROWE, ETAL
18740 COLLIER AVE
LAKE ELSINORE CA 92530

APN: 429120030, ASMT: 429120030
CSMM INV
34601 CIALEK LN
NUEVO CA. 92567

APN: 432140003, ASMT: 432140003
G J BOWMAN, ETAL
4228 ANNISA AVE
HEMET CA 92544

APN: 429090030, ASMT: 429090030
DANIEL ASTORGA, ETAL
34475 LIAN LN
NUEVO CA. 92567

APN: 429080017, ASMT: 429080017
GEORGE E MEHLMAUER
41898 BUTLER LN
HEMET CA 92544

APN: 429120029, ASMT: 429120029
DONALD L SAVAGE, ETAL
P O BOX 420028
KANARRAVILLE UT 84742

APN: 432140002, ASMT: 432140002
GIRTHEY J BOWMAN, ETAL
4228 ANNISA AVE
HEMET CA 92544

APN: 429090024, ASMT: 429090024
DONALD P COUGHLIN
22383 COUGHLIN CT
NUEVO CA. 92567

APN: 429120017, ASMT: 429120017
GLENN J BAKER, ETAL
C/O E STEPHEN DEFOREST
P O BOX 1395
OAKVIEW CA 93022

APN: 429090023, ASMT: 429090023
DONNA LOUISE CONNELL, ETAL
22335 COUGHLIN ST
NUEVO CA. 92567

APN: 429090031, ASMT: 429090031
GREGORY C MORRIS, ETAL
22330 WYBENGA LN
NUEVO CA. 92567



APN: 429120001, ASMT: 429120001
HADLEY PEGGY ESTATE OF
P O BOX 12727
PALM DESERT CA 92255

APN: 429080013, ASMT: 429080013
LAWRENCE CELLINI
22340 BANDIT BLUFF
NUEVO CA 92567

APN: 432140001, ASMT: 432140001
JAVIER P VENEGAS, ETAL
23251 HIGH POST RD
HOMELAND CA. 92548

APN: 429090005, ASMT: 429090005
M CLAUDIA POLLEY
870 MORNINGSIDE DR G203
FULLERTON CA 92835

APN: 432140012, ASMT: 432140012
JAY C WALLIS, ETAL
28020 HEMET ST
HEMET CA 92544

APN: 429120031, ASMT: 429120031
MARK A SEDER, ETAL
22626 WYBENGA LN
NUEVO CA 92567

APN: 429090025, ASMT: 429090025
JEREMY E MAHONY, ETAL
34015 LIAN LN
NUEVO CA. 92567

APN: 429090022, ASMT: 429090022
MARVIN ARTHUR ROGERS, ETAL
P O BOX 427
NUEVO CA 92567

APN: 429120005, ASMT: 429120005
JOSE MANUEL B GONZALEZ, ETAL
34510 STAGE COACH RD
NUEVO CA. 92567

APN: 429090032, ASMT: 429090032
MICHAEL BURKS, ETAL
22390 WYBENGA LN
NUEVO CA 92567

APN: 429090026, ASMT: 429090026
JOSEPH W GALLEGOS
34135 LIAN ST
NUEVO CA. 92567

APN: 429090033, ASMT: 429090033
MIKE KIRKPATRICK, ETAL
22450 WYBENGA LN
NUEVO CA 92567

APN: 429080016, ASMT: 429080016
LAWRENCE B CELLINI
C/O BEATRICE CELLINI
3337 W FLORIDA AVE NO 115
HEMET CA 92545

APN: 429120016, ASMT: 429120016
MILTON S HIGGINS, ETAL
10426 CASANES AVE
DOWNEY CA 90241



APN: 429090028, ASMT: 429090028
NOBLE R ABBEY, ETAL
22385 WYBENGA LN
NUEVO CA. 92567

APN: 429080014, ASMT: 429080014
ROBERT M STEELE, ETAL
P O BOX 1315
CLINTON AR 72031

APN: 429120039, ASMT: 429120039
SALVADOR BRIONES
22405 MARKHAM ST
PERRIS CA 92570

APN: 429120037, ASMT: 429120037
SALVADOR BRIONES
34510 STAGECOACH RD
NUEVO CA 92567

APN: 429120024, ASMT: 429120024
USA 429
NONE
UNKNOWN
0

APN: 429130007, ASMT: 429130007
VALERIE KAY GUMBINER ENTERPRISES, ETAL
C/O FBJ INC
1723 CLOVERFIELD BLV
SANTA MONICA CA 90404

APN: 429120003, ASMT: 429120003
VICTORIA R CASSAR
P O BOX 55
PIERCY CA 95587