



PLANNING DIRECTOR'S HEARING

Ron Goldman, Planning Director

(DRAFTED 8/10/10) Final 8/27/ 10

1:30 p.m.

AUGUST 23, 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. 24613** – CEQA Exempt – Applicant: Deborah Anderson-Kaser – Owner: Deborah Anderson-Kaser – First Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Rural Mountainous (10 Acres Minimum) - Located Southerly of Avenida De Louisa, northerly of Calle Bandido, westerly of Avenida La Cresta – 5.74 Acres – Zoning: Residential Agricultural (R-A-5) (5 Acre Minimum) – REQUEST: The Plot Plan is a proposal to construct a 4,608 square foot detached modular horse barn on 5.74 acres, associated with the 5,955 square foot residence located at 19141 Avenida De Louisa in Murrieta, CA. APN: 929-140-011. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

ACTION: A ___ C ___ D ___

3.2 **PLOT PLAN NO. 24605** – CEQA Exempt – Daniel Hoxmeier – Owner: Julie and Daniel Hoxmeier – First Supervisorial District – Rancho California District – Southwest Area Plan – Rural: Rural Mountainous (10 Acres Minimum) (R:RM) - Located Northerly and southerly of The Trails Circle – 4.83 Acres – Zoning: Residential Agricultural (R-A-5) (5 Acre Minimum) – REQUEST: The Plot Plan is to construct an 10,500 square foot Riding Arena Cover on 4.83 acres, associated with 3,569 square foot residence located at 21885 The Trails Circle in Murrieta, CA. APN: 904-560-014. (Quasi-judicial)

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ACTION: A ___ C ___ D ___

- 3.3 **PLOT PLAN NO. 24530** – CEQA Exempt – Applicant: Elias Alfate – Owner: Osmin Rivera - First Supervisorial District – Mead Valley District – Mead Valley Area Plan – Rural Community-Very Low Density (RC-VLDR)(1 acre minimum) - Located Northerly of Cajalco Rd Southerly of Marquez Rd Easterly of Clark Westerly of 215 Freeway – Zoning: Agricultural (A-1-1) – REQUEST: The Plot Plan is a proposal for a 499 square foot addition that was constructed without a permit to an existing 695 square foot detached garage on 1.4 acres in association with the existing 1,475 square foot residence located at 22160 Cajalco Rd. Perris CA, APN: 317-030-051. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

ACTION: A ___ C ___ D ___

- 3.4 **PLOT PLAN NO. 24553**– CEQA Exempt – Applicant: Oscar Rodriguez – Owner: Oscar Rodriguez – Second Supervisorial District – Prado-Mira Loma District – Jurupa Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) - Located Southerly of 50th Street, northerly of Dodd – 1.14 Acre – Zoning: Light Agricultural (A-1) (1/2 Acre Minimum) – REQUEST: The Plot Plan is to construct an 4,000 square foot detached RV/storage building on 1.14 acres, associated with the 960 square foot residence located at 5002 Dodd Street in Mira Loma, CA. APN: 159-212-001. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

ACTION: A ___ C ___ D ___

- 3.5 **PLOT PLAN NO. 24625** – CEQA Exempt – Applicant: Doug Aldridge – Owner: Fred Williams - Third Supervisorial District – Hemet/San Jacinto District – San Jacinto Valley Area Plan – Agricultural: Agricultural (10 Acres Minimum) - Located Northerly Tres Cerritos Avenue, westerly of Los Rancherias Road, easterly on California Avenue – 9.48 Acres – Zoning: Light Agricultural (A-1-5) – REQUEST: The Plot Plan is a proposal to construct an 5,400 square foot detached metal storage building on 9.48 acres, associated with the 2,204 square foot residence located at 25210 California Avenue in Hemet, CA. APN: 455-120-001. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

ACTION: A ___ C ___ D ___

4.0 PUBLIC HEARINGS: 1:30 p.m. or as soon as possible thereafter.

- 4.1 **PLOT PLAN NO. 24483/VARIANCE NO. 1866** – CEQA Exempt – Applicant: Michael Rech – Owner: Michael Rech – First Supervisorial District – Rancho California Area – Lake Mathews/Woodcrest Area Plan – Rural: Rural Residential (R:RR) (5 Acres Minimum) - Located Northerly of Quail Ridge, southerly of Meadowlands, westerly of Canyon Ridge – .75 Acres – Zoning: Residential Agricultural (R-A) (1/2 Acres Minimum) – **REQUEST:** The Plot Plan proposes to construct a 1,200 square foot detached garage with a 567 square foot carport and Variance application to reduce front yard setback to 27 feet and exceed the zone height allowed by 1’8” for architectural compatibility on .75 acre, associated with a 2,586 square foot residence located at 14150 Moonridge Drive in Riverside, CA. APN: 271-190-025. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

ACTION: A ___ C ___ D ___

- 4.2 **PLOT PLAN NO. 23924** – Intent to Adopt a Mitigated Negative Declaration - Applicant: Able and Adelita Flores – Engineer/Representative: CJ Consulting - First Supervisorial District – Lakeland Village Zoning District - Elsinore Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio)

– Location: Southerly of Grand Avenue easterly of Turner Street – 0.30 Acres - Zoning: Manufacturing-Service Commercial (M-SC) - **REQUEST:** The Plot Plan proposes to permit an existing tire and wheel, sales and repair shop with caretaker quarters, outdoor seating area and 8 parking spaces on 0.30 acres. – APN: 371-142-001 – Related Cases: CV0801691. Project Planner, Matt Straite at 951-955-8631 or e-mail mstraite@rctlma.org, (Quasi-judicial)

ACTION: A ___ C___ D___

5.0 PUBLIC COMMENTS:

Agenda Item No.: 3.1
Supervisory District: First
Project Planner: Bahelila Boothe

Plot Plan Number: 24613
Applicant: Deborah Amberson-Kaser
Directors Hearing: August 23, 2010
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 4,608 square foot detached modular Horse Barn on 5.74 acres, associated with the 5,955 square foot residence located at 19141 Avenida De Louisa in Murrieta, CA. APN: 929-140-011.

ISSUES OF RELEVANCE:

The property is located in a High Fire Area, project has been reviewed and conditioned by the Fire Department. The project is limited to 12 horses per the R-A zone and will be verified prior to building permit of the proposed barn.

RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24613, 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
7/28/10

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 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 4,608 square foot detached modular Horse Barn is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The detached horse 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 #: PP24613

Parcel: 929-140-011

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. 24613 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24613, Exhibit A, dated July 19, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is proposal to construct a 4,608 square foot detached modular horse barn on 5.74 acres, associated with the 5,955 square foot residence located at 19141 Avenida De Louisa in Murrieta, CA. APN: 929-140-011

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 PP24613. 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 #: PP24613

Parcel: 929-140-011

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 1500 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 FIRE HYDRANT RECOMMND

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

PLANNING DEPARTMENT

10.PLANNING. 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. 24613 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 #: PP24613

Parcel: 929-140-011

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 #: PP24613

Parcel: 929-140-011

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 #: PP24613

Parcel: 929-140-011

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 June 23, 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 23, 2010.

07/28/10
16:41

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:ADMINISTRATIVE Case #: PP24613

Parcel: 929-140-011

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.

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 : 19141 Avenida De Louisa, Murrieta

+ P/C Log # : PP24613A

+ BY : Klaarenbeek, R.

+ PHONE: (951) 955-1833

+ DATE : 07/07/2010

The plot plan is for a 4,608 square foot modular horse barn. With the information at hand, this structure would be classified as a group "U" (Agricultural) 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.

RIVERSIDE COUNTY GIS



Selected parcel(s):
929-140-011

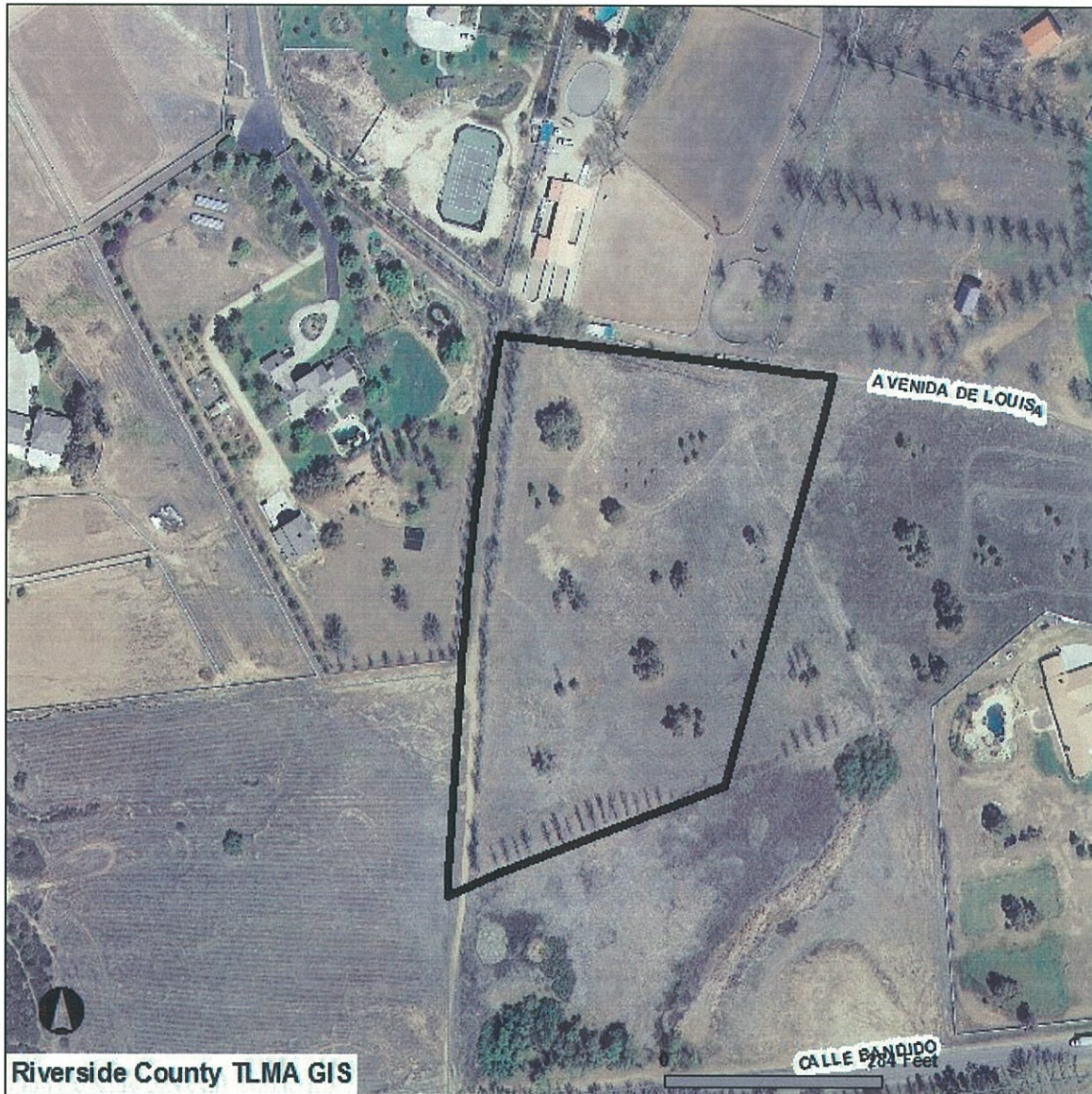
IMPORTANT

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...Wed Jul 28 09:46:49 2010

Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
929-140-011

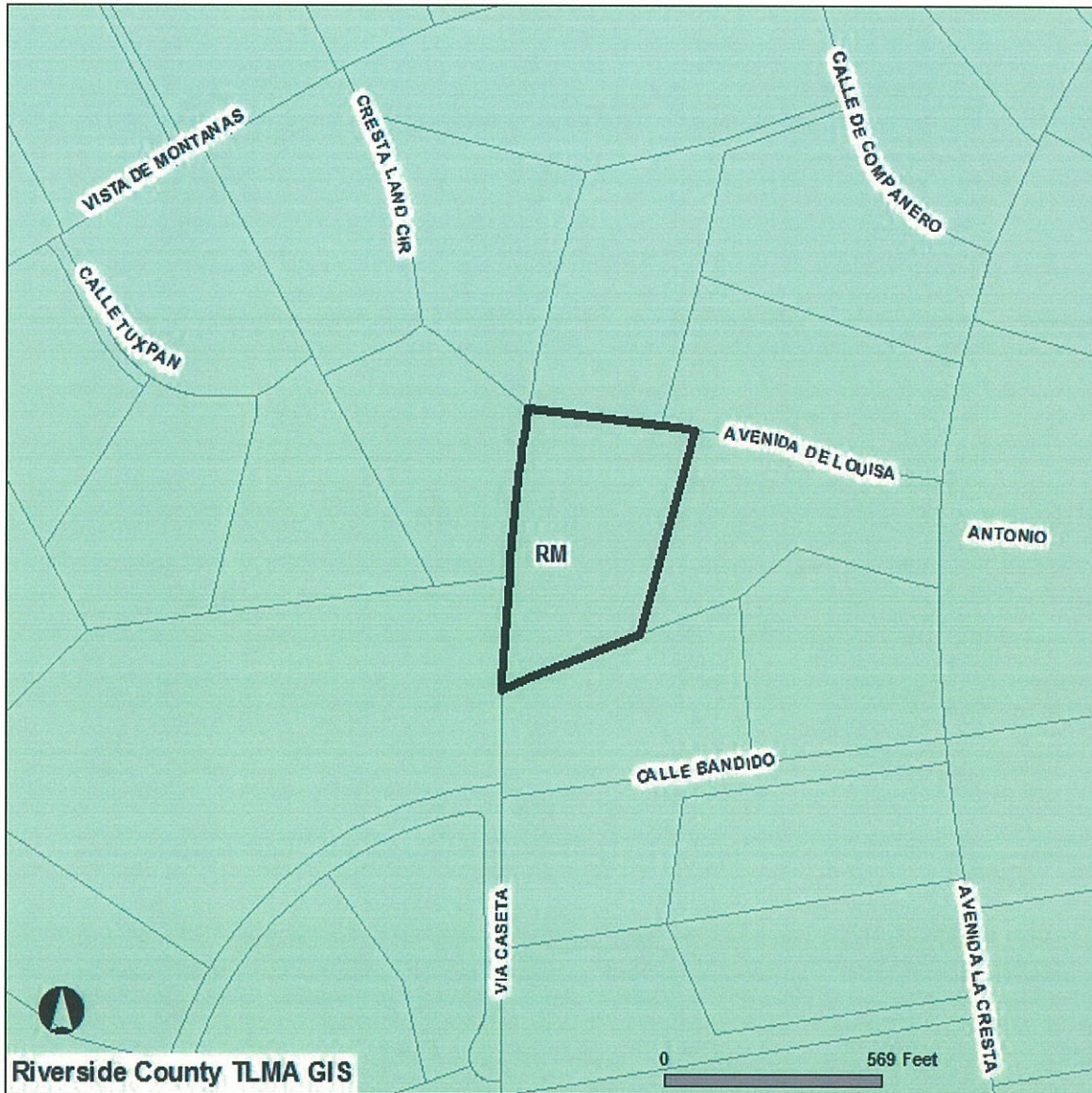
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929-140-011

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RIVERSIDE COUNTY GIS



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RIVERSIDE COUNTY GIS



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STANDARD WITH PERMITS REPORT

APNs

929-140-011-1

OWNER NAME / ADDRESS

DEBORAH AMBERSON KASER
19141 AVENIDA DE LOUISA
MURRIETA, CA. 92562

MAILING ADDRESS

(SEE OWNER)
19141 AVENIDA DE LOUISA
MURRIETA CA.. 92562

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 53/96
SUBDIVISION NAME: PM 11251
LOT/PARCEL: 1, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 5.74 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 5955 SQFT., 6 BDRM/ 6.5 BATH, 1 STORY, ATTACHED GARAGE(794 SQ. FT), CONST'D 2008TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 926 GRID: F7

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 17
T7SR4W SEC 20

ELEVATION RANGE

2108/2116 FEET

PREVIOUS APN

929-140-001

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

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)
Developed/Disturbed Land
Grassland

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)
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
80B

80A

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
SAN JUAN

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
MODERATE

SUBSIDENCE
SUSCEPTIBLE

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

MISCELLANEOUS

SCHOOL DISTRICT
MURRIETA VALLEY UNIFIED

COMMUNITIES
LA CRESTA

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
ZONE B, 29.86 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

Case #	Description	Status
BGR060665	NOT AVAILABLE	FINAL
BGR060666	ROAD FOR ACCESS PER PM11252 & PM11521	EXPIRED
162098	REMODEL DWELL R-3 WOOD 560 17920 PRIGR M-1 WOOD 792 8316	FINALED
BRS066421	NOT AVAILABLE	FINAL
BRS066419	NOT AVAILABLE	FINAL

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHS020091	NOT AVAILABLE	APPLIED
EHS090755	NOT AVAILABLE	APPLIED
EHS064018	NOT AVAILABLE	APPLIED
EHS080478	NOT AVAILABLE	APPLIED
EHS090815	NOT AVAILABLE	APPLIED

PLANNING PERMITS

Case #	Description	Status
MT071959	BRS066419	PAID
MT070961	PM11251 LOT 1	PAID
MT070962	PM11251 LOT 1	PAID
MT071458	PM11251 LOT 1	PAID
MT070963	PM11251 LOT 1	PAID

REPORT PRINTED ON...Tue Jun 22 08:21:49 2010
Version 100412

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COLLEGE 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: PP24613 DATE SUBMITTED: 6/22/10

APPLICATION INFORMATION

Applicant's Name: Deborah Amberson-Kaser E-Mail: PR1150 @ Aol.com

Mailing Address: 19141 Avenida de Louisa
Murrieta CA 92562
City State ZIP

Daytime Phone No: (951) 445-2562 Fax No: ()

Engineer/Representative's Name: ZJS ENGINEERING E-Mail:

Mailing Address: 14189 FOOTHILL BLVD SUITE 101
FONTANA CA 92335
City State ZIP

Daytime Phone No: (909) 823-4150 Fax No: ()

Property Owner's Name: Deborah Amberson-Kaser E-Mail:

Mailing Address: 19141 Avenida de Louisa
Murrieta CA 92562
City State ZIP

Daytime Phone No: (951) 445-2562 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).

x DEBORAH ~~AMBROSON~~ KASER
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):

[Signature]
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

x Deborah Ambroson Kaser
PRINTED NAME OF PROPERTY OWNER(S)

x [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): _____

HORSE BARN 4608 RTT

Related cases or underlying case: NA

PROPERTY INFORMATION

Assessor's Parcel Number(s): 929-140-011-1

Section: 17420 Township: 75 Range: 4W

Approximate Gross Acreage: 6 ac

General location (nearby or cross streets): North of Ave. La Costa / Calle Bandido, 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. 24613 – CEQA Exempt – Applicant: Deborah Anderson-Kaser – Owner: Deborah Anderson-Kaser – First Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Rural Mountainous (10 Acres Minimum) - Located Southerly of Avenida De Louisa, northerly of Calle Bandido, westerly of Avenida La Cresta – 5.74 Acres – Zoning: Residential Agricultural (R-A-5) (5 Acre Minimum) – REQUEST: The Plot Plan is a proposal to construct a 4,608 square foot detached modular horse barn on 5.74 acres, associated with the 5,955 square foot residence located at 19141 Avenida De Louisa in Murrieta, CA. APN: 929-140-011

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: August 23, 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 7/29/2010

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

APN (s) or case numbers PP24613 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

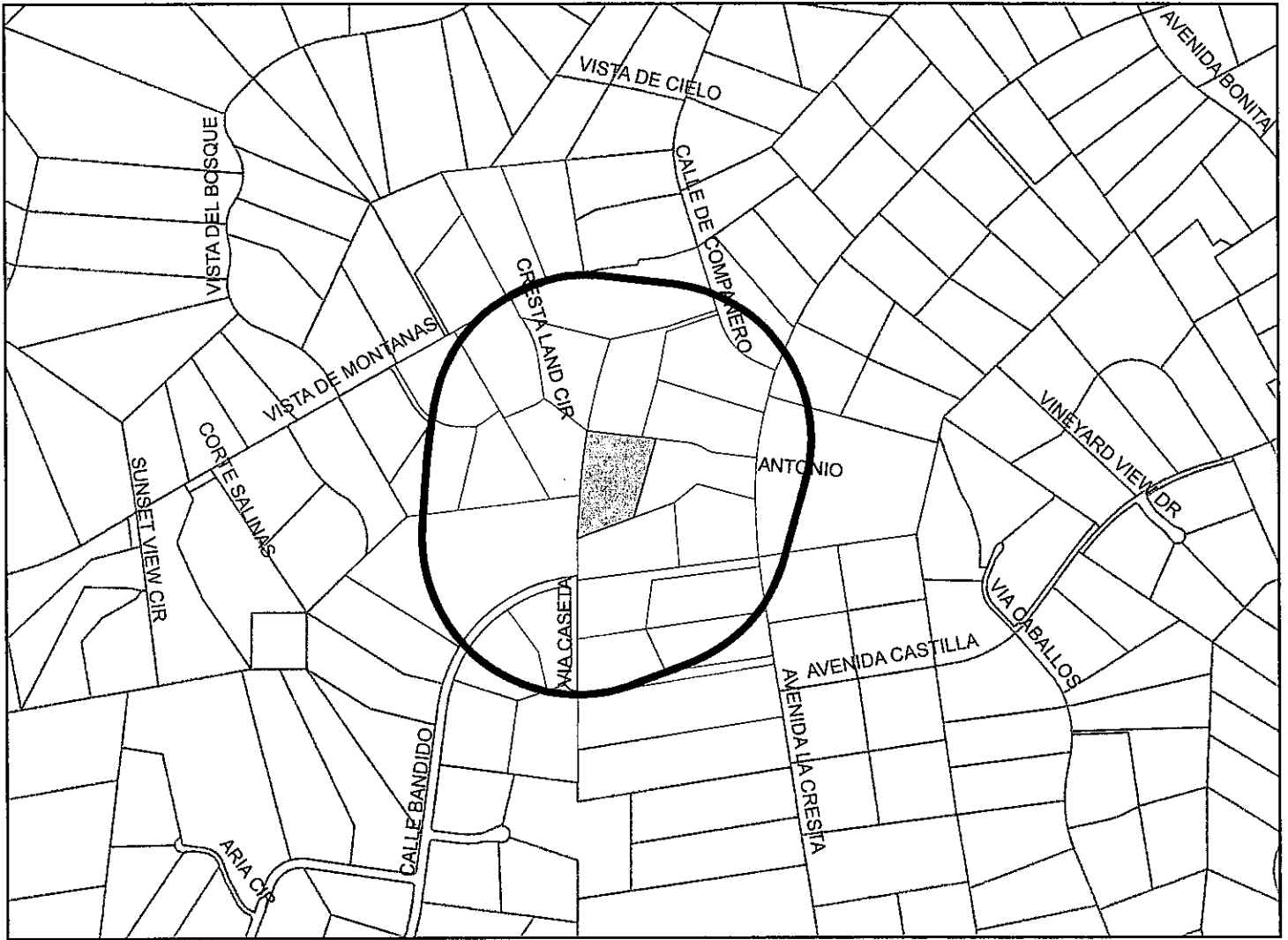
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

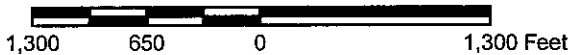
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

1000 feet buffer



Selected Parcels

- | | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 929-360-004 | 932-330-009 | 929-130-006 | 932-330-053 | 929-130-001 | 929-140-007 | 929-140-025 | 929-130-002 | 932-330-056 | 929-140-011 |
| 929-360-002 | 929-140-004 | 929-140-005 | 929-150-009 | 932-330-054 | 929-130-011 | 929-140-024 | 932-330-055 | 929-130-010 | 929-130-016 |
| 929-140-023 | 929-140-003 | 932-330-058 | 929-220-008 | 929-140-006 | 932-330-043 | 929-130-003 | 929-210-012 | 929-140-015 | 929-360-001 |
| 932-330-057 | | | | | | | | | |



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: 929360004, ASMT: 929360004
ALASKA HORSE
C/O ANTHONY MONACO
19191 CALLE TERESA
MURRIETA CA 92562

APN: 929130002, ASMT: 929130002
CRAIG MARTIN, ETAL
19100 VISTA DE MONTANAS
MURRIETA CA. 92562

APN: 932330009, ASMT: 932330009
ALBRECHT MICHALKE
86482 AYSTETTEN B AUGSBURG
LANGERMANTELSTRAFE 30
GERMANY 0

APN: 932330056, ASMT: 932330056
DAVID D HARVISON
19205 VISTA DE MONTANAS ST
MURRIETA CA 92562

APN: 929130006, ASMT: 929130006
ARLEAN JEAN TRUAX
39495 CALLE DE CAMPANERO
MURRIETA CA. 92562

APN: 929140011, ASMT: 929140011
DEBORAH AMBERSON KASER
19141 AVENIDA DE LOUISA
MURRIETA CA. 92562

APN: 932330053, ASMT: 932330053
BARBARA L KALLIGAN
19235 VISTA DE MONTANAS
MURRIETA CA. 92562

APN: 929360002, ASMT: 929360002
DENNY F WOODRUFF, ETAL
39430 CALLE BANDIDO
MURRIETA CA. 92562

APN: 929130001, ASMT: 929130001
CARL T DAVIS, ETAL
19050 VISTA DE MONTANAS
MURRIETA CA. 92562

APN: 929150009, ASMT: 929150009
EDWARD METZLER, ETAL
38875 AVENIDA LA CRESTA
MURRIETA CA 92562

APN: 929140007, ASMT: 929140007
CAROLE GABRIC LEWIS
P O BOX 9200 371
FOUNTAIN VALLEY CA 92708

APN: 932330054, ASMT: 932330054
FRED JAIHOONI
3008 WILSHIRE STE 202
LOS ANGELES CA 90010

APN: 929140025, ASMT: 929140025
CHIEU T NGUYEN, ETAL
1112 SHAW DR
NEDERLAND TX 77627

APN: 929130011, ASMT: 929130011
FREDDY A ZAMBRANAA, ETAL
39551 CALLE DE COMPANERO
MURRIETA CA. 92562



APN: 929140024, ASMT: 929140024
JEFFREY J BOWERS, ETAL
38865 AVENIDA LA CRESTA
MURRIETA CA 92562

APN: 929140006, ASMT: 929140006
MARK JASON HALL, ETAL
40651 AVENIDA LA CRESTA
MURRIETA CA 92562

APN: 932330055, ASMT: 932330055
JOHN INGOLIO
39955 CRESTA LAND CIR
MURRIETA CA 92562

APN: 932330043, ASMT: 932330043
MICHAEL N MARTIN, ETAL
19175 VISTA DE MONTANAS ST
MURRIETA CA 92562

APN: 929130010, ASMT: 929130010
JUDITH A FEENEY
38835 AVENIDA LA CRESTA
MURRIETA CA. 92562

APN: 929130003, ASMT: 929130003
MICHAEL WAYNE PAUL, ETAL
30860 AVENIDA BUENA SUERTE
TEMECULA CA 92591

APN: 929130016, ASMT: 929130016
KIMBERLY LYNN DAVIS
19275 VISTA DE MONTANAS
MURRIETA CA 92562

APN: 929210012, ASMT: 929210012
PING LING SHENG, ETAL
83 MARGUERITA DR
RCH PALOS VERDES CA 90275

APN: 929140003, ASMT: 929140003
KYOUNG JA KWEON
C/O JUN HWAN HA
38851 AVENIDA LA CRESTA
MURRIETA CA. 92562

APN: 929140015, ASMT: 929140015
STANLEY N JOHNSON, ETAL
16385 EVERETTS WAY
RIVERSIDE CA 92504

APN: 932330058, ASMT: 932330058
LOUIS A CASSEL, ETAL
39945 CALLE TUXPAN
MURRIETA CA. 92562

APN: 929360001, ASMT: 929360001
THOMAS E SMITH, ETAL
P O BOX 661
WILDOMAR CA 92595

APN: 929220008, ASMT: 929220008
MARK C GERVASE, ETAL
39550 CALLE DE CAMPANERO
MURRIETA CA. 92562

APN: 932330057, ASMT: 932330057
WALTER N GARRETT, ETAL
P O BOX 1839
CORONA CA 92878



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

Plot Plan Number: 24605
Applicant: Daniel Hoxmeier
Directors Hearing: August 23, 2010
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 10,500 square foot Riding Arena Cover on 4.83 acres, associated with 3,569 square foot residence located at 21885 The Trails Circle in Murrieta, CA. APN: 904-560-014

ISSUES OF RELEVANCE:

The property is located in a High Fire Area; the project has been reviewed and conditioned by Riverside County Fire Department. Based on the size of proposed structure Planning Department transmitted a copy of Exhibit "A" to Riverside County Flood Control, they have reviewed and conditioned the project. Applicant is advised that this structure is for residential use only and has been condition as such. Existing barn shown on Exhibit "A", has been conditioned to provide proof of final building inspection, BXX041724 for this structure is expired.

RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24605, 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.

SA
7/27/10

2. The project site is designated Rural: Rural Mountainous (10 Acres Minimum) on the Southwest Area Plan.
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 10,500 square foot Riding Arena Cover is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The riding arena 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 #: PP24605

Parcel: 904-560-014

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. 24605 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 2405, Exhibit A, dated June 16, 2010.

10. EVERY. 2 PPA* - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a Plot Plan to construct an 10,500 square foot detached Riding Arena Cover on 4.83 acres, associated with 3,569 square foot residence located at 21885 The Trails Circle in Murrieta, CA.
APN: 904-560-014

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 PP24605. The COUNTY will promptly notify the applicant/ permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

BS GRADE DEPARTMENT

10.BS GRADE. 2 USE* - GIN VARY INTRO RECOMMND

A Riverside County records search indicates that grading permit BGR020531 is expired and did not receive a permit final for the existing grading.

Therefore, in order to bring the existing grading into conformance with Riverside County regulations, a condition shall be included in the final "conditions of approval"

PLOT PLAN:ADMINISTRATIVE Case #: PP24605

Parcel: 904-560-014

10. GENERAL CONDITIONS

10.BS GRADE. 2 USE* - GIN VARY INTRO (cont.) RECOMM

requiring the existing grading to be brought into conformance within a specified time period. The amount of time is stipulated in the "final conditions of approval" a condition "prior to a certain date".

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

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 RECOMM

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 RECOMM

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.

PLOT PLAN:ADMINISTRATIVE Case #: PP24605

Parcel: 904-560-014

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-#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. Fire flow is based on type IIIN construction per the 2007 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 6 USE-#76-STANDARD FH 330/165 RECOMMND

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

10.FIRE. 7 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.

PLOT PLAN:ADMINISTRATIVE Case #: PP24605

Parcel: 904-560-014

10. GENERAL CONDITIONS

10.FIRE. 8

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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT

RECOMMND

The 4.83 acre project site, located west of Clinton Keith Road at 21885 The Trails Circle, proposes the addition of a riding arena totaling 10,500 square feet. Existing structures located on the site, including a barn and house will remain.

Our review indicates that the site is within Tract 28429 that is developed. The natural watercourse shall be kept free of all buildings and obstructions per the Environmental Constraint Sheet for Tract 28429.

The project is located within the Santa Margarita watershed, and is considered a significant redevelopment since it includes the addition, creation or replacement of at least 5,000 square feet of impervious surfaces on an already developed site. Therefore a final site specific Water Quality Management Plan (WQMP) is required.

10.FLOOD RI. 17

USE FINAL WQMP ONLY

RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed

PLOT PLAN:ADMINISTRATIVE Case #: PP24605

Parcel: 904-560-014

10. GENERAL CONDITIONS

10.FLOOD RI. 17

USE FINAL WQMP ONLY (cont.)

RECOMMND

guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.rcflood.org under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

The developer shall submit a report that meets the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

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. 24605 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.

PLOT PLAN:ADMINISTRATIVE Case #: PP24605

Parcel: 904-560-014

10. GENERAL CONDITIONS

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.

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24605

Parcel: 904-560-014

10. GENERAL CONDITIONS

10.PLANNING. 5 PPA - SETBACKS IN HIGH FIRE (cont.) RECOMM

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 RECOMM

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

BS GRADE DEPARTMENT

20.BS GRADE. 1 USE - EXISTING GRADING TO CODE RECOMM

Within 180 days of final approval of Plot Plan 24605, the applicant is required to obtain a grading permit and perform all grading necessary to bring the existing grading into conformance with Ordinance 457. If the applicant fails to complete the grading - including Building and Safety's Grading Division final inspection and approval, the Grading Division's approval of this application becomes null and void.

PLANNING DEPARTMENT

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

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 #: PP24605

Parcel: 904-560-014

20. PRIOR TO A CERTAIN DATE

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

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

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 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

PLOT PLAN:ADMINISTRATIVE Case #: PP24605

Parcel: 904-560-014

60. PRIOR TO GRADING PRMT ISSUANCE

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

SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

FLOOD RI DEPARTMENT

60.FLOOD RI. 9 USE SUBMIT FINAL WQMP RECOMMNI

A copy of the project specific WQMP shall be submitted to the District for review and approval.

60.FLOOD RI. 10 USE SUBMIT PLANS MINOR REVIEW RECOMMNI

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE* -G3.1NO B/PMT W/O G/PMT RECOMMNI

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

FIRE DEPARTMENT

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24605

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1 USE-#4-WATER PLANS (cont.) RECOMMND

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."

FLOOD RI DEPARTMENT

80.FLOOD RI. 5 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

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, June 16, 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 16, 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.

PLOT PLAN:ADMINISTRATIVE Case #: PP24605

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE-G4.1E-CL 4:1 OR STEEPER RECOMMND

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

90.BS GRADE. 2 USE-G4.2 1/2"/FT/3FT MIN RECOMMND

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

FIRE DEPARTMENT

90.FIRE. 1 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 2002 edition. A statement that the building will be automatically fire sprinkled must be included on the title page of the building plans. Plans must be submitted to the Fire Department for approval prior to installation.

90.FIRE. 2 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.

FLOOD RI DEPARTMENT

90.FLOOD RI. 3 USE IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with

07/27/10
14:52

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 12

PLOT PLAN:ADMINISTRATIVE Case #: PP24605

Parcel: 904-560-014

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 USE IMPLEMENT WQMP (cont.)

RECOMMND

approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

PLANNING DEPARTMENT

90.PLANNING. 1 PPA - PROOF OF FINALLED PERMIT

RECOMMND

Applicant is to provide proof that existing Barn received a final inspection.

BXX041724 Barn 72 X 24 (No electrical) expired

If applicant never received a complete final inspection for this structure, they will be required obtain a building permit from Department of Building and Safety to complete the permit process.

\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 : 21885 The Trails Cr. Murrieta + P/C Log # : PP24605A

+ BY : Klaarenbeek, R. + PHONE: (951) 955-1833 + DATE : 07/07/2010

The plot plan is for a 10,500 square foot arena. There are no details of the use, regarding a viewing audience. With the information at hand, this structure would be classified as a group "A-4" structure and would comply with size limitations per the 2007 California Building Code (CBC), provided the construction type is not type VB .

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. It would appear this will be a complete metal structure and compliance would not be a problem.

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.

RIVERSIDE COUNTY GIS



Selected parcel(s):
904-560-014

IMPORTANT

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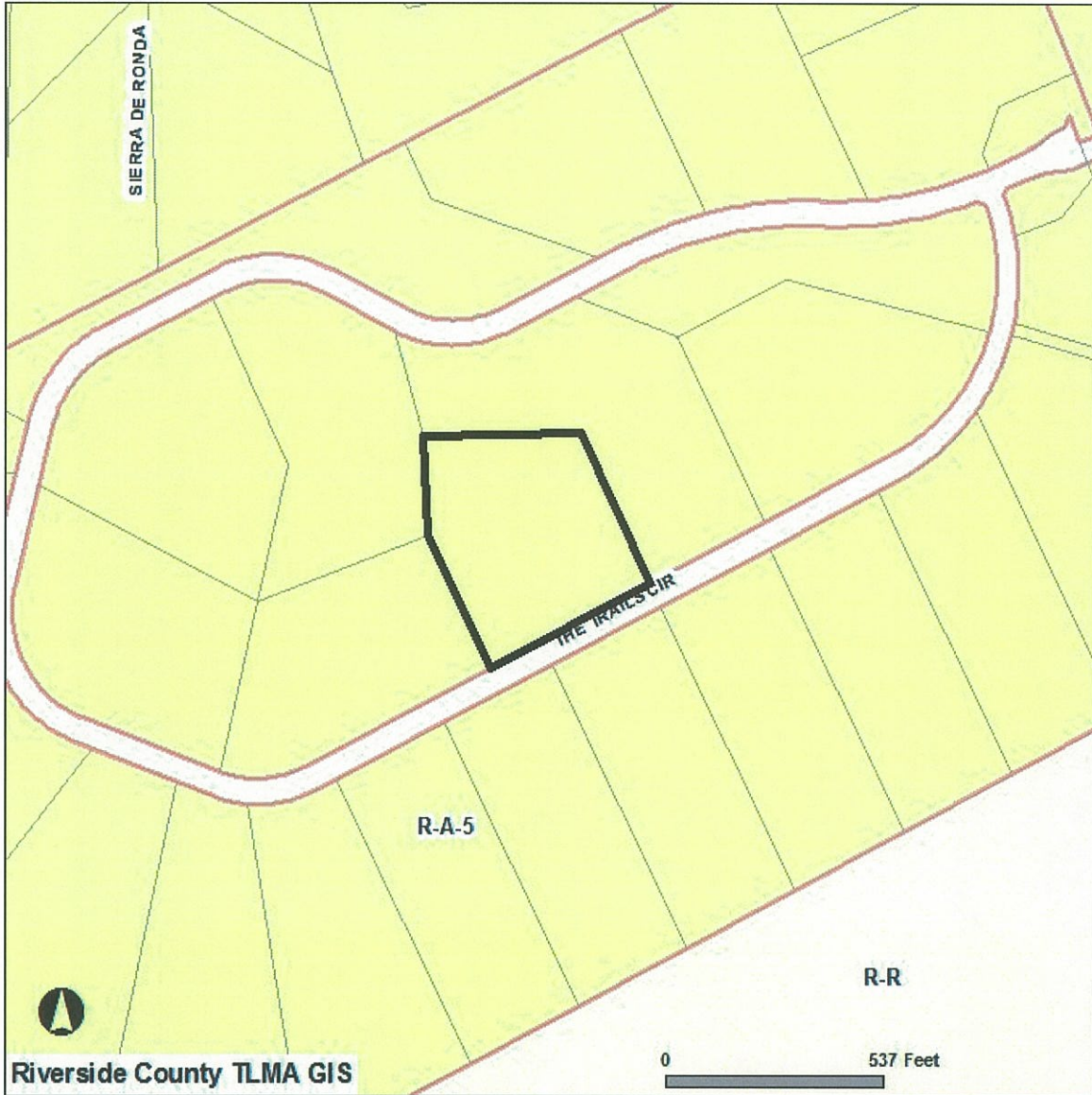
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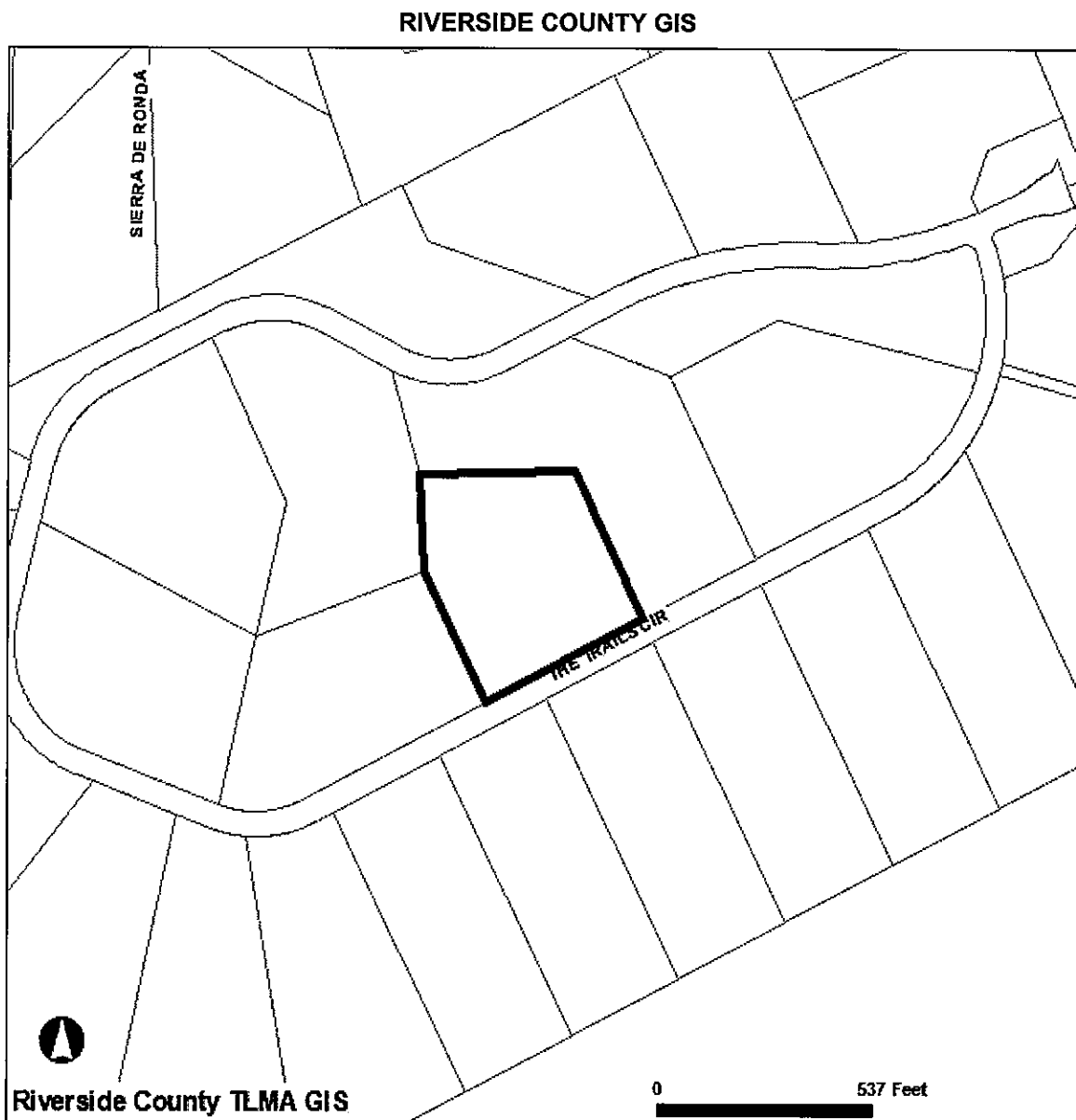
Selected parcel(s):
904-560-014

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STANDARD WITH PERMITS REPORT

APNs

904-560-014-1

OWNER NAME

NOT AVAILABLE ONLINE

ADDRESS

904-560-014
21885 THE TRAILS CIRCLE
MURRIETA, CA. 92562

MAILING ADDRESS

(SEE OWNER)

21885 THE TRAILS CIR
MURRIETA CA. 92562

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 272/5
SUBDIVISION NAME: TR 28429
LOT/PARCEL: 18, BLOCK: NOT AVAILABLE
TRACT NUMBER: 28429

LOT SIZE

RECORDED LOT SIZE IS 4.83 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 3569 SQFT., 3 BDRM/ 3.5 BATH, 2 STORY, ATTACHED GARAGE(1374 SQ. FT), CONST'D 2003TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING, POOL

THOMAS BROS. MAPS PAGE/GRID

PAGE: 957 GRID: B1

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

1852/1884 FEET

PREVIOUS APN

904-040-098

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 6317)

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)
Chaparral
Coastal Sage Scrub
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, 27.16 MILES FROM MT. PALOMAR OBSERVATORY**2000 CENSUS TRACT**
043224**FARMLAND**
OTHER LANDS**TAX RATE AREAS**
082-079

- 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
- RCW D-SANTA ROSA ID2-WATER
- RCWD-SANTA ROSA ID2-SEWER
- 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

BUILDING PERMITS

Case #	Description	Status
BSP050544	GUNITE POOL & SPA	FINAL
BRS023915	SF DWELLING & ATTACHED GARAGE	FINAL
BMN980051	INSTALL SALES TRAILER 24 X 30	EXPIRED
BEL990674	ELECTRICAL CONSTRUCTION SERVICE	FINAL
BAS100113	RIDING ARENA COVER 150' X 70' 10500 SF	PLANCK
BMN980050	SITE PREP FOR SALES TRAILER	EXPIRED
BGR020531	GRADING FOR SINGLE FAMILY RESIDENTIAL	EXPIRED
BXX041724	BARN (72 X 24) NO ELECTRICAL	EXPIRED
BGR980155	MINIMAL GRADING-CLEARING TR 28429	EXPIRED

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHS021395	NOT AVAILABLE	APPLIED
EHS034666	NOT AVAILABLE	APPLIED

PLANNING PERMITS

Case #	Description	Status
TR28429	DIVIDE 307.91 AC INTO 39 5-AC RES LOTS + 8 OS LOTS	APPROVED
MT024789	TR28429 LOT 18	PAID
HANS00097	NOT AVAILABLE	VOID
CFG01146	CFG FOR EA37080	PAID
LLA03822	ADJUST LOT LINES TO 3 PARCELS ADJUST LOT LINES TO 3 PARCELS	APPROVED
PP15525	TEMPORARY SALES TRAILER	APPROVED
PAR00100	SUBDIVIDE 307.9 ACRES INTO 39 5 ACRE LOTS PAR APPLICATION FOR TRACT MAP TO DIVIDE 307.9 ACRES INTO 39 - 5 ACRE LOTS. TR ?	APPROVED
PP24605	RIDING ARENA COVER 70 X 150' 10,500 SF	DH
GPA00427	AMEND SWAP TO DESIGNATE ENTIRE SITE 5 AC MIN	APPROVED
MT024788	TR28429 LOT 18	PAID
MT021849	TR 28429 LOT 18	PAID

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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. 24605 – CEQA Exempt – Daniel Hoxmeier – Owner: Julie and Daniel Hoxmeier – First Supervisorial District – Rancho California District – Southwest Area Plan – Rural: Rural Mountainous (10 Acres Minimum) (R:RM) - Located Northerly and southerly of The Trails Circle – 4.83 Acres – Zoning: Residential Agricultural (R-A-5) (5 Acre Minimum) – REQUEST: The Plot Plan is to construct an 10,500 square foot Riding Arena Cover on 4.83 acres, associated with 3,569 square foot residence located at 21885 The Trails Circle in Murrieta, CA. APN: 904-560-014. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: August 23, 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 24605 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

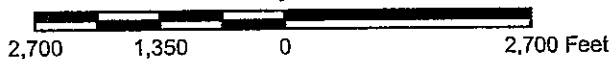
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

1600 feet buffer



Selected Parcels

904-560-032	904-560-030	930-090-009	904-560-018	904-560-011	930-090-007	930-090-008	930-090-006	904-560-026	904-560-014
904-560-028	904-560-029	904-560-015	930-090-005	904-560-009	904-560-010	904-560-055	930-090-013	904-560-027	904-560-012
904-560-017	904-560-013	930-150-006	930-150-007	930-150-008	904-560-024	904-560-064	904-560-021	904-560-065	930-090-003
930-090-014	904-560-016	904-560-031	904-040-097	904-040-099	904-560-019	904-560-023	930-090-002	904-560-063	904-560-020
904-560-025	930-090-001	904-560-043	904-560-036	904-560-037	904-560-039	904-560-069	904-560-033	904-560-067	904-560-066
930-090-004	904-560-022								



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APN: 904560032, ASMT: 904560032
ANDREW H THIO, ETAL
21990 THE TRAILS CIR
MURRIETA CA. 92562

APN: 904560026, ASMT: 904560026
CRAIG A POWER, ETAL
P O BOX 127
MURRIETA CA 92564

APN: 904560030, ASMT: 904560030
ANGELA K SUGIMURA
21950 THE TRAILS CIR
MURRIETA CA. 92562

APN: 904560014, ASMT: 904560014
DANIEL HOXMEIER, ETAL
21885 THE TRAILS CIR
MURRIETA CA 92562

APN: 930090009, ASMT: 930090009
BANK OF AMERICA
475 CROSSPOINTE PKWY
GETZVILLE NY 14068

APN: 904560028, ASMT: 904560028
DANIEL M MAGUIRE, ETAL
21910 THE TRAILS CIR
MURRIETA CA. 92562

APN: 904560018, ASMT: 904560018
BRET P RALSTON, ETAL
21710 THE TRAILS CIR
MURRIETA CA. 92562

APN: 904560029, ASMT: 904560029
DAVID P PILOTTA, ETAL
21930 THE TRAILS CIR
MURRIETA CA. 92562

APN: 904560011, ASMT: 904560011
BROCK MCDANIEL, ETAL
26 ADMIRALS PT
JACKSON TN 38305

APN: 904560015, ASMT: 904560015
FREDERICK PUGLIA, ETAL
21855 THE TRAILS CIR
MURRIETA CA. 92562

APN: 930090008, ASMT: 930090008
CARL MONFILS
P O BOX 865
MURRIETA CA 92564

APN: 930090005, ASMT: 930090005
GARY GLAZER, ETAL
35415 AVENIDA LA CRESTA
MURRIETA CA. 92562

APN: 930090006, ASMT: 930090006
CARL MONFILS
40150 AVD DEL TIENDAS
MURRIETA CA. 92562

APN: 904560009, ASMT: 904560009
GEORGE TSAI, ETAL
17220 NOBLE VIEW CIR
RIVERSIDE CA 92503

APN: 904560010, ASMT: 904560010
GREG L STEIN, ETAL
39668 CANDY APPLE WAY
MURRIETA CA 92562

APN: 930150006, ASMT: 930150006
LOREN BORENSTEIN
13170 CUMPSTON
VAN NUYS CA 91401

APN: 904560055, ASMT: 904560055
GREGORY R MOORE
35081 AVENIDA LA CRESTA
MURRIETA CA 92562

APN: 930150008, ASMT: 930150008
LORENZO LORENZETTI, ETAL
22860 ROLLING GLEN CT
MURRIETA CA 92562

APN: 930090013, ASMT: 930090013
JAMES J SCHWAB, ETAL
35160 AVENIDA LA CRESTA
MURRIETA CA 92562

APN: 904560024, ASMT: 904560024
MARVIN L BEESON, ETAL
21830 THE TRAILS CIR
MURRIETA CA. 92562

APN: 904560027, ASMT: 904560027
JAMES W PLEASANTS, ETAL
21890 THE TRAILS CIR
MURRIETA CA. 92562

APN: 904560064, ASMT: 904560064
MICHAEL ATKINSON, ETAL
35130 AVENIDA LA CRESTA
MURRIETA CA. 92562

APN: 904560012, ASMT: 904560012
JEFFREY MILLER, ETAL
C/O SCOTT WALKER
38521 SHOAL CREEK
MURRIETA CA 92562

APN: 904560021, ASMT: 904560021
MICHAEL J CROW, ETAL
21770 THE TRAILS CIR
MURRIETA CA. 92562

APN: 904560017, ASMT: 904560017
JORGE A MARTINEZ, ETAL
21715 THE TRAILS CIR
MURRIETA CA. 92562

APN: 904560065, ASMT: 904560065
MICHAEL J DRAHOS, ETAL
C/O MICHAEL J DRAHOS
35121 AVENIDA LA CRESTA
MURRIETA CA 92562

APN: 904560013, ASMT: 904560013
JOSE A ALFARO, ETAL
21945 THE TRAILS CIR
MURRIETA CA. 92562

APN: 930090003, ASMT: 930090003
MONTY J CONRAD, ETAL
40199 SIERRA DE RONDA
MURRIETA CA. 92562

APN: 930090014, ASMT: 930090014
MOON SUOP CHANG, ETAL
P O BOX 741012
LOS ANGELES CA 90004

APN: 930090002, ASMT: 930090002
SCOTT CANNON, ETAL
41170 CROOKEDSTICK
TEMECULA CA 92591

APN: 904560016, ASMT: 904560016
RAYMOND W BENEDYK, ETAL
21735 THE TRAILS CIR
MURRIETA CA. 92562

APN: 904560063, ASMT: 904560063
SUSAN L LOOMIS
35110 AVENIDA LA CRESTA
MURRIETA CA 92562

APN: 904560031, ASMT: 904560031
RICHARD S HAZARD, ETAL
21970 THE TRAILS CIR
MURRIETA CA. 92562

APN: 904560020, ASMT: 904560020
SUSAN M GRALOW, ETAL
21750 THE TRAILS CIR
MURRIETA CA. 92562

APN: 904040097, ASMT: 904040097
RIVERSIDE CO REGION PARK & OPEN SP DIST
P O BOX 3507
RIVERSIDE CA 92519

APN: 904560025, ASMT: 904560025
SYED RIZVI
21850 THE TRAILS CIR
MURRIETA CA. 92562

APN: 904040099, ASMT: 904040099
RIVERSIDE COUNTY REG PARK & OPEN SPACE DIST
C/O GSA BUILDING SERV
3133 MISSION AVE
RIVERSIDE CA 92507

APN: 930090001, ASMT: 930090001
THOMAS SOTO, ETAL
40101 SIERRA DE RONDA
MURRIETA CA 92562

APN: 904560019, ASMT: 904560019
ROBERT H SMITH, ETAL
21730 THE TRAILS CIR
MURRIETA CA. 92562

APN: 904560069, ASMT: 904560069
TRAILS AT SANTA ROSA INC
C/O SPEER BUSINESS SERVICES
73610 BUCKBOARD TR
PALM DESERT CA 92260

APN: 904560023, ASMT: 904560023
ROBERT W GOGATZ, ETAL
21810 THE TRAILS CIR
MURRIETA CA. 92562

APN: 904560033, ASMT: 904560033
W N LEWIS
C/O AVENIDA TRUST
2221 D PEACHTREE STE 505
ATLANTA GA 30309

APN: 904560067, ASMT: 904560067
WARREN T WHALEN, ETAL
P O BOX 6247
SHERIDAN WY 82801

APN: 904560066, ASMT: 904560066
WILLIAM L BACHELOR, ETAL
21620 THE TRAILS CIR
MURRIETA CA. 92562

APN: 930090004, ASMT: 930090004
WILLIAM OSLAND, ETAL
40190 SIERRA DE RONDA
MURRIETA CA 92562

APN: 904560022, ASMT: 904560022
WILLIAM R MARTIN, ETAL
21790 THE TRAILS CIR
MURRIETA CA. 92562

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

Plot Plan Number: 24530
Applicant: Elias Alfata
Directors Hearing: August 23, 2010
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal for a 499 square foot addition that was constructed without a permit to an existing 695 square foot detached garage on 1.4 acres in association with the existing 1,475 square foot residence located at 22160 Cajalco Rd. Perris CA, APN: 317-030-051.

ISSUES OF RELEVANCE:

There are no issues at this time.

RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24530, 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 addition to the existing accessory building is proposed.
2. The project site is designated Rural Community-Very Low Density Residential (RC-VLDR)(1 Acre Minimum).
3. The proposed accessory uses are permitted uses in the general plan designation.

SA
7/28/10

4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Rural Community-Very Low Density Residential (RC-VLDR(1 Acre minimum) zone.
5. The proposed accessory uses are consistent with the development standards set forth in the A-1 -1 zone.
6. The proposed 499 square foot CWP addition to the existing detached garage is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The attached addition to the existing detached garage 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 #: PP24530

Parcel: 317-030-051

10. GENERAL CONDITIONS

EVERY DEPARTMENT

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. 24530 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24530, Exhibit A, dated 7/22/10.

10. EVERY. 5 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for a 499 square foot addition that was constructed without a permit to an existing 695 square foot detached garage on 1.4 acres in association with the existing 1,475 square foot residence located at 22160 Cajalco Rd. Perris CA, APN:317-030-051.

10. EVERY. 6 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 PP24530. 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. 15 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. PP24530 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 #: PP24530

Parcel: 317-030-051

10. GENERAL CONDITIONS

10.PLANNING. 15 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. 16 PPA - NO HOME OCCUPATIONS RECOMMND

No home occupations are permitted in an accessory structure.

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 #: PP24530

Parcel: 317-030-051

10. GENERAL CONDITIONS

10.PLANNING. 16 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. 17 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. 19 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. 2 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 #: PP24530

Parcel: 317-030-051

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 3 PPA - EXISTING STRUCTURE (1) RECOMM

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. 3 PPA - CONFORM TO ELEVATIONS RECOMM

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 7/22/10.

80.PLANNING. 4 PPA - CONFORM TO FLOOR PLANS RECOMM

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated 7/22/10.

80.PLANNING. 5 PPA - EXISTING STRUCTURE RECOMM

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.



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 : 22160 Cajalco Rd Riverside	COMMENTS	PP24530
--------------------------------------	----------	---------

BY: R.KLAARENBECK PHONE: (951) 955-1833 DATE: 06/01/10

The proposed plot plan indicates an existing private 695 square foot garage, where 499 additional square feet of garage was added without a building permit. The total building square footage of 1,194 square feet would comply with size requirements of a group "U" occupancy per the 2007 California Building Code (CBC).

In addition to the minimum plan check submittal requirements, the applicant shall provided structural calculations for the addition and entire structure, stamped and wet signed by a California licensed civil engineer or architect to justify the adequacy of the structural system, including foundations, for seismic load, wind load, dead load, live load and where applicable, snow load.

Where structures are built without permits, The design professional shall also provide verifications of all footing details and how the verification was achieved. Footing verification shall include but not limited to :

- 1. Footing depth & width**
- 2. Rebar size, placement & spacing**
- 3. Anchor bolt size and embedment**
- 4. Special holdown devices**

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.

Note: There are comments regarding possible stages of a garage conversion. This review did not include any floorplan or information to that effect. This comment sheet addresses the CWP garage addition only.

RIVERSIDE COUNTY GIS



Selected parcel(s):
317-030-051

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REPORT PRINTED ON...Wed Jul 28 09:20:02 2010

Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
317-030-051

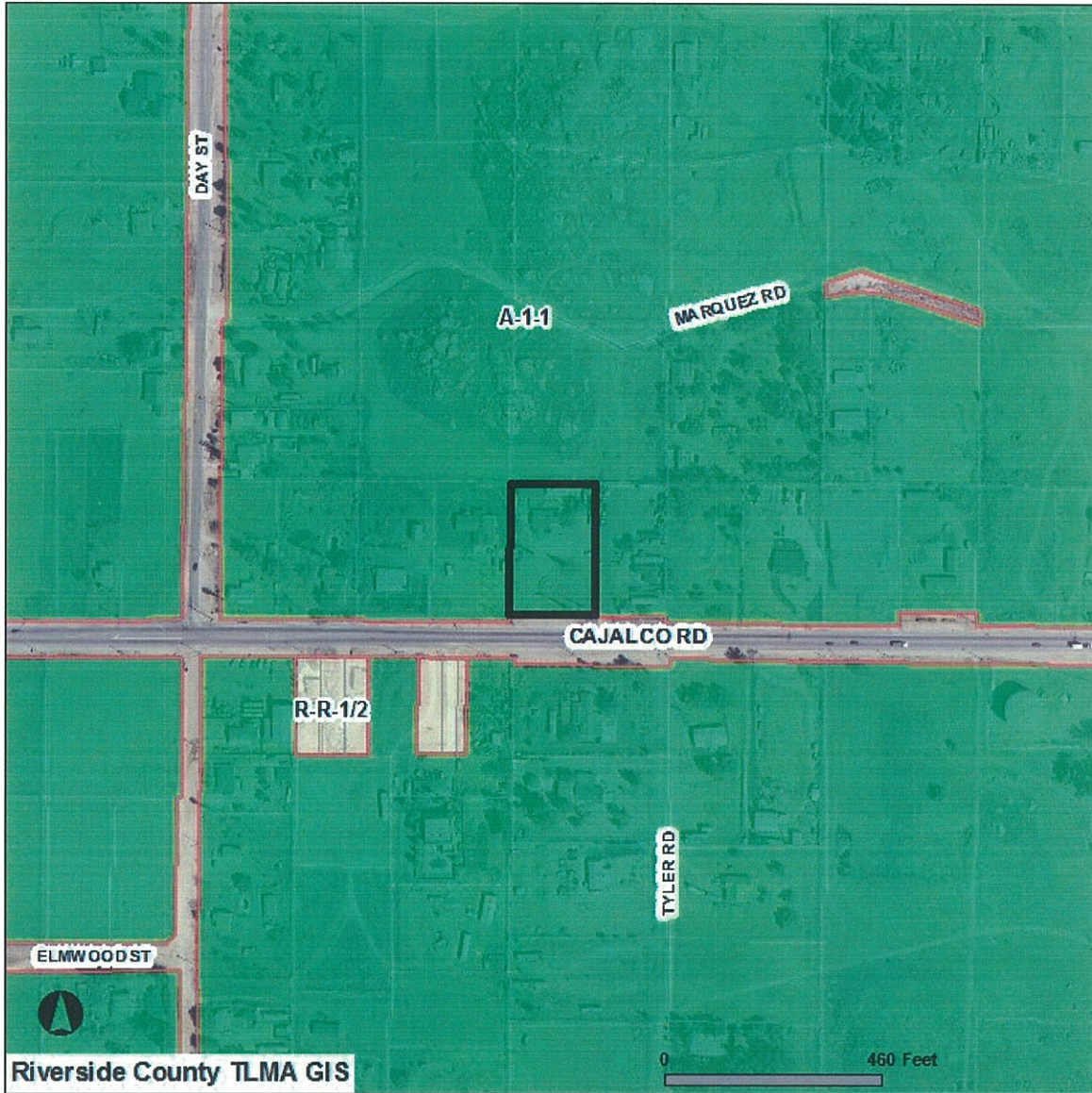
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Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
317-030-051

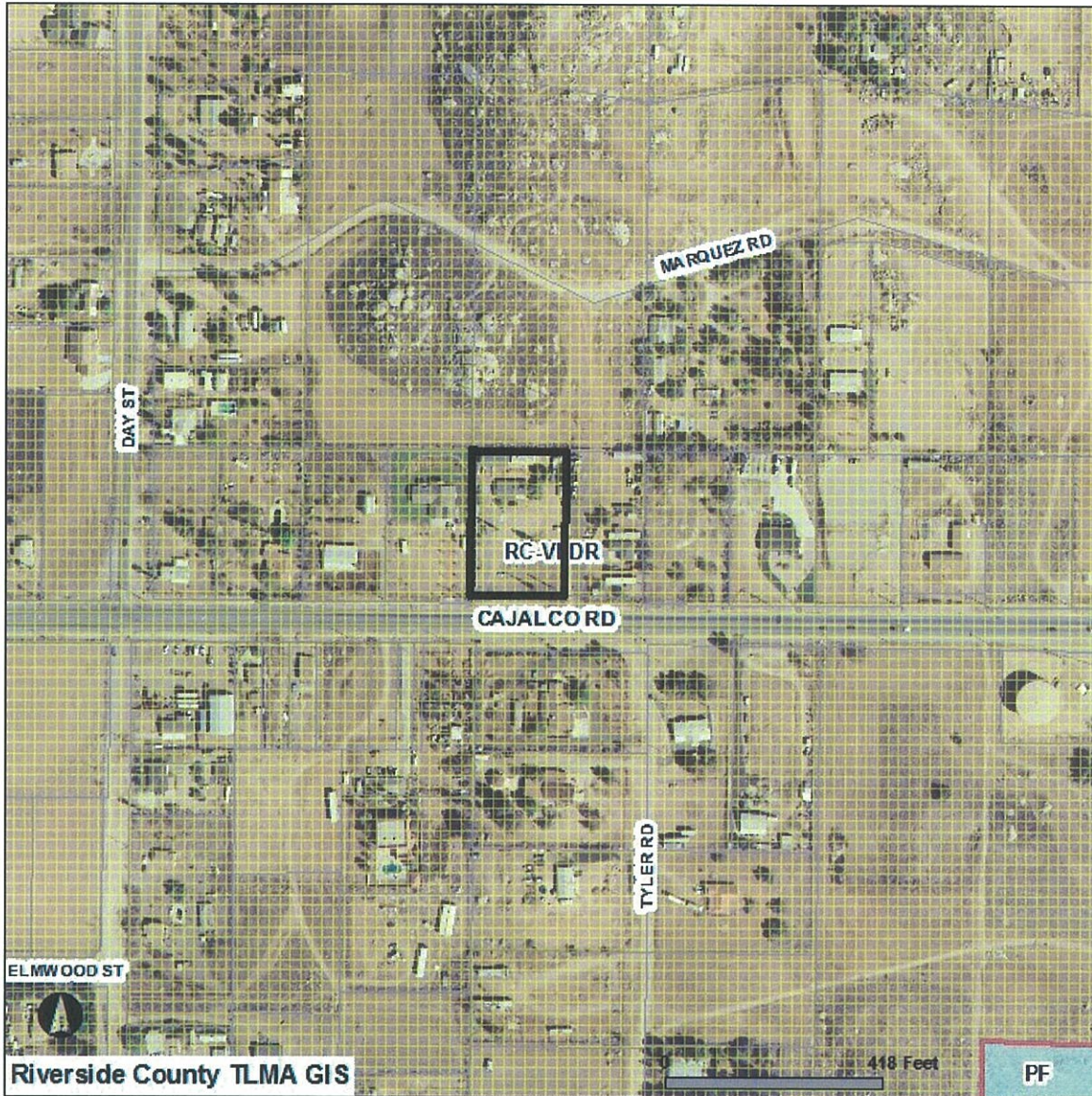
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Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
317-030-051

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Version 100412

RIVERSIDE COUNTY GIS

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APNs

317-030-051-4

OWNER NAME / ADDRESS

OSMIN RIVERA
22160 CAJALCO RD
PERRIS, CA. 92570

MAILING ADDRESS

(SEE OWNER)
22160 CAJALCO RD
PERRIS CA.. 92570

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 152/85
SUBDIVISION NAME: PM 22241
LOT/PARCEL: 1, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 1.14 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1475 SQFT., 3 BDRM/ 1.75 BATH, 1 STORY, DETACHED GARAGE(660 SQ. FT), CONST'D 1950COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 777 GRID: A2

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: PERRIS
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

T4SR4W SEC 11

ELEVATION RANGE

1708/1728 FEET

PREVIOUS APN

317-030-027

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RC-VLDR

AREA PLAN (RCIP)

MEAD VALLEY

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

A-1-1 (CZ 6312)

ZONING DISTRICTS AND ZONING AREAS

MEAD 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

PROJECT AREA NAME: I-215 CORRIDOR
SUBAREA NAME: MEAD VALLEY
AMENDMENT NUMBER: 2
ADOPTION DATE: JUL. 16, 2002
ACREAGE: 3444 ACRES

AIRPORT INFLUENCE AREAS

MARCH AIR RESERVE BASE

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)

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.

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

MEAD 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.

ROAD BOOK PAGE

58

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS

CONTACT FARAH KHORASHADI IN THE TRANSPORTATION DEPARTMENT AT (951)955-2091.

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**

VAL VERDE UNIFIED

COMMUNITIES

MEAD VALLEY

COUNTY SERVICE AREAIN OR PARTIALLY WITHIN
MEAD VALLEY #117 -

STREET LIGHTING

LIGHTING (ORD. 655)

ZONE B, 40.77 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

042010

FARMLAND

OTHER LANDS

TAX RATE AREAS

098-110

- COUNTY FREE LIBRARY
- COUNTY SERVICES AREA 117
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- EASTERN MUNICIPAL WATER
- ERAF RDV
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- METRO WATER EAST 1301999
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- PERRIS VALLEY CEMETERY
- PROJ 5 MEAD VAL 03 ANX AB1290
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- SAN JACINTO BASIN RESOURCE CONS
- VAL VERDE UNIF
- WATER

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV062916	NEIGHBORHOOD ENFORCEMENT	May. 11, 2006

BUILDING PERMITS

Case #	Description	Status
BRS080536	CONVERT EXIST 660 SF DET GAR TO GM RM/W 255 SF ADDTHIS IS AS BUILT	EXPIRED
BZ120092	RELOCATE DWELLING	FINAL
BZ110168	RELOCATE DWELLING	FINAL
BZ265806	GAS PIPE	FINAL
BXX068226	298 FT X 6 FT GARDEN WALL ON LEFT SIDE OF YARD	FINAL
BZ120091	RELOCATE DETACHED GARAGE	FINAL

ENVIRONMENTAL HEALTH PERMITS

NO ENVIRONMENTAL PERMITS

PLANNING PERMITS

Case #	Description	Status
PP24530	499SF ADDTN TO 695SF DET GARAGE-SEE SPARC COMMENTS	APPLIED

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. 24530 – CEQA Exempt – Applicant: Elias Alfate – Owner: Osmin Rivera - First Supervisorial District – Mead Valley District – Mead Valley Area Plan – Rural Community-Very Low Density (RC-VLDR)(1 acre minimum) - Located Northerly of Cajalco Rd Southerly of Marquez Rd Easterly of Clark Westerly of 215 Freeway – Zoning: Agricultural (A-1-1) – REQUEST: The Plot Plan is a proposal for a 499 square foot addition that was constructed without a permit to an existing 695 square foot detached garage on 1.4 acres in association with the existing 1,475 square foot residence located at 22160 Cajalco Rd. Perris CA, APN: 317-030-051. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: August 23, 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 7/28/2010,

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

APN (s) or case numbers PP 24530 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

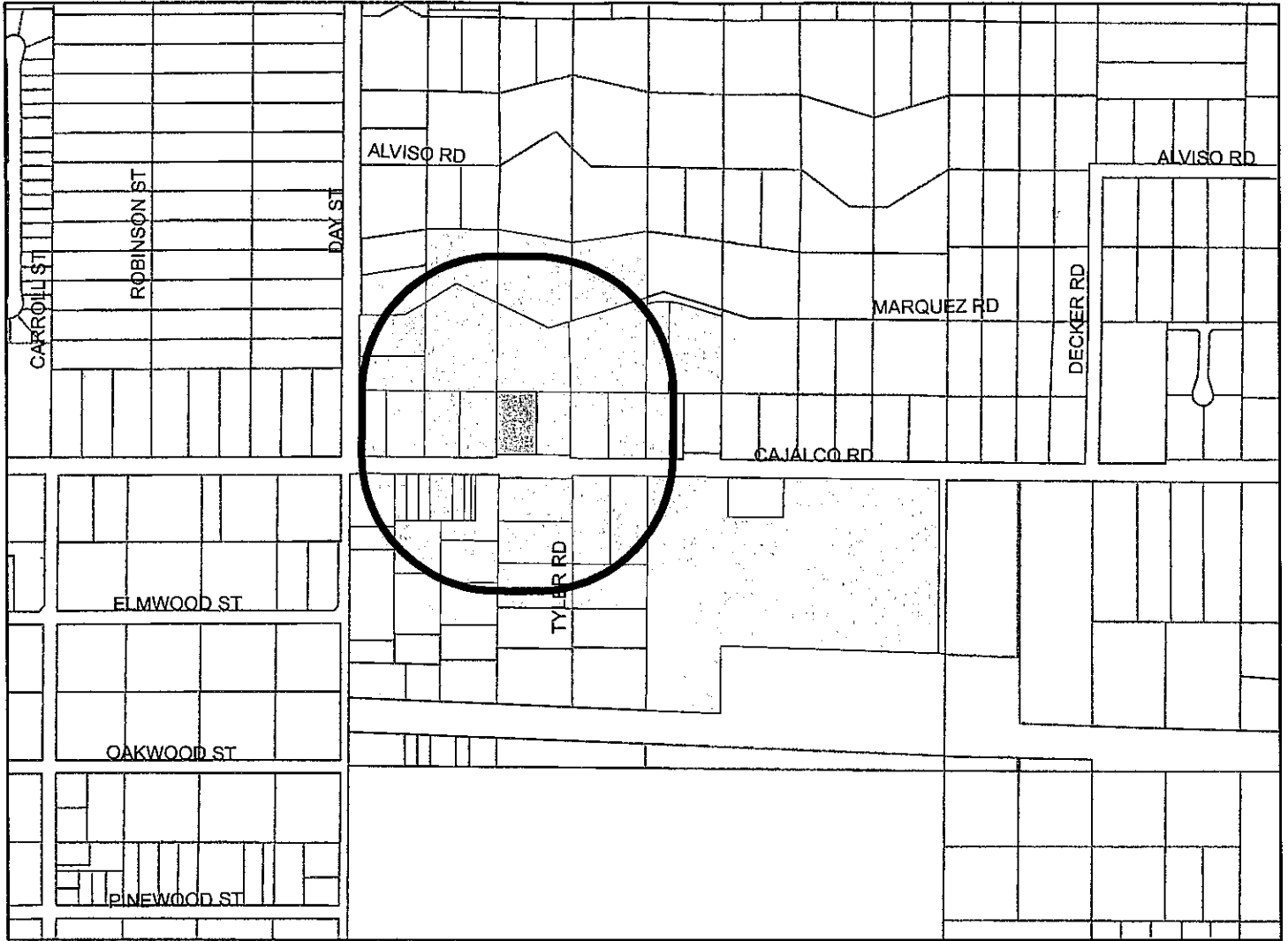
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

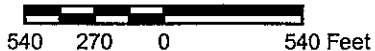
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

600 feet buffer



Selected Parcels

317-030-028	317-060-034	317-060-035	317-030-016	317-030-017	317-030-026	317-030-025	317-060-001	317-030-024	317-060-010
317-030-020	317-060-037	317-060-002	317-060-013	317-060-011	317-030-030	317-030-052	317-060-046	317-030-015	317-060-005
317-060-048	317-060-006	317-060-003	317-060-004	317-030-046	317-060-049	317-030-022	317-060-033	317-030-051	317-030-021
317-030-029	317-030-019	317-030-049	317-030-031	317-060-044	317-060-045	317-060-009	317-060-014	317-030-023	317-030-050
317-060-008									



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: 317030028, ASMT: 317030028
ABBAS AL JIDUI, ETAL
2543 S EUCLID AVE
ONTARIO CA 91762

APN: 317030020, ASMT: 317030020
GAIL M CUNNINGHAM
19400 DAY ST
PERRIS CA. 92570

APN: 317060034, ASMT: 317060034
ALBERT W ELLIS
22185 CAJALCO RD
PERRIS CA. 92570

APN: 317060037, ASMT: 317060037
HIDEAKI NAKAMURA, ETAL
C/O VIVIAN S LEE
2615 BLAZE TR
DIAMOND BAR CA 91765

APN: 317060035, ASMT: 317060035
ANTONIO MORALES, ETAL
22191 CAJALCO RD
PERRIS CA. 92570

APN: 317060002, ASMT: 317060002
HILDA M AVELAR
22095 CAJALCO RD
PERRIS CA. 92570

APN: 317030025, ASMT: 317030025
CALDAY LLC
6523 W VIEW DR
RIVERSIDE CA 92506

APN: 317060013, ASMT: 317060013
HOCKENHULL ROSCOE HEIRS OF
C/O VIRDA HOCKENHULL
P O BOX 813
RIALTO CA 92337

APN: 317060001, ASMT: 317060001
DAVID FARIAS
19508 DAY ST
PERRIS CA. 92570

APN: 317060011, ASMT: 317060011
JASWINDER KAUR
19414 ROBINSON ST
PERRIS CA 92570

APN: 317030024, ASMT: 317030024
DULCE MARIA LYONS
22120 CAJALCO RD
PERRIS CA. 92570

APN: 317030030, ASMT: 317030030
JOAQUIN MARQUEZ, ETAL
22220 CAJALCO RD
PERRIS CA. 92570

APN: 317060010, ASMT: 317060010
EVENCIO RODRIGUEZ, ETAL
511 S HILL ST NO B
ORANGE CA 92869

APN: 317030052, ASMT: 317030052
JORGE HERNADEZ
P O BOX 2292
PERRIS CA 92572

APN: 317060046, ASMT: 317060046
JOSE ANTONIO AQUINO, ETAL
19595 TYLER RD
PERRIS CA. 92570

APN: 317060033, ASMT: 317060033
MOHAMED OUGZIN, ETAL
820 CANARY DR
SUISUN CITY CA 94585

APN: 317030015, ASMT: 317030015
JOSE C GARCIA, ETAL
22810 ALVISO RD
PERRIS CA 92570

APN: 317030051, ASMT: 317030051
OSMIN RIVERA
22160 CAJALCO RD
PERRIS CA. 92570

APN: 317060003, ASMT: 317060003
KERMIT HOCKENHULL, ETAL
2723 CALECITA DR
ALTADENA CA 91001

APN: 317030021, ASMT: 317030021
PACIFIC OCEAN DRIVE 3315
1370 N LA CADENA STE B
COLTON CA 92324

APN: 317060004, ASMT: 317060004
MANUEL VALENZUELA
22105 CAJALCO RD
PERRIS CA. 92570

APN: 317030029, ASMT: 317030029
RAUL L SANCHEZ, ETAL
22211 MARQUEZ RD
PERRIS CA. 92570

APN: 317030046, ASMT: 317030046
MARTIN GARCIA ARENAS, ETAL
6869 COOLIDGE AVE
RIVERSIDE CA 92506

APN: 317030019, ASMT: 317030019
ROBERT L DAVIES
19360 DAY ST
PERRIS CA. 92570

APN: 317060049, ASMT: 317060049
MELVIN BLACKBURN
P O BOX 4098
RIVERSIDE CA 92514

APN: 317030031, ASMT: 317030031
ROBERT T TREJO, ETAL
22260 CAJALCO RD
PERRIS CA 92570

APN: 317030022, ASMT: 317030022
MINNIE B ROMERO
22050 CAJALCO RD
PERRIS CA. 92570

APN: 317060044, ASMT: 317060044
RODOLFO MORA
19511 TYLER RD
PERRIS CA. 92570

APN: 317060045, ASMT: 317060045
SALVADOR HERNANDEZ, ETAL
19553 TYLER RD
PERRIS CA. 92570

APN: 317060014, ASMT: 317060014
SHIRLEY GOLSTON
22113 CAJALCO RD
PERRIS CA 92570

APN: 317030023, ASMT: 317030023
SOON HEE LEE, ETAL
22080 CAJALCO RD
PERRIS CA. 92570

APN: 317030050, ASMT: 317030050
STEVEN TRINIDAD TREJO
22260 CAJALCO RD
PERRIS CA 92570

APN: 317060008, ASMT: 317060008
WILLIAM RANSON
22115 CAJALCO RD
PERRIS CA. 92570

COL. NTY 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 24530 DATE SUBMITTED: 4/27/10

APPLICATION INFORMATION

Applicant's Name: ELIAS ALFATA E-Mail: ALFATA8547@EARTHLINK.NE

Mailing Address: 6626 WILDING PL
RIVERSIDE Street CA 92506
City State ZIP

Daytime Phone No: (951) 454-0912 Fax No: (951) 780-0878

Engineer/Representative's Name: AG APPLICANT E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: () _____ Fax No: () _____

Property Owner's Name: OSMIN RIVERA E-Mail: _____

Mailing Address: 22160 CATALCO RD
PERRIS Street CA 92570
City State ZIP

Daytime Phone No: (951) 902-1580 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

_____, East of CLARK, West of ZIS FRWY

Thomas Brothers Map, edition year, page no., and coordinates: _____

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

8. Current processing deposit-based fee.

AGRICULTURAL DWELLING

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. Complete Agricultural Mobile Home Supplement (Form 295-1025)
4. Six (6) scaled copies of floor plan and elevations of the agricultural dwelling. See floor plan and elevation details described on page 11 for more information.
5. Current processing deposit-base fee.

NOTE: Agricultural dwellings are allowed only in A-1, A-2, A-P, A-D, R-A, and W-2 zones. There must be at least 10 acres in active farming uses occurring on the subject property (however, in the A-P zone, for a poultry operation, the number of birds must not be less than 15,000.) A maximum of one agricultural dwelling for each 10 acres, up to four (4) units may be permitted. Each unit must be occupied by either the owner, the operator, or an employee of the farming operation, and may not be rented or held out for lease to anyone other than an employee of the farming operation. Each unit must be screened from view by trees or shrubs from front property line and be located no closer than 50 feet from any property line.

BEAUTY SHOP

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, plus the additional following items:
 - A. Parking spaces, numbered and dimensioned
 - B. Parking requirements: One (1) parking space for every 150 square feet of gross floor area or, one (1) parking space for each employee plus two (2) parking spaces for each barber chair/beautician station, whichever is greater.
3. Six (6) scaled copies of a floor plan. See floor plan and elevation details described on page 11 for more information.
4. Current processing deposit-based fee.

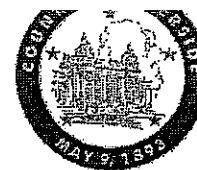
NOTE: Beauty shops operated from a home are allowed with an approved minor plot plan in R-R, R-1, R-1A, R-A, R-2, R-2A, R-3, A-1, A-2, and R-D Zones.

TEMPORARY SALES TRAILER

1. Completed Application form.
2. Six (6) copies of the approved tentative map showing the lot(s) to be used.
3. 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, plus the following:
 - A. Minimum parking requirement: Two spaces, plus one for each employee.
 - B. The parking area surfacing may be decomposed granite.
4. Six (6) scaled copies of floor plan and elevations of the temporary sales trailer. See floor plan and elevation details described on page 11 for more information.



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



*George A. Johnson
Agency Director*

<i>Katherine Gifford Director, Administrative Services Department</i>	<i>Ron Goldman Director, Planning Department</i>	<i>Juan C. Perez Director, Transportation Department</i>	<i>Mike Lara Director, Building & Safety Department</i>	<i>John Boyd Director, Code Enforcement Department</i>	<i>Carolyn Syms Luna Director, Environmental Programs Department</i>
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LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and ELIAS ALFATA hereafter "Applicant" and OSMIN RIVERA "Property Owner".

Description of application/permit use:

ADDITION TO ACCESSORY BUILDING

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

Section 1. Deposit-based Fees

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

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

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

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

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 317-030-0514

Property Location or Address:
22160 CAVALCO RD PERRIS CA 92570

2. PROPERTY OWNER INFORMATION:

Property Owner Name: OSMIN RIVERA Phone No.: 714:287-4581

Firm Name: _____ Email: _____

Address: 433 S VICKI LN
Anaheim, CA 92804

3. APPLICANT INFORMATION:

Applicant Name: ELIAS ALFATA Phone No.: 951/780-8547

Firm Name: ALFA DESIGN Email: _____

Address (if different from property owner)
6626 WILDING PL
RIVERSIDE CA 92506

4. SIGNATURES:

Signature of Applicant: ~~ELIAS ALFATA~~ Date: 4/27/2010

Print Name and Title: ELIAS ALFATA

Signature of Property Owner: *Osmin Rivera* Date: 04-27-10

Print Name and Title: _____

Signature of the County of Riverside, by *DM Hill* Date: 4/27/10

Print Name and Title: Debbie M. Hill Land Use Tech

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	<u>PP 24530</u>
Set #:	Application Date: <u>4/27/10</u>

Agenda Item No.: 3.4
Supervisory District: Second
Project Planner: Bahelila Boothe

Plot Plan Number: 24553
Applicant: Oscar Rodriguez
Directors Hearing: August 23, 2010
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 4,000 square foot detached RV/storage building on 1.14 acres, associated with the 960 square foot residence located at 5002 Dodd Street in Mira Loma, CA. APN: 159-212-001

ISSUES OF RELEVANCE:

There are no issues of relevance at this time.

RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24553, 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: Light Agricultural (1/2 Acres Minimum) on the Jurupa Area Plan.
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 (1/2 acre minimum) zone.
5. The proposed accessory uses are consistent with the development standards set forth in the A-1 zone.
6. The proposed 4,000 square foot detached RV/storage building is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The detached RV/storage building 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 #: PP24553

Parcel: 159-212-001

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. 24553 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24553, Exhibit A, dated July 12, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a Plot Plan to construct a 4,000 square foot detached RV/storage building on 1.14 acres, associated with the 960 square foot residence located at 5002 Dodd Street in Mira Loma, CA.
APN: 159-212-001

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 PP24553. 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. 24553 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 #: PP24553

Parcel: 159-212-001

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.

07/13/10
11:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:ADMINISTRATIVE Case #: PP24553

Parcel: 159-212-001

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 #: PP24553

Parcel: 159-212-001

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 July 12, 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 July 12, 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
11:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP24553

Parcel: 159-212-001

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.

RIVERSIDE COUNTY GIS



Selected parcel(s):
159-212-001

IMPORTANT

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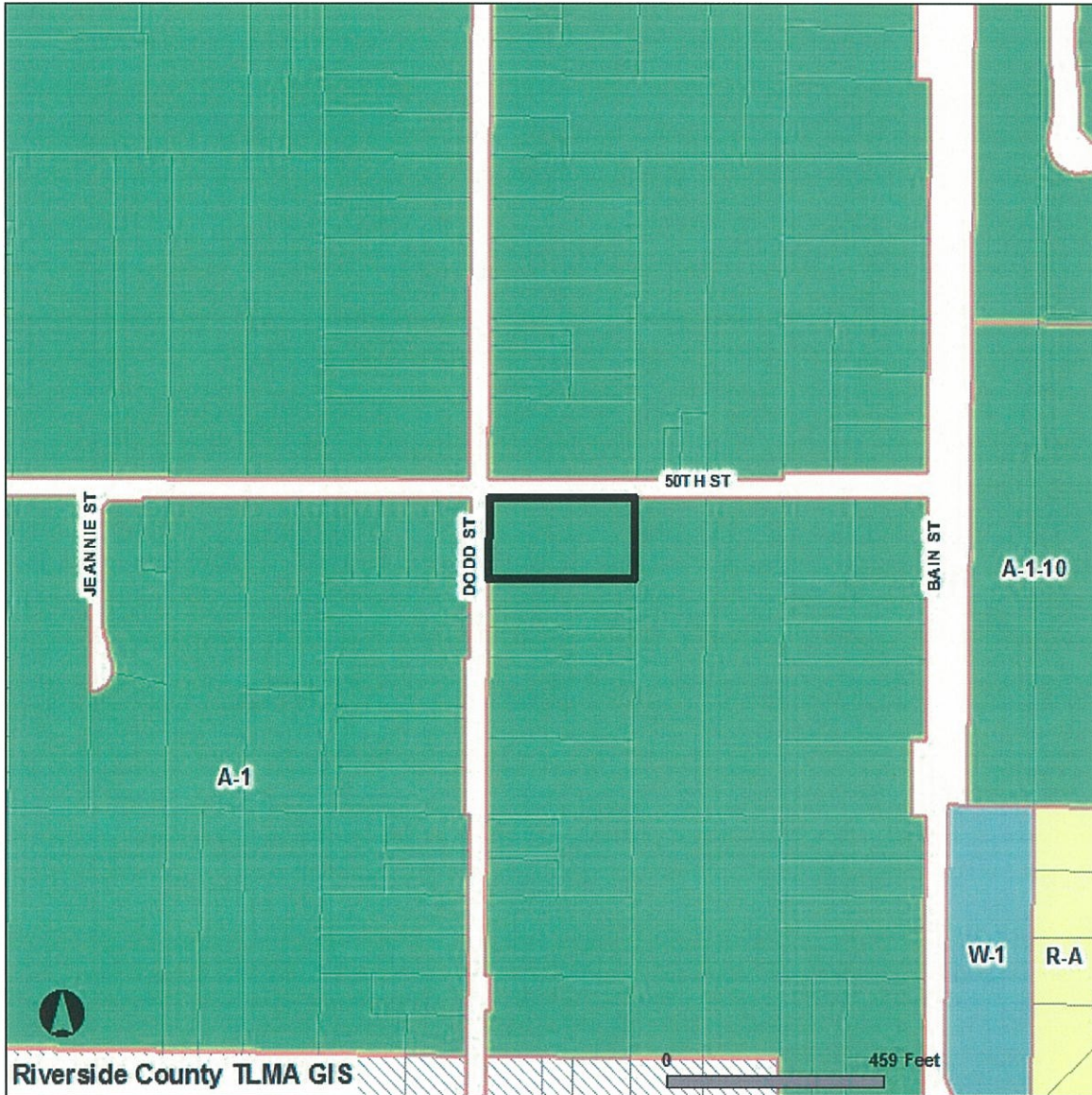
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TO THE APPLICANT :

The Building & Safety Department has completed a plot plan review of the proposed project and has provided comments as to items that may be required for building plan review and approval.

COUNTY OF RIVERSIDE, DEPARTMENT OF BUILDING AND SAFETY
>> PLOT PLAN COMMENTS AND GUIDELINES <<

+ SITE : 5002 DODD ST MIRALOMA + P/C Log # : PP24553A
+ BY : Klaarenbeek, + PHONE: (951) 955-1833 + DATE : 07/01/2010

B1 The proposed structure is for a 4,000 square foot private garage with an additional 480 square feet of mezzanine space on each side of the structure totaling 960 square feet.

Private garages are limited to one story in height and 3,000 square feet in size per section 406 within the 2007 California Building Code (CBC). However private garages may be increased in size provided areas totaling 3,000 square feet are separated by fire walls complying with sec.705 of the 2007 CBC.

Areas used as storage such as the mezzanine areas shall include a 125 lb. per square foot floor load within the design criteria. *Revise Pg A-1 for wall on correction walls. also change*

All Riverside County Building Department plan submittal requirements and fees are required for building plan review and approval. All requirements and guidelines may be obtained by viewing the Riverside County website. Building Department reviews and fees are in addition to the current plot plan planning review.

Revise CNR for correction on Driveway and fences

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: PP24553 DATE SUBMITTED: 5-12-10

APPLICATION INFORMATION

Applicant's Name: Oscar Rodriguez E-Mail: AIRAIN ROOFING@gmail.com
Cor

Mailing Address: 12310 Janelle Ct.
Mira Loma Cal 91752
City State ZIP

Daytime Phone No: (909) 238-8508 Fax No: (951) 427-1214

Engineer/Representative's Name: Omar Nassouji *-contact* E-Mail: Infoomar@JMa
Cor

Mailing Address: 217 W Willow St.
Pomona CA 91768
City State ZIP

Daytime Phone No: (909) 210-8669 Fax No: (-)

Property Owner's Name: Oscar Rodriguez E-Mail: _____
Berta Rodriguez

Mailing Address: 12310 Janelle Ct.
Mira Loma Cal 91752
City State ZIP

Daytime Phone No: (909) 238-8508 Fax No: (951) 427-1214

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).

Oscar Rodriguez
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):

Oscar Rodriguez
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

Besta Rodriguez
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): a 4,000 sqft
Garage in the back of property. East
for P.V and car and storage purposes.

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 159-212-001

Section: _____ Township: _____ Range: _____

Approximate Gross Acreage: 1.14 acres in Post lot 49 MB

General location (nearby or cross streets): North of dodd st, South of _____

APPLICATION FOR MINOR PLOT PLAN

50th st., East of _____, West of _____.

Thomas Brothers Map, edition year, page no., and coordinates: _____

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.

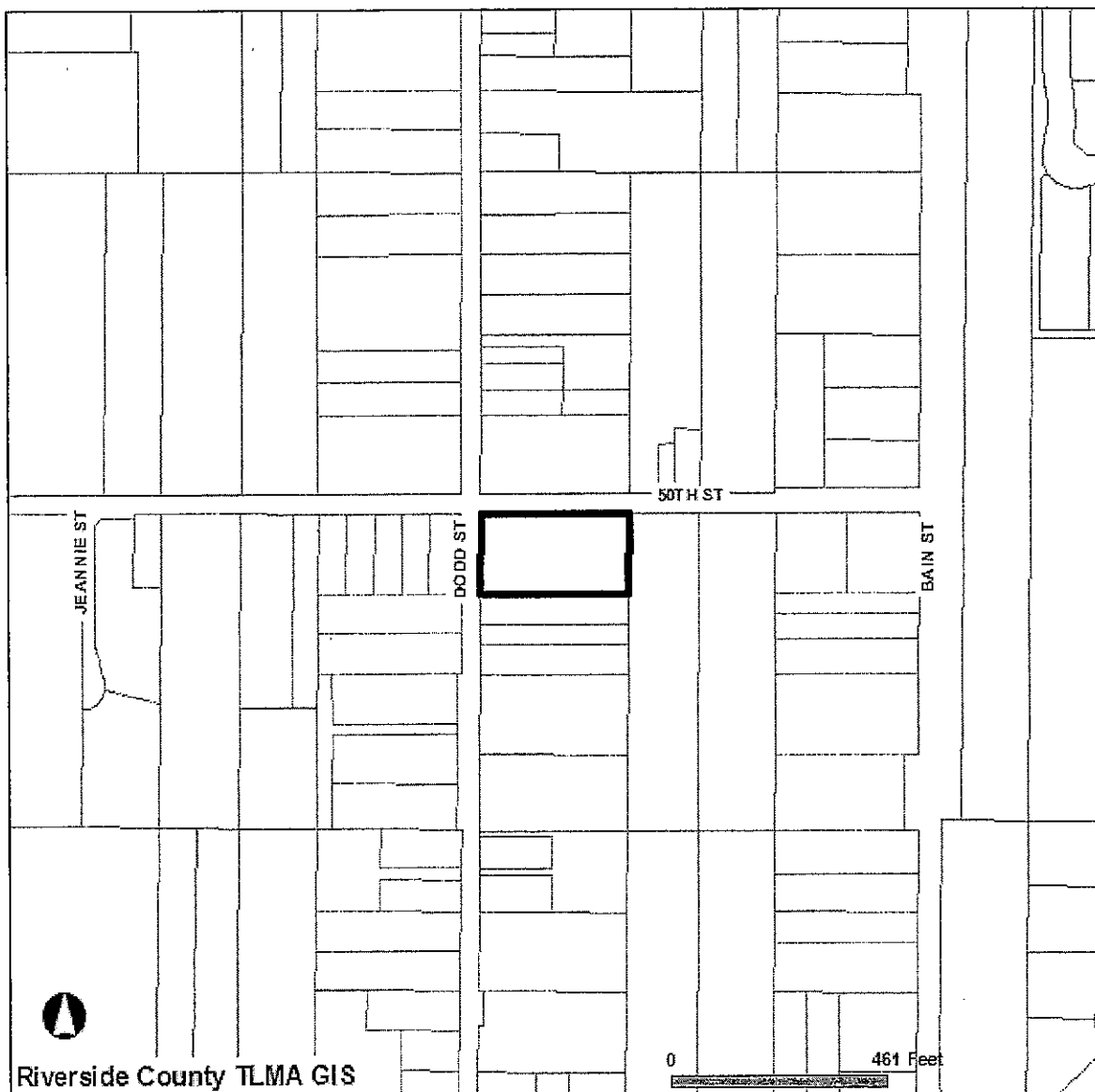
ACCESSORY BUILDING

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):
159-212-001

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

159-212-001-5

OWNER NAME / ADDRESS

OSCAR RODRIGUEZ
BERTA RODRIGUEZ
5002 DODD ST
MIRA LOMA, CA. 91752

MAILING ADDRESS

(SEE OWNER)
5002 DODD ST
MIRA LOMA CA.. 91752

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 13/37
SUBDIVISION NAME: RESERVOIR FARMS
LOT/PARCEL: 49, BLOCK: NOT AVAILABLE
, Pct. TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 1.14 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 960 SQFT., 2 BDRM/ 1 BATH, 1 STORY, CONST'D 1932 COMPOSITION, ROOF

THOMAS BROS. MAPS PAGE/GRID

PAGE: 684 GRID: A2

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)

JOHN TAVAGLIONE, DISTRICT 2

TOWNSHIP/RANGE

T2SR6W SEC 16

ELEVATION RANGE

704/704 FEET

PREVIOUS APN

073-800-012

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RC-LDR

AREA PLAN (RCIP)

JURUPA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

EQUESTRIAN SPHERE POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

A-1

ZONING DISTRICTS AND ZONING AREAS

PRADO-MIRA LOMA DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

PROJECT AREA NAME: JVPA
SUBAREA NAME: JURUPA VALLEY AMENDMENT AREA
AMENDMENT NUMBER: 0
ADOPTION DATE: JUL. 9, 1996
ACREAGE: 10692 ACRES

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)
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. NORTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
JURUPA

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
8

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED.

WATER DISTRICT

WMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA ANA RIVER

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

MODERATE

SUBSIDENCE

SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY

HIGH SENSITIVITY (HIGH A).

BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

MISCELLANEOUS

SCHOOL DISTRICT

JURUPA UNIFIED

COMMUNITIES

MIRA LOMA

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

NOT APPLICABLE, 57.58 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

040605

FARMLAND

URBAN-BUILT UP LAND

TAX RATE AREAS

099-095

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- ERAF RDV
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 1
- FLOOD CONTROL ZONE 1 DEBT SERV
- GENERAL
- GENERAL PURPOSE
- INLAND EMPIRE RCD
- JURUPA AREA REC & PARK

- JURUPA UNIFIED SCHOOL
- JURUPA UNION JT-COMP UNIF
- JURUPA VALLEY RDV AMEND AB1290
- METRO WATER WEST 1302999
- N.W. MOSQUITO & VECTOR CONT DIST
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- WESTERN MUNICIPAL WATER

SPECIAL NOTES

Mira Loma Warehouse/Distribution Center policy area PLEASE CONTACT THE PLANNING DEPARTMENT AT 951-955-3200.

CODE COMPLAINTS

NO CODE COMPLAINTS

BUILDING PERMITS

Case #	Description	Status
BEL970513	UPGRADE TO 100 AMP SERVICE	EXPIRED
BXX067838	NOT AVAILABLE	VOID

ENVIRONMENTAL HEALTH PERMITS

NO ENVIRONMENTAL PERMITS

PLANNING PERMITS

REPORT PRINTED ON...Wed May 12 15:50:55 2010
Version 100412



Western Riverside County Multiple Species Habitat Conservation
Plan (MSHCP)

APN	Cell	Cell Group	Acres	Area Plan	Sub Unit
159212001	Not A Part	Independent	1.17	Jurupa	Not a Part

Background

The final MSHCP was approved by the County Board of Supervisors on June 17, 2003. The federal and state permits were issued on June 22, 2004 and implementation of the MSHCP began on June 23, 2004.

For more information concerning the MSHCP, contact your local city or the County of Riverside for the unincorporated areas. Additionally, the Western Riverside County Regional Conservation Authority (RCA), which oversees all the cities and County implementation of the MSHCP, can be reached at:

Western Riverside County Regional Conservation Authority
3403 10th Street, Suite 320
Riverside, CA 92501

Phone: 951-955-9700
Fax: 951-955-8873

www.wrc-rca.org

[Go Back To Previous Page](#)

[GIS Home Page](#)

[TLMA Home Page](#)

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. 24553– CEQA Exempt – Applicant: Oscar Rodriguez – Owner: Oscar Rodriguez – Second Supervisorial District – Prado-Mira Loma District – Jurupa Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) - Located Southerly of 50th Street, northerly of Dodd – 1.14 Acre – Zoning: Light Agricultural (A-1) (1/2 Acre Minimum) – REQUEST: The Plot Plan is to construct an 4,000 square foot detached RV/storage building on 1.14 acres, associated with the 960 square foot residence located at 5002 Dodd Street in Mira Loma, CA. APN: 159-212-001. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: August 23, 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@rcttma.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 24553 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

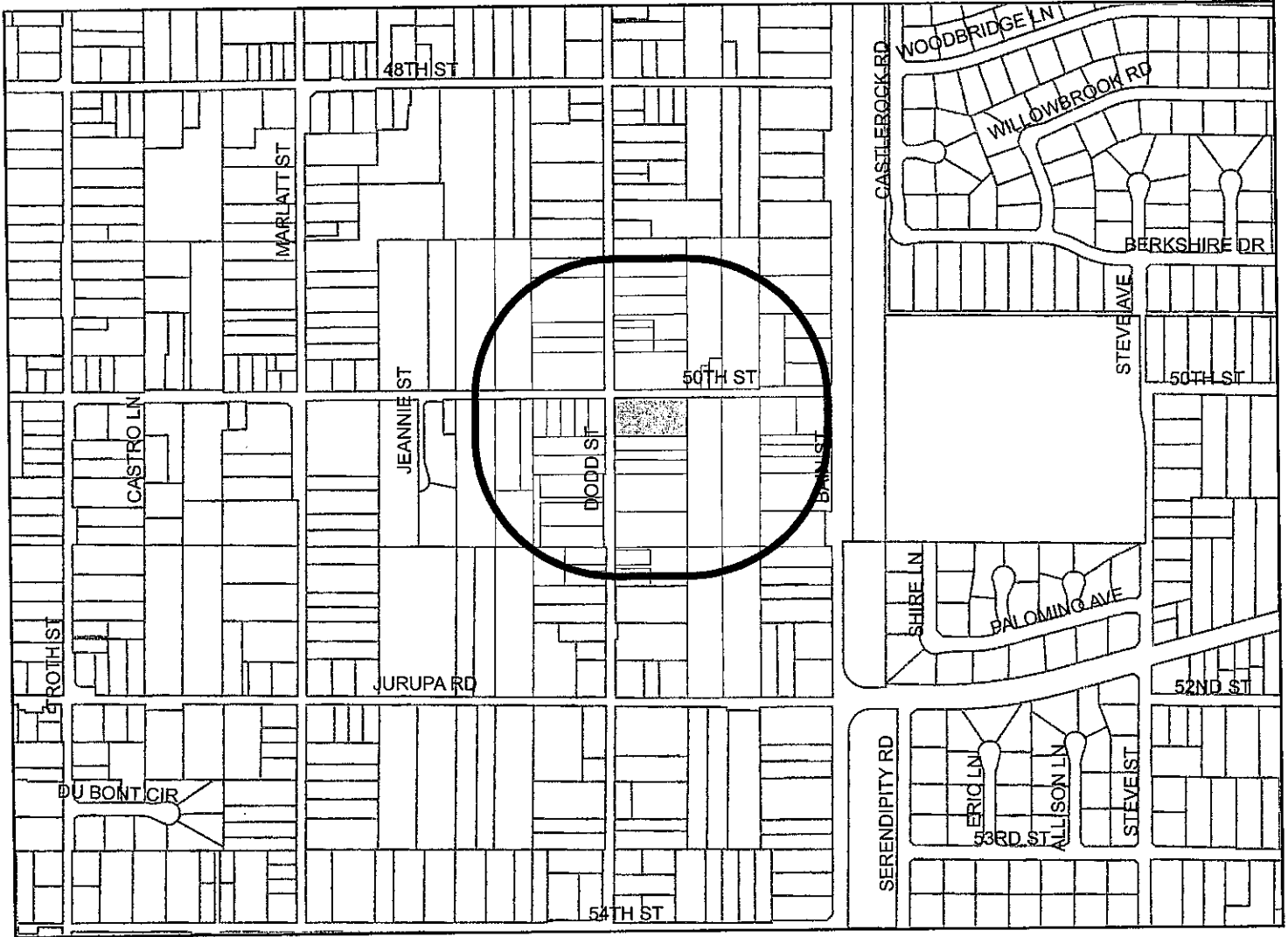
TITLE GIS Analyst

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

159-172-025	159-172-024	159-172-023	159-172-021	159-212-007	159-252-011	159-211-004	159-212-005	159-172-013	159-171-006
159-171-002	159-172-015	159-212-010	159-251-003	159-172-018	159-212-002	159-212-003	159-162-013	159-172-026	159-172-003
159-211-012	159-251-001	159-242-014	159-211-013	159-251-002	159-171-005	159-212-013	159-212-014	159-252-001	159-252-003
159-212-015	159-252-013	159-211-007	159-252-012	159-211-014	159-202-012	159-172-014	159-162-012	159-172-002	159-211-002
159-172-016	159-212-004	159-171-004	159-211-005	159-211-003	159-211-001	159-212-008	159-172-017	159-172-012	159-212-011
159-212-012	159-202-010	159-212-001	159-172-027	159-252-002	159-211-011	159-172-011	159-172-010	159-202-009	159-171-003
159-211-006	159-212-006	159-172-009	159-212-009	159-202-011					



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: 159172021, ASMT: 159172021
ADOLOFO ORTEGA, ETAL
4962 DODD ST
MIRA LOMA CA 91752

APN: 159171002, ASMT: 159171002
CARIDAD GONZALEZ
4919 DODD ST
MIRA LOMA CA. 91752

APN: 159212007, ASMT: 159212007
ALFONSO G OROZCO, ETAL
533 N EDITH ST
WEST COVINA CA 91790

APN: 159172015, ASMT: 159172015
CLIFFORD HUBBELL
4995 BAIN ST
MIRA LOMA CA. 91752

APN: 159252011, ASMT: 159252011
ANGEL PEREZ, ETAL
13780 RANCHERO DR
FONTANA CA 92337

APN: 159212010, ASMT: 159212010
DOROTHY MAXINE CRAIG
6149 HIRONYMOUS CT
VALLEY SPRINGS CA 95252

APN: 159211004, ASMT: 159211004
ANTON J VENHUDA, ETAL
C/O NICOLE VENHUDA
10314 50TH ST
MIRA LOMA CA. 91752

APN: 159251003, ASMT: 159251003
EARL W PENA, ETAL
5119 DODD ST
MIRA LOMA CA. 91752

APN: 159212005, ASMT: 159212005
ANTONIO AVILES, ETAL
5050 DODD ST
MIRA LOMA CA. 91752

APN: 159172018, ASMT: 159172018
EARL WILLIAM BENTLEY, ETAL
4903 BAIN ST
MIRA LOMA CA 91752

APN: 159172013, ASMT: 159172013
ANTONIO G MARIN, ETAL
10235 50TH ST
MIRA LOMA CA. 91752

APN: 159212003, ASMT: 159212003
EBERT RAY HARPER
5028 DODD ST
MIRA LOMA CA 91752

APN: 159171006, ASMT: 159171006
BERNARDA PEREZ, ETAL
4987 DODD ST
MIRA LOMA CA. 91752

APN: 159162013, ASMT: 159162013
EDWARD J MAJERUS, ETAL
10365 50TH ST
MIRA LOMA CA. 91752

APN: 159172026, ASMT: 159172026
ELIAS DESANTIAGO
4960 DODD ST
MIRA LOMA CA. 91752

APN: 159171005, ASMT: 159171005
HIPOLITO GALINDO, ETAL
4967 DODD ST
MIRA LOMA CA. 91752

APN: 159172003, ASMT: 159172003
ELVIA MENDOZA
4934 DODD ST
MIRA LOMA CA. 91752

APN: 159212014, ASMT: 159212014
JAMES CLYDE GRIFFIN, ETAL
5069 BAIN ST
MIRA LOMA CA. 91752

APN: 159211012, ASMT: 159211012
ENRIQUE FREGOSO
5081 DODD ST
MIRA LOMA CA. 91752

APN: 159252003, ASMT: 159252003
JAVIER R MUNIZ
5106 DODD ST
MIRA LOMA CA 91752

APN: 159251001, ASMT: 159251001
FRANK S ABACHERLI, ETAL
C/O VIRGINIA ABACHERLI
5111 DODD ST
MIRA LOMA CA. 91752

APN: 159252013, ASMT: 159252013
JOHN R KENNER, ETAL
1261 ROSEWOOD PL
HEMET CA 92543

APN: 159242014, ASMT: 159242014
FRANK S ABACHERLI, ETAL
P O BOX 3327
MIRA LOMA CA 91752

APN: 159211007, ASMT: 159211007
JORGE ALVARADO, ETAL
5045 DODD ST
MIRA LOMA CA. 91752

APN: 159211013, ASMT: 159211013
GUILLERMINA HERNANDEZ
5093 DODD ST
MIRA LOMA CA. 91752

APN: 159252012, ASMT: 159252012
JOSE VELASQUEZ
10249 JURUPA RD
MIRA LOMA CA. 91752

APN: 159251002, ASMT: 159251002
HEIDE REDMON, ETAL
5105 DODD ST
MIRA LOMA CA. 91752

APN: 159202012, ASMT: 159202012
JUAN CONO ARELLANO, ETAL
1380 E LAUREL AVE
TULARE CA 93274

APN: 159172014, ASMT: 159172014
JUAN J ABUNDIZ, ETAL
10221 50TH ST
MIRA LOMA CA. 91752

APN: 159211005, ASMT: 159211005
MARIA IRMA VASQUEZ
10310 50TH ST
MIRA LOMA CA. 91752

APN: 159162012, ASMT: 159162012
JUAN RIVERA, ETAL
10387 50TH ST
MIRA LOMA CA. 91752

APN: 159211003, ASMT: 159211003
MARICELA MARQUEZ
10316 50TH ST
MIRA LOMA CA. 91752

APN: 159172002, ASMT: 159172002
LEOVARDO BARTOLO LEON
4924 DODD ST
MIRA LOMA CA. 91752

APN: 159211001, ASMT: 159211001
MARTA J WEBB
10338 50TH ST
MIRA LOMA CA. 91752

APN: 159211002, ASMT: 159211002
LINDA HERNANDEZ
10324 50TH ST
MIRA LOMA CA. 91752

APN: 159212008, ASMT: 159212008
MARTHA ESCOBAR, ETAL
10236 50TH ST
MIRA LOMA CA. 91752

APN: 159172016, ASMT: 159172016
LOUIS FRANCIS CARUSO, ETAL
4975 BAIN ST
MIRA LOMA CA. 91752

APN: 159172017, ASMT: 159172017
MICHAEL A CORSI, ETAL
4955 BAIN ST
MIRA LOMA CA. 91752

APN: 159212004, ASMT: 159212004
LUIS ALDACO JIMENEZ, ETAL
5046 DODD ST
MIRA LOMA CA. 91752

APN: 159172012, ASMT: 159172012
MIGUEL SANCHEZ, ETAL
502 LOCUST ST
ONTARIO CA 91762

APN: 159171004, ASMT: 159171004
MARGARITA MEDINA
4957 DODD ST
MIRA LOMA CA. 91752

APN: 159212012, ASMT: 159212012
MIKE A AGUILAR
5035 BAIN ST
MIRA LOMA CA. 91752



APN: 159202010, ASMT: 159202010
OSCAR H HUIZAR
10366 50TH ST
MIRA LOMA CA. 91752

APN: 159171003, ASMT: 159171003
RUBEN AVALOS
4955 DODD ST
MIRA LOMA CA. 91752

APN: 159212001, ASMT: 159212001
OSCAR RODRIGUEZ, ETAL
5002 DODD ST
MIRA LOMA CA. 91752

APN: 159211006, ASMT: 159211006
RUBEN GODINEZ, ETAL
5031 DODD ST
MIRA LOMA CA. 91752

APN: 159172027, ASMT: 159172027
PABLO SANCHEZ PABLOS
4944 DODD ST
MIRA LOMA CA. 91752

APN: 159212006, ASMT: 159212006
SANTIAGO AVILES, ETAL
5078 DODD ST
MIRA LOMA CA. 91752

APN: 159252002, ASMT: 159252002
RAMON LOPEZ, ETAL
5120 DODD ST
MIRA LOMA CA. 91752

APN: 159172009, ASMT: 159172009
SIEGFRIED MARTIN THEISS, ETAL
990 MASSACHUSETTS
BEAUMONT CA 92223

APN: 159211011, ASMT: 159211011
REFUGIO DELATORRE
5065 DODD ST
MIRA LOMA CA. 91752

APN: 159212009, ASMT: 159212009
SUMMER WELLNITZ
10228 50TH ST
MIRA LOMA CA. 91752

APN: 159172010, ASMT: 159172010
ROLANDO LUNA GALVEZ
10253 50TH ST
MIRA LOMA CA 91752

APN: 159202011, ASMT: 159202011
TONY JANCITO CANHOTO
10330 50TH ST
MIRA LOMA CA. 91752

APN: 159202009, ASMT: 159202009
ROSEMARY DEURMEIER
10384 50TH ST
MIRA LOMA CA. 91752

Agenda Item No.: **3.5**
Supervisory District: Third
Project Planner: Bahelila Boothe

Plot Plan Number: 24625
Applicant: Doug Alridge
Directors Hearing: August 23, 2010
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 5,400 square foot detached metal storage building on 9.48 acres, associated with the 2,204 square foot residence located at 25210 California Avenue in Hemet, CA. APN: 455-120-001

ISSUES OF RELEVANCE:

Based on the size of the proposed metal storage building, the project was transmitted to Flood Control and Building & Safety – Grading Division. The project has been reviewed by both departments and conditions have been added to the approval package.

RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24625, 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 San Jacinto Valley Area Plan.

SA
7/27/10

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 A-1 zone.
6. The proposed 5,400 square foot detached metal storage building is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The detached metal storage building 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 #: PP24625

Parcel: 455-120-001

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. 24625 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24625, dated June 30, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION DRAFT

The use hereby permitted is a minor plot plan to construct a 5,400 square foot detached metal storage building on 9.48 acres, associated with the 2,204 square foot residence located at 25210 California Avenue in Hemet, CA.
APN: 455-120-001

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 24625. The COUNTY will promptly notify the applicant/ permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

BS GRADE DEPARTMENT

10.BS GRADE. 1 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.

PLOT PLAN:ADMINISTRATIVE Case #: PP24625

Parcel: 455-120-001

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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan No. 24625 proposes a 5,400 sq. ft. detached metal accessory building. The project site is located south of Tres Cerritos Avenue and east of California Avenue, easterly of the City of Hemet. Existing structures located on the site, including a house and shed, will remain.

PLOT PLAN:ADMINISTRATIVE Case #: PP24625

Parcel: 455-120-001

10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) RECOMMND

The project is subject to sheet flow type runoff from the area to the west. The project is located within the Santa Ana watershed, and is considered a significant redevelopment since it includes the addition, or creation of at least 5,000 square feet of impervious surfaces on an existing developed site. Therefore a final site specific Water Quality Management Plan (WQMP) is required.

The project site is located in the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan (ADP) where fees have been adopted by the Board of Supervisors. However, the amount of impervious surface proposed is insignificant and therefore the District shall not impose any fee at this time. Should additional development or use be proposed, the mitigation fee may be levied at that time.

10.FLOOD RI. 2 USE FINAL WQMP ONLY RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.rcflood.org under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

PLOT PLAN:ADMINISTRATIVE Case #: PP24625

Parcel: 455-120-001

10. GENERAL CONDITIONS

10.FLOOD RI. 2 USE FINAL WQMP ONLY (cont.)

RECOMMND

The developer shall submit a report that meets the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

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. 24625 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

PLOT PLAN:ADMINISTRATIVE Case #: PP24625

Parcel: 455-120-001

10. GENERAL CONDITIONS

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

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.

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24625

Parcel: 455-120-001

20. PRIOR TO A CERTAIN DATE

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

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

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 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

PLOT PLAN:ADMINISTRATIVE Case #: PP24625

Parcel: 455-120-001

60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

(SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

60.PLANNING. 1 SUP - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

PLOT PLAN:ADMINISTRATIVE Case #: PP24625

Parcel: 455-120-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

SUP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of samples and specimens.
- 9.Fossil identification and curation procedures to be employed.
- 10.Identification of the permanent repository to receive any recovered fossil material. * The County of Riverside must be consulted on the repository/museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.
- 11.All pertinent exhibits, maps and references.
- 12.Procedures for reporting of findings.
- 13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

PLOT PLAN:ADMINISTRATIVE Case #: PP24625

Parcel: 455-120-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 SUP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS:GRADE. 1 USE-G3.1NO B/PMT.W/O G/PMT RECOMMND

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

PLOT PLAN:ADMINISTRATIVE Case #: PP24625

Parcel: 455-120-001

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 30, 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 30, 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

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE-G4.2 1/2"/FT/3FT MIN RECOMMND

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 USE IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement

PLOT PLAN:ADMINISTRATIVE Case #: PP24625

Parcel: 455-120-001

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 1 USE IMPLEMENT WQMP (cont.)

RECOMMND

all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

PLANNING DEPARTMENT

90.PLANNING. 1 SUP - PALEO MONITORING REPORT

RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

\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 : 25210 California Ave, Hemet

+ P/C Log # : PP24625A

+ BY : Klaarenbeck, R.

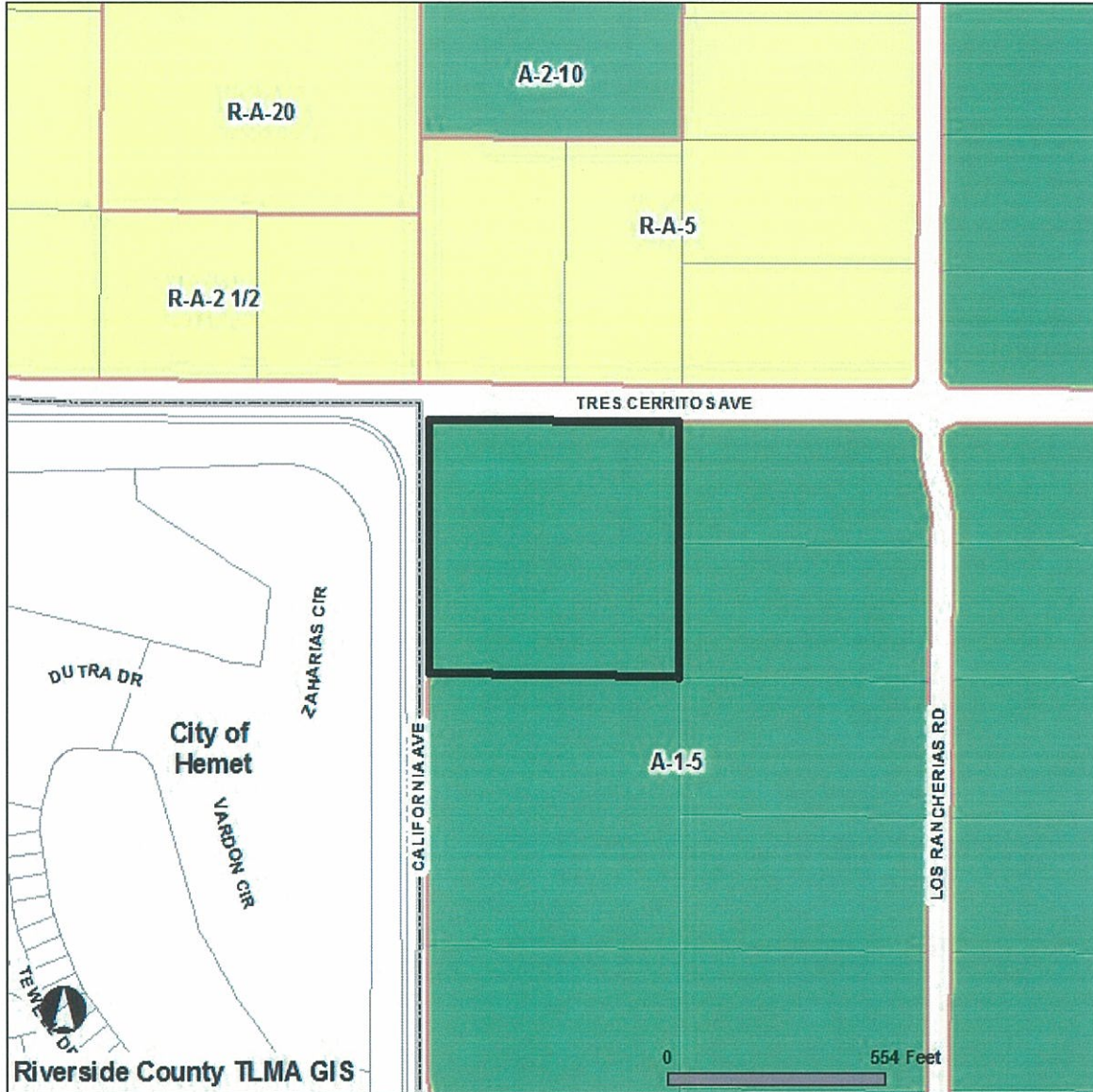
+ PHONE: (951) 955-1833

+ DATE : 07/07/2010

The plot plan indicates a 5,400 square foot private garage. The floor plan indicates a fire wall to divide the structure into maximum 3,000 square foot areas within the garage as required per sections 406.1 of the 2007 California Building Code (CBC). The fire partitions shall comply with section 705 (2 hr. rating) of the 2007 CBC as noted on the floor plan exhibit.

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.

RIVERSIDE COUNTY GIS



Selected parcel(s):
455-120-001

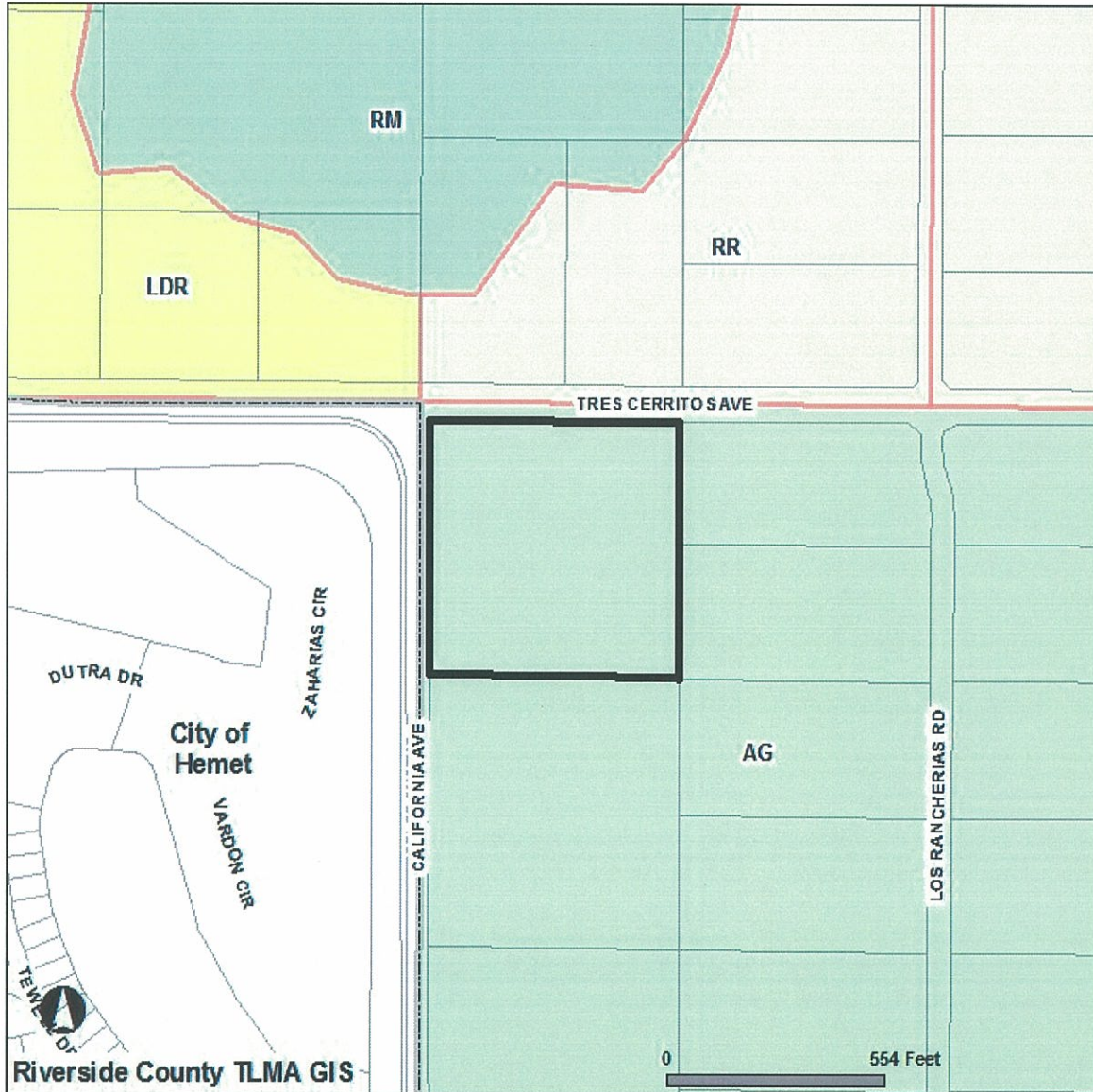
IMPORTANT

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RIVERSIDE COUNTY GIS



Selected parcel(s):
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RIVERSIDE COUNTY GIS



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Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
455-120-001

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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: TP 24625 DATE SUBMITTED: 6/29/10

APPLICATION INFORMATION

Applicant's Name: W. D. ALDRIDGE E-Mail: WALDRIDGE2@ROADRUNNER.COM

Mailing Address: 1171 PINEAU
SAN JACINTO CA 92582
City State ZIP

Daytime Phone No: (909) 214-1212 Fax No: ()

Engineer/Representative's Name: SAME AS ABOVE E-Mail: _____

Mailing Address: _____
City State ZIP

Daytime Phone No: () Fax No: ()

Property Owner's Name: FRED WILLIAMS E-Mail: _____

Mailing Address: 25210 CALIFORNIA AVE
HEMET CALIF 92545
City State ZIP

Daytime Phone No: (951) 634-1195 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).

DOUG ALDRIDGE Doug Aldridge
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):

FRED WILLIAMS Will
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

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 455-120-001
Section: 12 Township: 5 SOUTH Range: 2 WEST
Approximate Gross Acreage: 9.48
General location (nearby or cross streets): North of DEVONSHIRE, South of _____

APPLICATION FOR MINOR PLOT PLAN

TRES CERRITOS, East of _____, West of LOS PANUELOS
Thomas Brothers Map, edition year, page no., and coordinates: RD. 810 - A6 (2007)

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

exhibit. No landscaping, figures, or other presentation decorations shall be illustrated on the building elevations.

The following is the minimum information required on the primary exhibit. If any required information is not applicable to a specific project, an explanatory note must be placed on the exhibit as to why the information is not necessary. All exhibits must be clearly drawn and legible. *NOTE: Additional information may be required during review of the land use proposal, including information not specifically required on this checklist.* PLANS MUST BE FOLDED NO LARGER THAN 8½" x 14"

Commercial/Industrial	Kennel/Cafetry	Christmas Tree Lot	Accessory Building	Guest House	Agricultural Dwelling	Beauty Shop	Minor Outdoor Event	Signs – Onsite/Offsite	Temporary Sales Trailer	Model Home Complex	Final Site Plan of Development	Landscape Plan	Wireless Communication Facilities	MINOR PLOT PLAN EXHIBIT REQUIREMENTS
x	x	x	x	x	x	x	x	x	x	x	x	x	x	1. Name, address, and telephone number of applicant.
x	x	x	x	x	x	x	x	x	x	x	x	x	x	2. Name, address, and telephone number of landowner.
x	x	x	x	x	x	x	x	x	x	x	x	x	x	3. Name, address, and telephone number of exhibit preparer.
x	x	x	x	x	x	x	x	x	x	x	x	x	x	4. Assessor Parcel Number(s) and address of property.
x	x	x	x	x	x	x	x	x	x	x	x	x	x	5. Scale (number of feet per inch). Use Engineer's Scale for all maps/exhibits. Architect's Scale is only acceptable for floor plans, elevations, and landscaping plans.
x	x	x	x	x	x	x	x	x	x	x	x	x	x	6. North Arrow
x	x	x	x	x	x	x	x	x	x	x	x	x	x	7. Date exhibit prepared.
x	x	x	x	x	x	x	x	x	x	x	x	x	x	8. Title of Exhibit (i.e. A Plot Plan for Beauty Shop)
x	x	x	x	x	x	x	x	x	x	x	x	x	x	9. Complete legal description of property.
x	x	x	x	x	x	x	x	x	x	x	x	x	x	10. Overall dimensions and total net and gross acreage of property.
x	x	x	x	x	x	x	x	x	x	x	x	x	x	11. Vicinity map, showing site relationship to major highways and cities, and two access roads. Proposed and existing paved roads will be indicated by heavy dark lines or noted as paved.
x	x	x	x	x	x	x	x	x	x	x	x	x	x	12. Thomas Brothers map page and coordinates. Identify edition year used.
x	x	x	x	x	x	x	x	x	x	x	x	x	x	13. Location of adjoining property and lot lines.
x	x	x	x	x	x	x	x	x	x	x	x	x	x	14. Existing and/or proposed zoning and land use of property.
x	x	x	x	x	x	x	x	x	x	x	x	x	x	15. Existing land use and zoning of property immediately surrounding subject property.
x			x	x	x					x	x			16. Names of utility purveyors and school district(s), including providers of water, sewer, gas, electricity, telephone, and cable television.

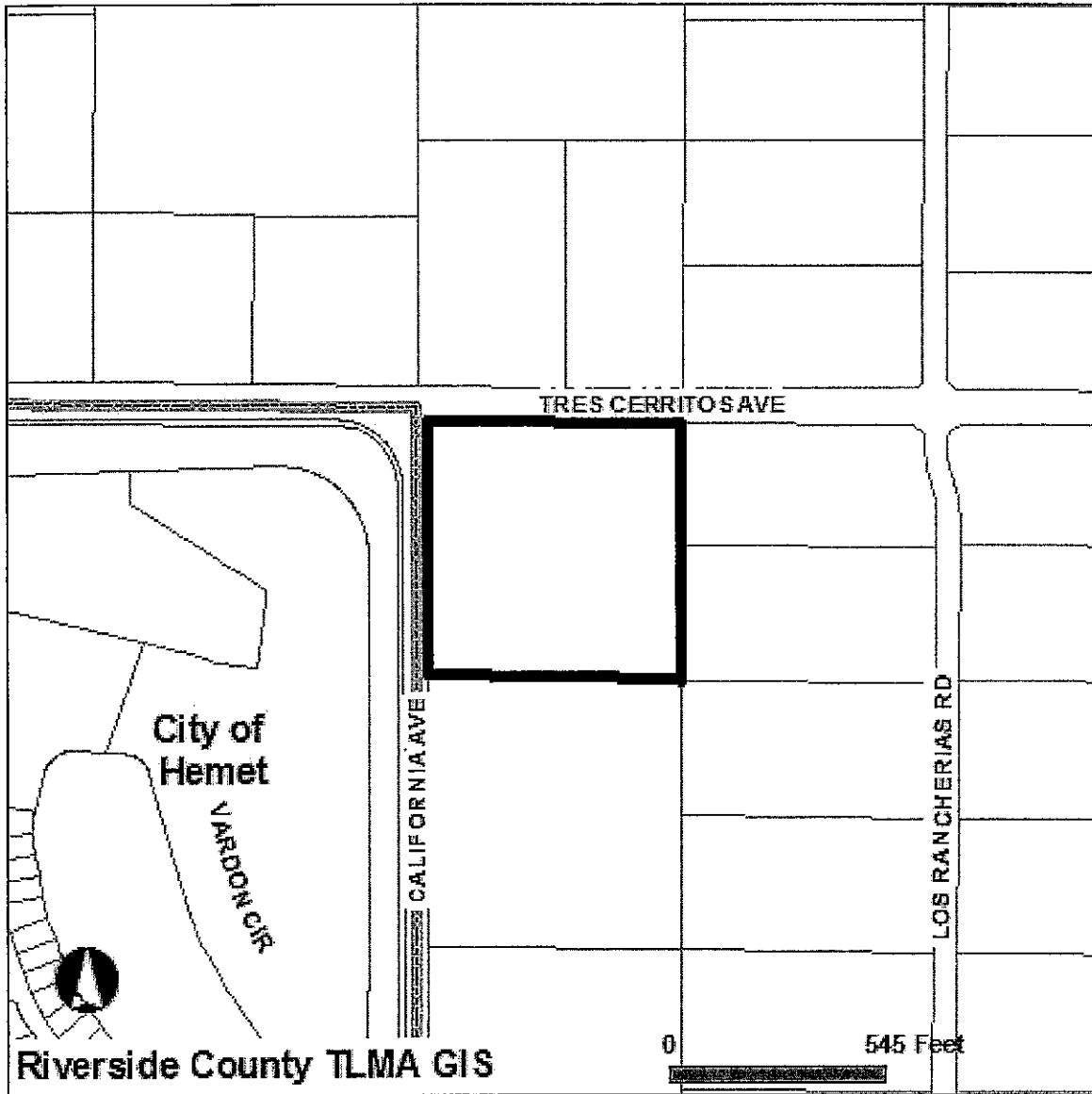
APPLICATION FOR MINOR PLOT PLAN

Commercial/Industrial	Kennel/Cattery	Christmas Tree Lot	Accessory Building	Guest House	Agricultural Dwelling	Beauty Shop	Minor Outdoor Event	Signs – Onsite/Offsite	Temporary Sales Trailer	Model Home Complex	Final Site Plan of Development	Landscape Plan	Wireless Communication Facilities	MINOR PLOT PLAN EXHIBIT REQUIREMENTS
x		x	x	x	x	x	x	x	x	x	x		x	17. Location, widths, and improvements of existing and proposed public utility easements, transmission lines, power and telephone poles, and underground utilities on or abutting the property.
x		x	x	x	x	x	x		x	x	x	x	x	18. Names, locations, rights-of-way widths, and improvements of adjacent existing streets.
x	x	x	x	x	x	x	x		x	x	x	x	x	19. Streets, alleys, and rights-of-way providing legal access to the property.
x		x	x	x	x	x	x		x	x	x	x	x	20. Location, dimensions, setbacks, and nature of proposed and existing fences, gates, walls, free-standing signs, driveways, turnout and/or turnarounds, curbs, drainage structures, and above and below ground structures, including subsurface sewage disposal systems.
x		x		x		x	x		x	x		x	x	21. Location, dimensions, arrangement and numbering of parking spaces for existing and/or proposed parking and loading/unloading facilities, identifying handicapped and compact parking spaces.
x		x	x	x	x	x	x		x	x			x	22. Location and dimensions of existing and proposed ingress and egress, and methods of vehicular circulation.
x	x		x	x				x					x	23. Location, dimensions, elevations, and height of existing dwellings, buildings or other structures, labeled as existing, and indicating whether they are to remain or be removed.
x			x	x						x		x	x	24. Location, dimensions, and height of proposed dwellings, buildings, or other structures, labeled as proposed.
x	x	x	x	x		x	x		x	x			x	25. Setback dimensions of existing structures and paved areas.
x	x		x	x		x	x		x	x			x	26. Setback dimensions of proposed structures and paved areas.
x												x		27. Labeled landscape areas with dimensions and spacing of proposed planters. Label any conservation/biological mitigation areas interior or adjacent to the project site.
x			x	x	x	x			x	x				28. Square footage calculations per floor and total for building, for each building shown, and per dwelling unit as applicable.
x										x		x		29. Irrigation and landscaping plans prepared pursuant to Ordinance No. 859, Ordinance No. 348 Section 18.12 (for off-street parking areas), and the County of Riverside Guide to California Friendly Landscaping.

APPLICATION FOR MINOR PLOT PLAN

Commercial/Industrial	Kennel/Cattery	Christmas Tree Lot	Accessory Building	Guest House	Agricultural Dwelling	Beauty Shop	Minor Outdoor Event	Signs -- Onsite/Offsite	Temporary Sales Trailer	Model Home Complex	Final Site Plan of Development	Landscape Plan	Wireless Communication Facilities	MINOR PLOT PLAN EXHIBIT REQUIREMENTS
									x	x	x	x		30. Case number for parent approval (Tract, CUP, Plot Plan, etc.)
												x		31. Show the six inch curb and twelve (12) inch wide walkway, to be constructed along planters on end stalls adjacent to auto parking.
												x		32. Detailed irrigation plans required

RIVERSIDE COUNTY GIS



Selected parcel(s):
455-120-001

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STANDARD WITH PERMITS REPORT

APNs

455-120-001-6

OWNER NAME / ADDRESS

FRED R WILLIAMS
CYNTHIA WILLIAMS
25210 CALIFORNIA AVE
HEMET, CA. 92545

MAILING ADDRESS

(SEE OWNER)
25186 LOS RANCHERIAS RD
HEMET CA. 92545

LEGAL DESCRIPTION

LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 9.48 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 2204 SQFT., 3 BDRM/ 1.75 BATH, 1 STORY, DETACHED GARAGE(720 SQ. FT), CONST'D 1973SHAKE, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 810 GRID: A6

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

T5SR2W SEC 12

ELEVATION RANGE

1556/1572 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

NONE

ZONING CLASSIFICATIONS (ORD. 348)

A-1-5

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

AIRPORT INFLUENCE AREAS

HEMET-RYAN

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. 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
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
104

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

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

FLOOD PLAIN REVIEW

FLOOD PLAIN MANAGEMENT REVIEW IS REQUIRED. CONTACT THE FLOOD PLAIN MANAGEMENT SECTION AT (951) 955-1200 FOR INFORMATION

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

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.

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

GREEN ACRES

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

ZONE B, 29.54 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

042721

FARMLAND

OTHER LANDS

TAX RATE AREAS

071-112

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- EASTERN MUN WTR IMP DIST 17
- EASTERN MUNICIPAL WATER
- EMWD IMP DIST 24
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE

- HEMET UNIFIED SCHOOL
- 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
- VALLEY WIDE REC & PARK

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

NO CODE COMPLAINTS

BUILDING PERMITS

Case #	Description	Status
BME010099	REPLACE ROOFTOP HEATING AND A/C UNIT	FINAL
BZ266112	100 AMP SVC	FINAL
BZ220548	DET. GARAGE	FINAL
BZ221790	TEMP. CONST. SERV.	FINAL
BZ202077	REGISTER - HAY BARN	FINAL
BZ220547	DWLG	FINAL

ENVIRONMENTAL HEALTH PERMITS

NO ENVIRONMENTAL PERMITS

PLANNING PERMITS

REPORT PRINTED ON...Tue Jun 29 09:02:12 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. 24625 – CEQA Exempt – Applicant: Doug Aldridge – Owner: Fred Williams - Third Supervisorial District – Hemet/San Jacinto District – San Jacinto Valley Area Plan – Agricultural: Agricultural (10 Acres Minimum) - Located Northerly Tres Cerritos Avenue, westerly of Los Rancherias Road, easterly on California Avenue – 9.48 Acres – Zoning: Light Agricultural (A-1-5) – REQUEST: The Plot Plan is a proposal to construct an 5,400 square foot detached metal storage building on 9.48 acres, associated with the 2,204 square foot residence located at 25210 California Avenue in Hemet, CA. APN: 455-120-001. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: August 23, 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 7/27/2010,

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

APN (s) or case numbers PP 24625 For

Company or Individual's Name Planning Department,

Distance buffered 600' 1200'.

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

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

NAME: Vinnie Nguyen

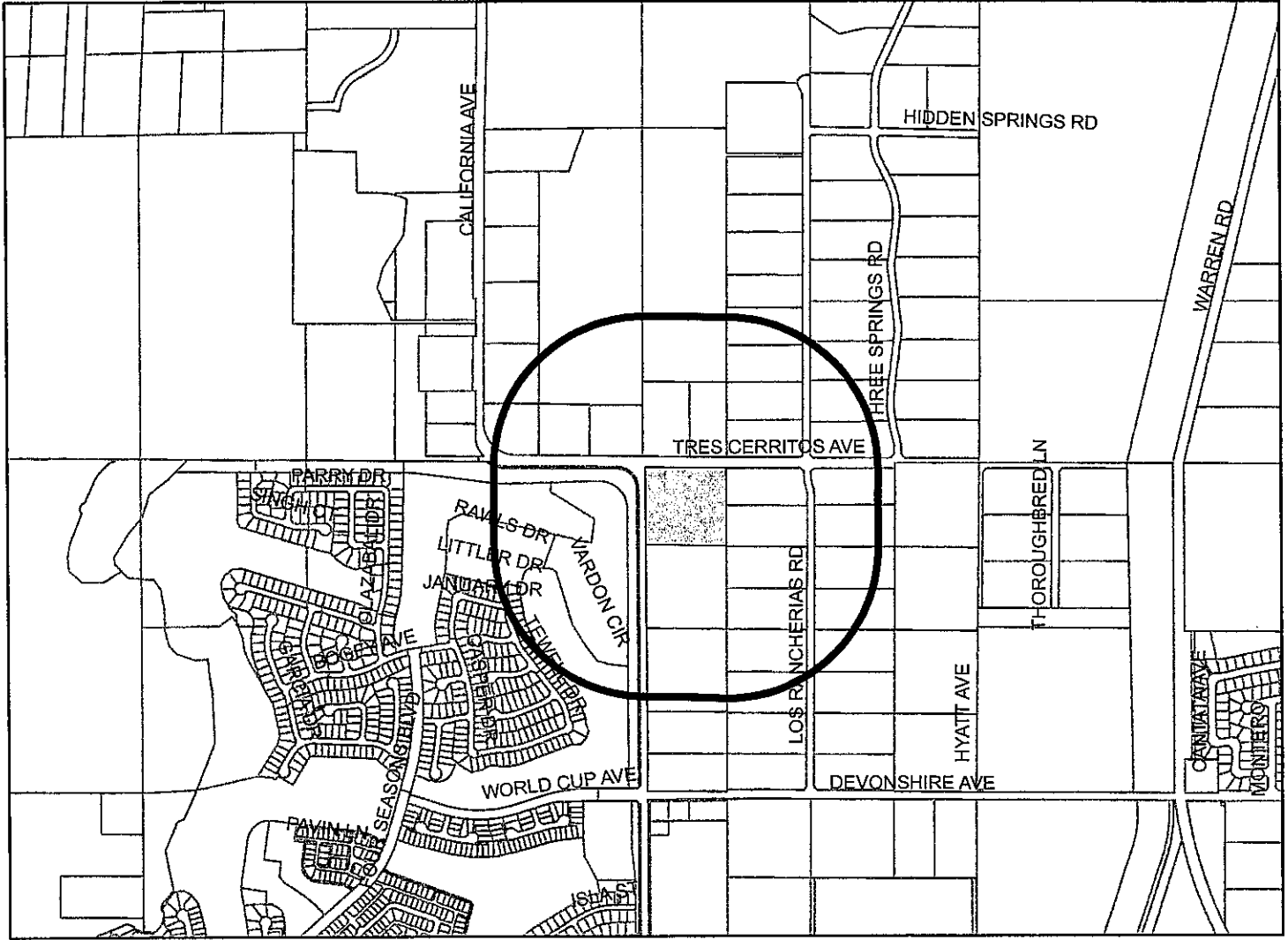
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

1200 feet buffer



Selected Parcels

455-550-001	455-100-005	455-100-002	455-120-003	455-520-013	455-370-019	455-370-036	455-090-018	455-090-048	455-090-049
455-120-044	455-120-001	455-120-035	455-520-004	455-520-010	455-520-011	455-370-024	455-370-023	455-100-006	455-120-043
455-550-002	455-520-003	455-120-002	455-100-004	455-520-028	455-520-007	455-120-042	455-520-001	455-090-016	455-520-064
455-520-012	455-510-027	455-100-018	455-120-041	455-120-046	455-120-045	455-520-008	455-550-003	455-120-034	455-090-017
455-520-005	455-120-033	455-120-037	455-120-036	455-100-007	455-100-003	455-520-009	455-520-002	455-520-006	



1,600 800 0 1,600 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: 455550001, ASMT: 455550001
CARL JAMES FLETCHER
4390 HOLLYVALE LN
HEMET CA 92545

APN: 455090048, ASMT: 455090048
DONALD L DIGBY, ETAL
25080 CALIFORNIA
HEMET CA 92545

APN: 455100005, ASMT: 455100005
CAROL COOPER
27409 SANTA FE ST
HEMET CA 92543

APN: 455090049, ASMT: 455090049
DONALD L DIGBY, ETAL
25080 CALIFORNIA AVE
HEMET CA. 92545

APN: 455100002, ASMT: 455100002
CASH HOVIVIAN, ETAL
35051 TRES CERRITOS AVE
HEMET CA. 92545

APN: 455120044, ASMT: 455120044
FRANK C ALDRICH, ETAL
25247 LOS RANCHERIAS RD
HEMET CA. 92545

APN: 455120003, ASMT: 455120003
CLARENCE E ADAMS, ETAL
25300 CALIFORNIA AVE
HEMET CA. 92545

APN: 455120001, ASMT: 455120001
FRED R WILLIAMS, ETAL
25186 LOS RANCHERIAS RD
HEMET CA 92545

APN: 455520013, ASMT: 455520013
CYNTHIA E KANSKY
212 1/2 MARGUERITE AVE
CORONA DEL MAR CA 92625

APN: 455120035, ASMT: 455120035
FREDERICK R WILLIAMS, ETAL
25186 LOS RANCHERIAS
HEMET CA 92545

APN: 455370036, ASMT: 455370036
DESERT DUNES GOLF CLUB
13115 SYDNEY RD
DOVER FL 33527

APN: 455520004, ASMT: 455520004
GEORGIA A MATHIS
468 TEWELL DR
HEMET CA. 92545

APN: 455090018, ASMT: 455090018
DONALD DICK VANDAM, ETAL
24850 CALIFORNIA AVE
HEMET CA. 92545

APN: 455520010, ASMT: 455520010
GORDON GEORGE GILBERT, ETAL
516 TEWELL DR
HEMET CA. 92545



APN: 455520011, ASMT: 455520011
HARRY E DAY, ETAL
524 TEWELL DR
HEMET CA. 92545

APN: 455100004, ASMT: 455100004
JEROME G JAECKELS
34306 HWY 74
HEMET CA 92545

APN: 455370023, ASMT: 455370023
HEARTLAND MSK REALTY VENTURES
P O BOX 300489
ESCONDIDO CA 92030

APN: 455520028, ASMT: 455520028
JOANN CHURCH
7820 JANUARY DR
HEMET CA. 92545

APN: 455100006, ASMT: 455100006
HENRY J LOOTS, ETAL
24789 LOS RANCHERIAS RD
HEMET CA. 92545

APN: 455520007, ASMT: 455520007
JOHN BATES, ETAL
492 TEWELL DR
HEMET CA. 92545

APN: 455120043, ASMT: 455120043
JAMES M BERNARDIN, ETAL
25185 LOS RANCHERIAS RD
HEMET CA. 92545

APN: 455120042, ASMT: 455120042
JOHN D FIRTH, ETAL
25123 RANCHERIAS RD
HEMET CA. 92545

APN: 455550002, ASMT: 455550002
JAMES Y TSAI, ETAL
1668 ANDALUSIAN ST
SAN JACINTO CA 92582

APN: 455520001, ASMT: 455520001
JOHN G HARRINGTON, ETAL
446 TEWELL DR
HEMET CA. 92545

APN: 455520003, ASMT: 455520003
JAVIER PARADA, ETAL
460 TEWELL DR
HEMET CA. 92545

APN: 455090016, ASMT: 455090016
JULIE ANN BOERSMA
25020 CALIFORNIA AVE
HEMET CA. 92545

APN: 455120002, ASMT: 455120002
JEROME G JAECKELS
34306 US HIGHWAY 74
HEMET CA 92545

APN: 455520064, ASMT: 455520064
K HOVNANIANS FOUR SEASONS HEMET COMM ASSN
C/O K HOVNANIAN HOMES
1500 S HAVEN STE 100
ONTARIO CA 91764



APN: 455520012, ASMT: 455520012
KELLY C COLLIER, ETAL
532 TEWELL DR
HEMET CA. 92545

APN: 455550003, ASMT: 455550003
ROBERT L HOLCOMB, ETAL
3040 E FLORIDA AVE
HEMET CA 92544

APN: 455510027, ASMT: 455510027
LARRY J MILES, ETAL
440 TEWELL DR
HEMET CA. 92545

APN: 455120034, ASMT: 455120034
ROBERT R SHEFFIELD, ETAL
25124 LOS RANCHERIAS RD
HEMET CA. 92545

APN: 455100018, ASMT: 455100018
LEV ISAAC BERGER
2115 FLAMETREE WAY
HEMET CA 92545

APN: 455090017, ASMT: 455090017
RODNEY A LOKEN, ETAL
24960 CALIFORNIA AVE
HEMET CA. 92545

APN: 455120041, ASMT: 455120041
LUCY A COTE
25061 LOS RANCHERIAS RD
HEMET CA 92545

APN: 455520005, ASMT: 455520005
RONNIE A REEDY, ETAL
476 TEWELL DR
HEMET CA. 92545

APN: 455120046, ASMT: 455120046
MARIO O CISNEROS, ETAL
25371 LOS RANCHERIAS RD
HEMET CA. 92545

APN: 455120033, ASMT: 455120033
ROSA I ZAMBRANO, ETAL
C/O JOSE M GONZALEZ
25062 LOS RANCHERIAS RD
HEMET CA. 92545

APN: 455120045, ASMT: 455120045
PISCEVIC CAROLYN M REVC TRUST
C/O JASON ORLANDO TR
2440 39TH PL NW
WASHINGTON DC 20007

APN: 455120037, ASMT: 455120037
THANH TRUONG, ETAL
25310 LOS RANCHERIAS
HEMET CA. 92545

APN: 455520008, ASMT: 455520008
ROBERT F JENKINS, ETAL
274 PLANTATION SPRINGS DR
FLORENCE AL 35630

APN: 455120036, ASMT: 455120036
TIC INV CO
C/O JACMAR CO
2200 W VALLEY BLV
ALHAMBRA CA 91803





APN: 455100007, ASMT: 455100007
TRENT W THOMPSON, ETAL
24781 LOS RANCHERIAS RD
HEMET CA. 92545

APN: 455100003, ASMT: 455100003
TRES CERRITOS REAL ESTATE TRUST
C/O CASH HOVIVIAN
35051 TRES CERRITOS
HEMET CA 92545

APN: 455520009, ASMT: 455520009
VICTORIA DANNER
508 TEWELL DR
HEMET CA. 92545

APN: 455520002, ASMT: 455520002
WILLIAM GULLETTE
452 TEWELL DR
HEMET CA. 92545

APN: 455520006, ASMT: 455520006
WILLIAM SWINNEY, ETAL
1228 N MARK LN
ANAHEIM CA 92807



Agenda Item No.: 4.1
Supervisory District: First
Project Planner: Bahelila Boothe

Plot Plan Number: 24483
Variance No. 1866
Applicant: Michael Rech
Directors Hearing: August 23, 2010
Continued from July 12, 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 RV garage with storage and Variance application to reduce front yard setback to 27 feet and exceed the zone height allowed by 1'8" for gable on roof of garage on .75 acre associated with a 2,586 square foot residence located at 14150 Moonridge Drive in Riverside, CA. APN: 271-190-025

BACKGROUND:

The project was continued from the July 12, 2010 Director's Hearing, per applicant request to revise the elevations and design of proposed structure. The detached RV garage with storage overall height of the structure will maintain the 20 feet maximum height but will exceed the building height 1'8" for a gable feature on garage that will make the structure more consistent with current residence. The variance will reduce front yard setback 75 feet to 27 feet due to the topography and shape of lot.

ISSUES OF RELEVANCE:

The property is located in a High Fire Area and has been reviewed and conditioned by County Fire Department. The proposed accessory structure is located within the 75' setback required for the accessory structure. The applicant has applied for Variance 1866 to allow proposed accessory structure to be placed at 27' from the front property line, due to lot size, topography and septic system location on the parcel.

The proposed accessory structure exceeds the height limits by 1'8"; since the structure has a specific gable feature to match the main residence Planning Department will include this height increase as part of the variance application, making the structure more architectural compatible with the main residence.

RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24483/Variance No. 1866, 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 not consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348. The project does not meet the minimum setback required for accessory structure. Variance No. 1866 has been applied for to address the setback issue including height variance.

SA
8/16/10

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.
7. Proposed project meets the setback variance requirements for submittal based on lots size, topography and location of septic system.
8. Proposed project height variance to exceed the building height by 1'8" for a roof gable to make the structure architecturally compatible with the main residence due to location of detached garage.

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 Lake Mathews/Woodcrest Area Plan.
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 (1/2 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 RV garage with storage is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The detached RV garage with storage is located less than 30 from the main building.
8. The accessory building is consistent with the architecture of the main building.
9. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: ... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

10. Topography, lot size and septic location will not allow placement of the proposed accessory structure to meet the 75' setback.
11. The proposed 1'8" height increase for the roof gable will make the structure more architecturally compatible with the main residence.

PLOT PLAN:ADMINISTRATIVE Case #: PP24483

Parcel: 271-190-025

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. 24483 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24483, Exhibit A-1, Amended #1, dated July 6, 2010.

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 24483. 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. 4 VAR - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is Plot Plan to construct a 1,200 square foot detached RV Garage with storage and Variance to reduce front yard setback from 75' to 27' and exceed building height 1'8" for gable feature on garage on .75 acre, associated with a 2,586 square foot residence located at 14150 Moonridge Drive in Riverside, CA. APN: 271-190-025

10. EVERY. 5 VAR - 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 Variance No.

PLOT PLAN:ADMINISTRATIVE Case #: PP24483

Parcel: 271-190-025

10. GENERAL CONDITIONS

10. EVERY. 5 VAR - HOLD HARMLESS (cont.) RECOMMND

1866. 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. 6 VAR - 90 DAYS TO PROTEST RECOMMND

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this application.

10. EVERY. 8 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 1,200 square feet detached RV Garage with storage on .75 acre, associated with a 2,586 square feet residence located at 14150 Moonridge Drive in Riverside, CA. APN: 271-190-025

FIRE DEPARTMENT

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

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

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

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

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

Blue retroreflective pavement markers shall be mounted on

PLOT PLAN:ADMINISTRATIVE Case #: PP24483

Parcel: 271-190-025

10. GENERAL CONDITIONS

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

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. Fire flow is based on type VB construction per the 2007 CBC.

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. 24483 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.

PLOT PLAN:ADMINISTRATIVE Case #: PP24483

Parcel: 271-190-025

10. GENERAL CONDITIONS

10.PLANNING. 3

PPA - NO HOME OCCUPATIONS (cont.)

RECOMMND

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.

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24483

Parcel: 271-190-025

10. GENERAL CONDITIONS

10.PLANNING. 5 PPA - SETBACKS IN HIGH FIRE (cont.) RECOMMND

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.

10.PLANNING. 7 VAR - 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, Amended #1, dated August 9, 2010, unless otherwise amended by these conditions of approval.

10.PLANNING. 8 VAR - 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.

PLOT PLAN:ADMINISTRATIVE Case #: PP24483

Parcel: 271-190-025

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.

20.PLANNING. 3 VAR - EXPIRATION DATE FOR USE

RECOMMND

This approval shall be used within one (1) year 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 the one (1) 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 one year period, the permittee may request a one (1) year extension of time request in which to use this variance. A maximum of two (2) one-year extension of time requests

PLOT PLAN:ADMINISTRATIVE Case #: PP24483

Parcel: 271-190-025

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 3 VAR - EXPIRATION DATE FOR USE (cont.) RECOMMND

may be permitted. Should the time period established by any of the extension of time requests lapse, or should both the one-year extensions be obtained and no substantial construction or use of this variance be initiated within three (3) years of the effective date of the issuance of this variance, this variance shall become null and void.

20.PLANNING. 4 VAR - EXPIRATION DATE FOR MAP RECOMMND

This approval shall be used within the same period of time that the land division approval may be used, otherwise this variance shall become null and void.

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 A-2, Amended #1, dated August 9, 2010.

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

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A-2, Amended #1, dated August 9, 2010.

08/10/10
11:03

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 8

PLOT PLAN:ADMINISTRATIVE Case #: PP24483

Parcel: 271-190-025

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

INEFFECT

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.

VARIANCE Case #: VAR01866

Parcel: 271-190-025

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 VAR - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to construct a 1,200 square foot detached garage with 57 square foot carport and Variance to reduce front yard setback to 27 fet and exceed the zone height allowed by 1'8" on .75 acre, associated with a 2,586 square foot residence located at 14150 Moonridge Drive in Riverside, CA. APN: 271-190-025

10. EVERY. 2 VAR - 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 Variance No. 1866. 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 VAR - 90 DAYS TO PROTEST RECOMMND

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this application.

PLANNING DEPARTMENT

10.PLANNING. 1 VAR - 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

VARIANCE Case #: VAR01866

Parcel: 271-190-025

10. GENERAL CONDITIONS

10.PLANNING. 1 VAR - COMPLY WITH ORD./CODES (cont.) RECOMMND

with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 2 VAR - 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. 3 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 VAR - EXPIRATION DATE FOR USE RECOMMND

This approval shall be used within one (1) year 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 the one (1) 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 one year period, the permittee may request a one (1) year extension of time request in which to use this variance. A maximum of two (2) one-year extension of time requests may be permitted. Should the time period established by any of the extension of time requests lapse, or should both the one-year extensions be obtained and no substantial construction or use of this variance be initiated within

06/21/10
14:36

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

VARIANCE Case #: VAR01866

Parcel: 271-190-025

20. PRIOR TO A CERTAIN DATE

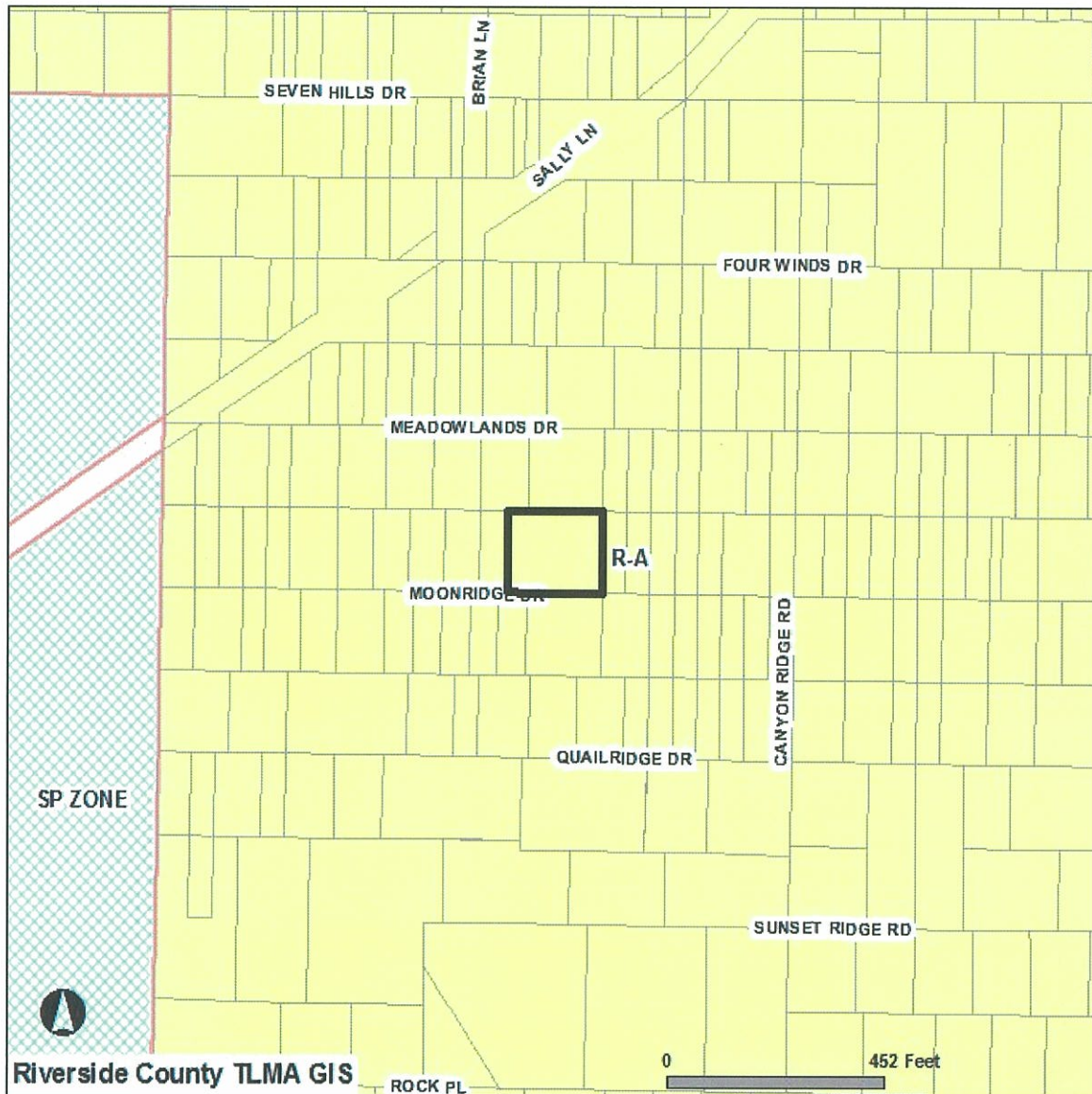
20.PLANNING. 1 VAR - EXPIRATION DATE FOR USE (cont.) RECOMMND

three (3) years of the effective date of the issuance of
this variance, this variance shall become null and void.

20.PLANNING. 2 VAR - EXPIRATION DATE FOR MAP RECOMMND

This approval shall be used within the same period of
time that the land division approval may be used,
otherwise this variance shall become null and void.

RIVERSIDE COUNTY GIS



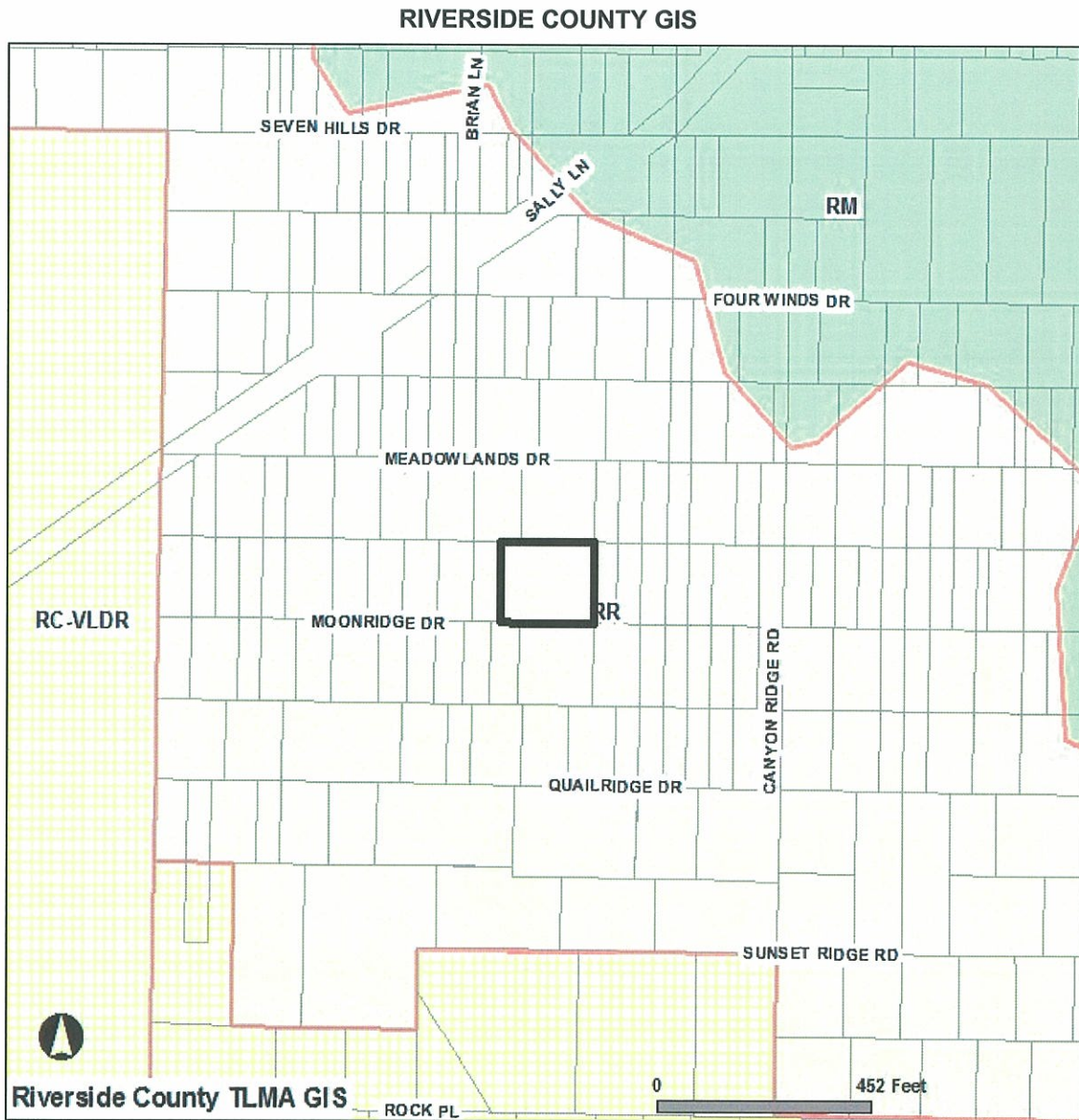
Selected parcel(s):
271-190-025

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...Mon May 03 09:58:05 2010

Version 100412



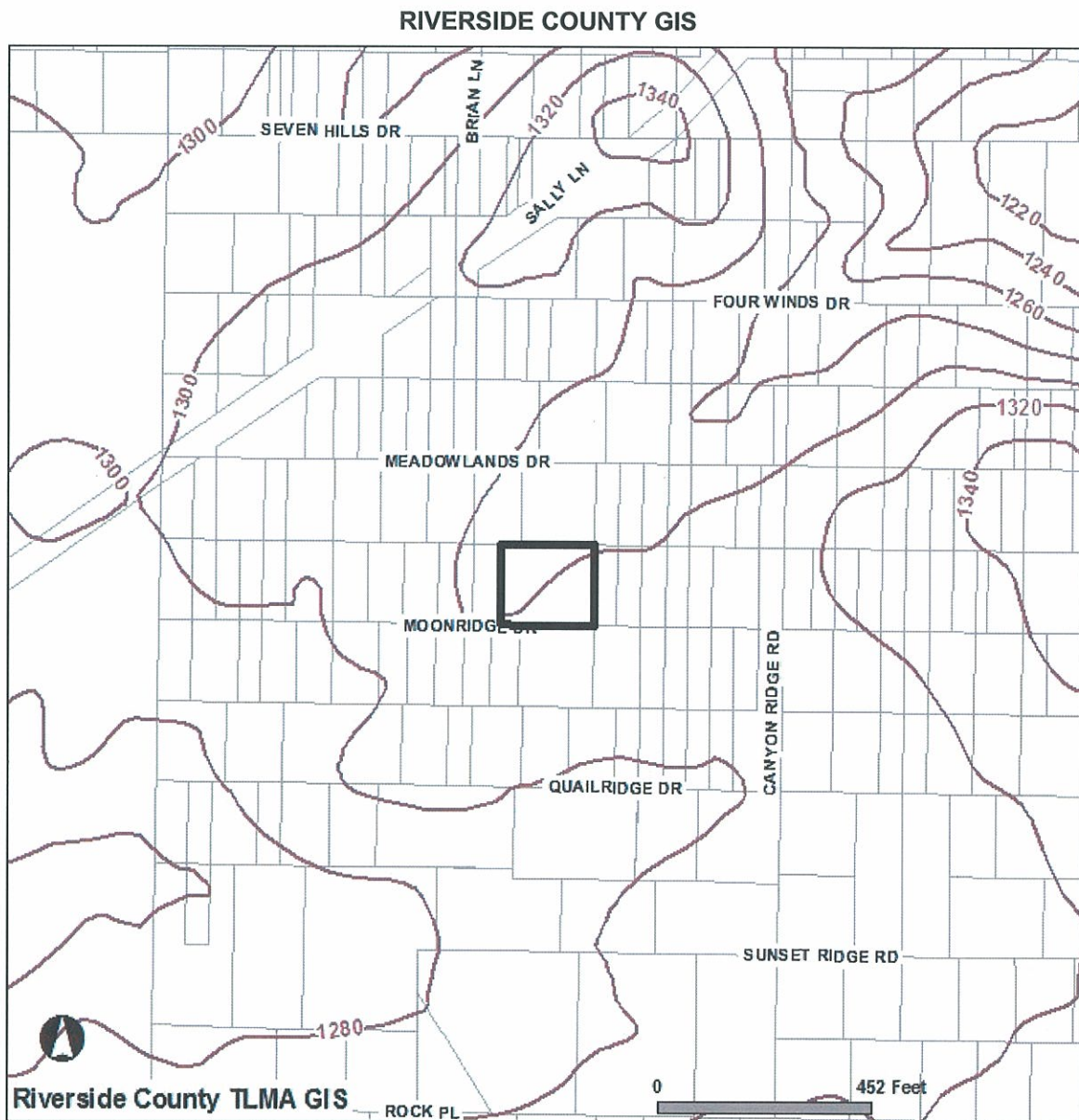
Selected parcel(s):
271-190-025

IMPORTANT

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Selected parcel(s):
271-190-025

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Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
271-190-025

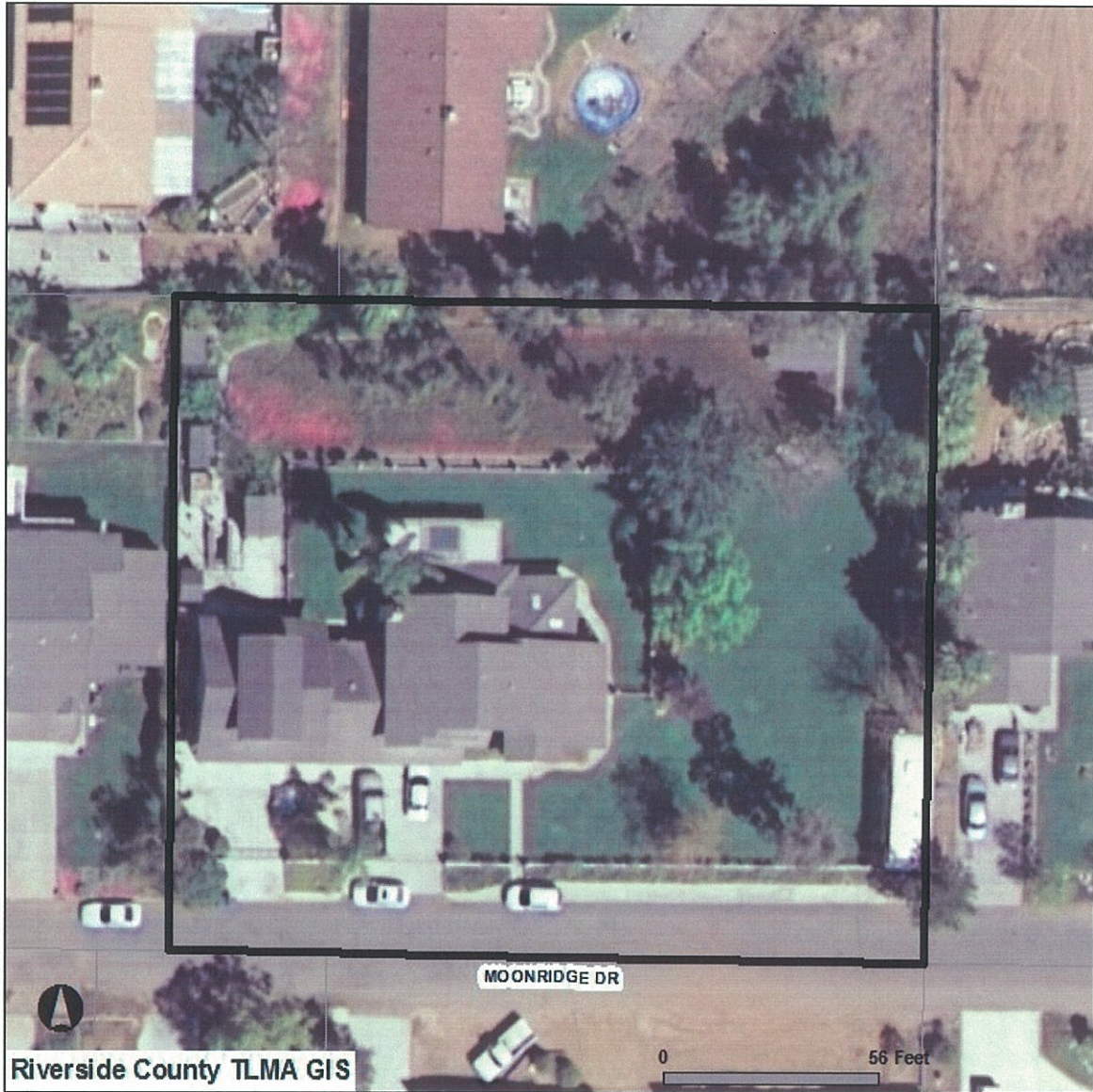
IMPORTANT

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Version 100412

RIVERSIDE COUNTY GIS



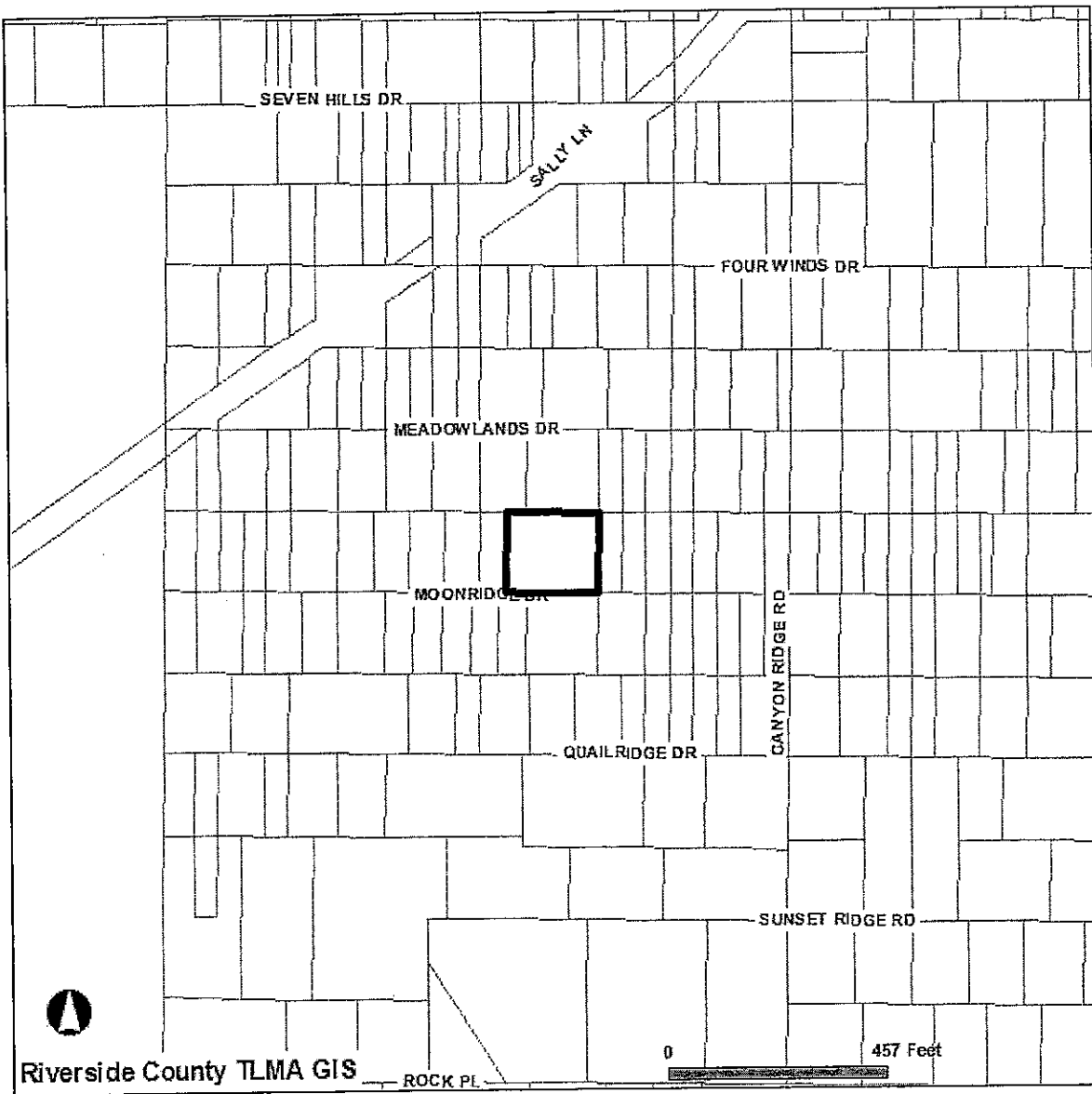
Selected parcel(s):
271-190-025

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REPORT PRINTED ON...Mon Apr 26 14:52:39 2010

RIVERSIDE COUNTY GIS



Selected parcel(s):
271-190-025

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

271-190-025-1

OWNER NAME / ADDRESS

MICHAEL RECH
JUDY RECH
14150 MOONRIDGE DR
RIVERSIDE, CA. 92503

MAILING ADDRESS

(SEE OWNER)
14150 MOONRIDGE DR
RIVERSIDE CA.. 92503

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: AM 2/13
SUBDIVISION NAME: ASSESSORS MAP 54
LOT/PARCEL: 177, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.76 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 2586 SQFT., 3 BDRM/ 2.5 BATH, 2 STORY, ATTACHED GARAGE(800 SQ. FT), CONST'D 1990TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 745 GRID: C5

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 28

ELEVATION RANGE

1292/1312 FEET

PREVIOUS APN

100-400-840

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RR

AREA PLAN (RCIP)

LAKE MATHEWS / WOODCREST

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-A

ZONING DISTRICTS AND ZONING AREAS

LAKE MATHEWS DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

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. NORTHWEST

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

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

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

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

ROAD BOOK PAGE
26

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

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

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

RIVERSIDE UNIFIED

COMMUNITIES

WOODCREST

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

NOT APPLICABLE, 47.91 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

042008

FARMLAND

URBAN-BUILT UP LAND

TAX RATE AREAS

088-014

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST 1302999
- N.W. MOSQUITO & VECTOR CONT DIST
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER

- RIVERSIDE UNIFIED SCHOOL
- WESTERN MUN WATER IMP DIST 1
- WESTERN MUNICIPAL WATER

SPECIAL NOTES
NO SPECIAL NOTES

CODE COMPLAINTS
NO CODE COMPLAINTS

BUILDING PERMITS

ENVIRONMENTAL HEALTH PERMITS
NO ENVIRONMENTAL PERMITS

PLANNING PERMITS

REPORT PRINTED ON...Wed Mar 17 15:17:13 2010



Western Riverside County Multiple Species Habitat Conservation
Plan (MSHCP)

APN	Cell	Cell Group	Acres	Area Plan	Sub Unit
271190025	Not A Part	Independent	0.74	Lake Mathews / Woodcrest	Not a Part

HABITAT ASSESSMENTS

Habitat assessment shall be required and should address at a minimum potential habitat for the following species:

APN	Amphibia Species	Burrowing Owl	Criteria Area Species	Mammalian Species	Narrow Endemic Plant Species	Special Linkage Area
271190025	NO	YES	NO	NO	NO	NO

Burrowing Owl

Burrowing owl.

If potential habitat for these species is determined to be located on the property, focused surveys may be required during the appropriate season.

Background

The final MSHCP was approved by the County Board of Supervisors on June 17, 2003. The federal and state permits were issued on June 22, 2004 and implementation of the MSHCP began on June 23, 2004.

For more information concerning the MSHCP, contact your local city or the County of Riverside for the unincorporated areas. Additionally, the Western Riverside County Regional Conservation Authority (RCA), which oversees all the cities and County implementation of the MSHCP, can be reached at:

Western Riverside County Regional Conservation Authority
3403 10th Street, Suite 320
Riverside, CA 92501

Phone: 951-955-9700
Fax: 951-955-8873

www.wrc-rca.org

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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. 24483/VARIANCE NO. 1866 – CEQA Exempt – Applicant: Michael Rech – Owner: Michael Rech – First Supervisorial District – Rancho California Area – Lake Mathews/Woodcrest Area Plan – Rural: Rural Residential (R:RR) (5 Acres Minimum) - Located Northerly of Quail Ridge, southerly of Meadowlands, westerly of Canyon Ridge – .75 Acres – Zoning: Residential Agricultural (R-A) (1/2 Acres Minimum) – **REQUEST:** The Plot Plan proposes to construct a 1,200 square foot detached garage with a 567 square foot carport and Variance application to reduce front yard setback to 27 feet and exceed the zone height allowed by 1'8" for architectural compatibility on .75 acre, associated with a 2,586 square foot residence located at 14150 Moonridge Drive in Riverside, CA. APN: 271-190-025. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: July 12, 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

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TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: June 7, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
4080 LEMON STREET
12th FLOOR CONFERENCE ROOM 12A
RIVERSIDE, CA 92501

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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 5/3/2010.

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

APN (s) or case numbers PP24483 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

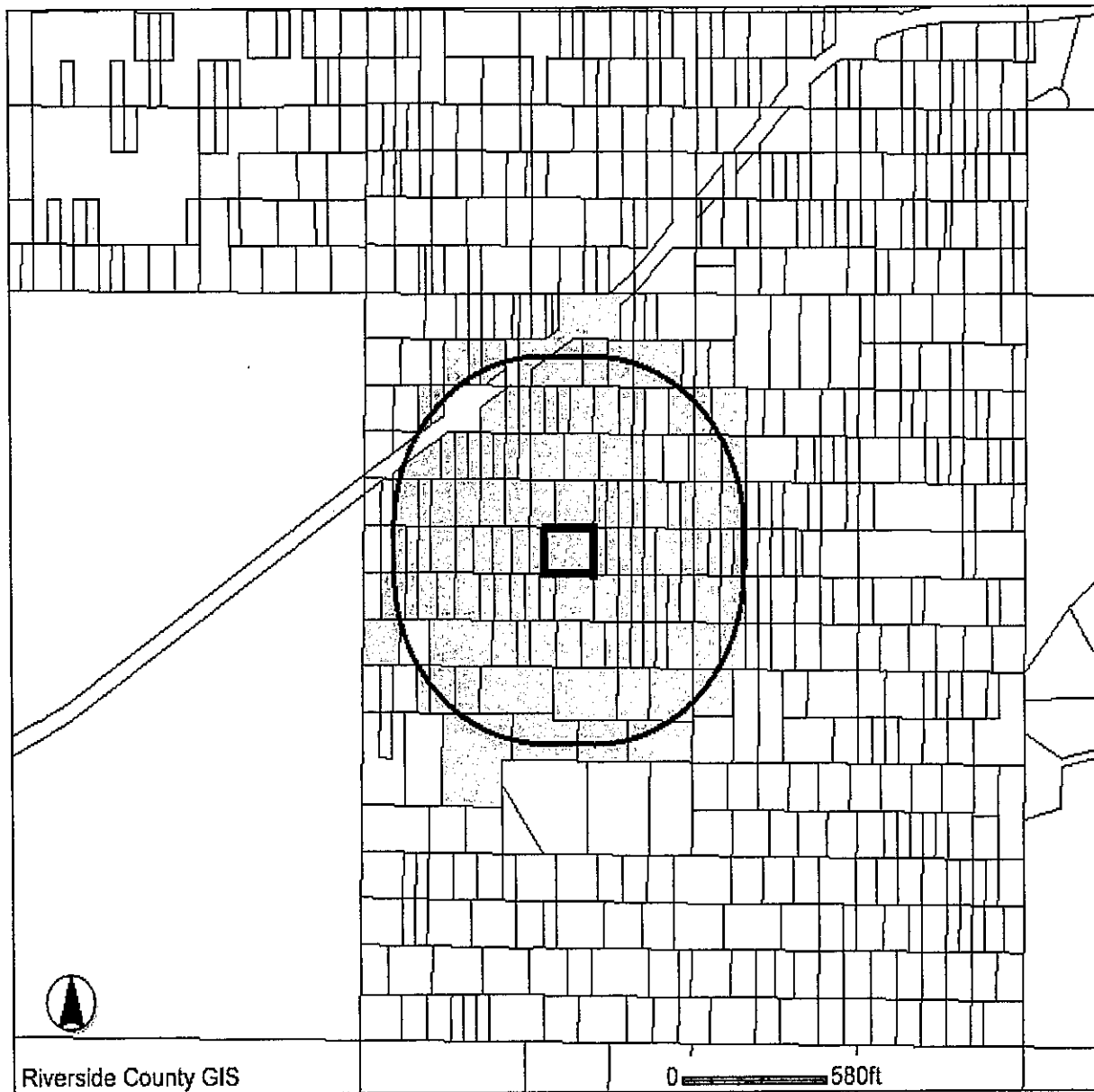
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

600 feet buffer



Selected parcel(s):

- 271-141-020 271-141-021 271-141-022 271-141-023 271-141-025 271-141-027 271-141-033
- 271-141-039 271-142-003 271-142-004 271-142-006 271-142-007 271-142-008 271-142-009
- 271-142-010 271-142-011 271-142-017 271-142-018 271-142-021 271-142-022 271-142-025
- 271-142-029 271-142-030 271-142-031 271-142-032 271-142-033 271-142-034 271-142-039
- 271-142-040 271-142-044 271-142-045 271-142-046 271-142-050 271-142-051 271-151-026
- 271-151-027 271-151-038 271-151-041 271-181-001 271-181-002 271-181-026 271-181-027
- 271-181-028 271-181-029 271-181-030 271-181-031 271-181-055 271-181-056 271-190-003
- 271-190-008 271-190-010 271-190-011 271-190-012 271-190-013 271-190-016 271-190-017
- 271-190-018 271-190-019 271-190-020 271-190-021 271-190-022 271-190-023 271-190-024
- 271-190-025 271-190-026 271-190-031 271-190-032 271-190-033 271-190-034 271-190-040
- 271-190-043 271-190-051 271-190-052 271-190-053 271-190-054 271-190-055 271-190-057
- 271-190-059 271-190-060 271-190-061 271-190-062 271-190-063 271-190-064 271-190-065
- 271-190-066 271-190-067 271-190-068 271-190-073 271-190-074 271-190-075 271-190-077
- 271-190-078 271-190-079 271-190-080 271-190-081 271-190-082 271-190-083 271-190-084
- 271-190-085 271-190-086 271-190-087 271-190-088 271-190-090 271-190-092 271-190-093
- 271-190-094 271-190-096 271-190-097 271-190-099 271-200-004 271-200-010 271-200-011
- 271-200-012 271-200-013 271-200-014 271-200-015 271-200-016 271-200-017 271-200-026

271-200-033 271-210-023

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...05/3/2010

APN: 271141020 ASMT: 271141020
JOHN E LATHROP
KARLA LOPEZ
14190 FOUR WINDS RD
RIVERSIDE CA. 92503

APN: 271141021 ASMT: 271141021
MARTIN FERNANDEZ
14170 FOUR WINDS RD
RIVERSIDE CA. 92504

APN: 271141022 ASMT: 271141022
DEUTSCHE BANK NATL TRUST CO
C/O AMERICAN HOME MORTGAGE SVC
4875 BELFORT RD
JACKSONVILLE FL 32256

APN: 271141023 ASMT: 271141023
MWD
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

APN: 271141025 ASMT: 271141025
JOAN M THOMAS
LYNELL A WOLFE
14100 FOUR WINDS RD
RIVERSIDE CA. 92503

APN: 271141027 ASMT: 271141027
RODNEY E GUTTERUD
MARIAN J GUTTERUD
14096 FOUR WINDS DR
RIVERSIDE CA 92503

APN: 271141033 ASMT: 271141033
HSBC BANK USA
C/O MIDLAND MORTGAGE CO
999 NW GRAND BLV STE 100
OKLAHOMA CITY OK 73118

APN: 271141039 ASMT: 271141039
ASHAD KHAN
14200 FOUR WINDS DR
RIVERSIDE CA. 92503

APN: 271142003 ASMT: 271142003
JAKYMIW FAMILY TRUST
7276 CANYON CREST RD
WHITTIER CA 90602

APN: 271142004 ASMT: 271142004
MICHELLE LAUER
14045 FOUR WINDS RD
RIVERSIDE CA. 92503

APN: 271142006 ASMT: 271142006
DAVID W ROWLEY
SHIRLEY M ROWLEY
14105 FOUR WINDS RD
RIVERSIDE CA. 92503

APN: 271142007 ASMT: 271142007
JOSEPH M URIBE
CHRISTINE S URIBE
14115 FOUR WINDS RD
RIVERSIDE CA. 92503

APN: 271142008 ASMT: 271142008
MICHAEL A MARTINEZ
14125 FOUR WINDS RD
RIVERSIDE CA. 92503

APN: 271142009 ASMT: 271142009
BRIAN ROBINSON
KATHRYN ROBINSON
14133 FOUR WINDS RD
RIVERSIDE CA. 92503

APN: 271142010 ASMT: 271142010
BERNARDINO MADRIGAL
MARIA ESTELA MADRIGAL
14141 FOUR WINDS RD
RIVERSIDE CA. 92503

APN: 271142011 ASMT: 271142011
CHRISTOPHER A KENNEDY
14149 FOUR WINDS RD
RIVERSIDE CA 92503

APN: 271142017 ASMT: 271142017
THANH LAN TRUONG
1655 MAKALOA ST NO 2111
HONOLULU HI 96814

APN: 271142018 ASMT: 271142018
JONATHAN P COUTTS
SHERRILL L COUTTS
14197 FOUR WINDS RD
RIVERSIDE CA 92503

APN: 271142021 ASMT: 271142021
RICARDO PEREZ
MONICA PEREZ
14205 FOUR WINDS DR
RIVERSIDE CA 92503

APN: 271142022 ASMT: 271142022
SUNSET VISTA HOMES
14270 EL MESA DR
RIVERSIDE CA 92503

APN: 271142025 ASMT: 271142025
KEITH VICTOR GAHAN
KATHLEEN MASON GAHAN
2790 CIRTINE
REDDING CA 96001

APN: 271142029 ASMT: 271142029
SHERYL E MALENKE
14118 MEADOWLANDS DR
RIVERSIDE CA. 92503

APN: 271142030 ASMT: 271142030
ERIC W MATTILA
PATRICIA G MATTILA
14112 MEADOWLANDS DR
RIVERSIDE CA. 92504

APN: 271142031 ASMT: 271142031
JESUS M GARCIA
GUADALUPE GARCIA
14106 MEADOWLANDS DR
RIVERSIDE CA. 92501

APN: 271142032 ASMT: 271142032
SHANNA E KISSEL
14094 MEADOWLANDS DR
RIVERSIDE CA. 92503

APN: 271142033 ASMT: 271142033
THOMAS L TILDEN
14088 MEADOWLANDS DR
RIVERSIDE CA 92503

APN: 271142034 ASMT: 271142034
ANDREW MAH
SHELLI L MAH
14084 MEADOWLANDS DR
RIVERSIDE CA. 92503

APN: 271142039 ASMT: 271142039
REYNOLDS M BOGGIO
SHELAGH E BOGGIO
14365 OAKLEY DR
RIVERSIDE CA 92503

APN: 271142040 ASMT: 271142040
DAVID H DUDA
ELEANOR J L DUDA
14050 MEADOWLANDS DR
RIVERSIDE CA. 92504

APN: 271142044 ASMT: 271142044
MARYANN DELIMA
14140 MEADOWLANDS DR
RIVERSIDE CA. 92503

APN: 271142045 ASMT: 271142045
IAN EASTON
BARBARA A EASTON
14128 MEADOWLANDS DR
RIVERSIDE CA. 92503

APN: 271142046 ASMT: 271142046
DAVID D GAGNON
RENEE Y GAGNON
14124 MEADOWLANDS DR
RIVERSIDE CA. 92503

APN: 271142050 ASMT: 271142050
PATRICIO ZARAGOZA
RUTH MALDONADO
14165 FOUR WINDS RD
RIVERSIDE CA. 92503

APN: 271142051 ASMT: 271142051
HOPE DRAKE BOLTON
14175 FOUR WINDS RD
RIVERSIDE CA. 92503

APN: 271151026 ASMT: 271151026
THOMAS CZOBAKOWSKI
JERILYNN CZOBAKOWSKI
14254 MEADOWLANDS DR
RIVERSIDE CA. 92503

APN: 271151027 ASMT: 271151027
FRANKLIN LOGAN
SANDRA LOGAN
7060 EDGEWILD DR
RIVERSIDE CA 92506

APN: 271151038 ASMT: 271151038
LISA M HOLT
14275 FOUR WINDS RD
RIVERSIDE CA. 92503

APN: 271151041 ASMT: 271151041
ANTONIO GOMEZ
14301 FOURWINDS RD
RIVERSIDE CA 92506

APN: 271181001 ASMT: 271181001
SHAUN BEAUDOIN
PAMELA BEAUDOIN
14251 MEADOWLANDS DR
RIVERSIDE CA. 92503

APN: 271181002 ASMT: 271181002
ALICE E WEBER
6656 BRIDLE CIR
YORBA LINDA CA 92886

APN: 271181026 ASMT: 271181026
STEVEN A WINN
14298 MOONRIDGE DR
RIVERSIDE CA. 92503

APN: 271181027 ASMT: 271181027
RANDY L KEEN
LISA A KEEN
14288 MOONRIDGE DR
RIVERSIDE CA. 92503

APN: 271181028 ASMT: 271181028
THOMAS DAVIS
KATHRYN DAVIS
14278 MOONRIDGE DR
RIVERSIDE CA. 92503

APN: 271181029 ASMT: 271181029
CHERRI RENEE LAWSON
C/O MARY DANIEL
14273 CALLE DOMINGO
VICTORVILLE CA 92392

APN: 271181030 ASMT: 271181030
DAVID MORGAN
EVELYN SHANNON MORGAN
14261 MOONRIDGE DR
RIVERSIDE CA. 92503

APN: 271181031 ASMT: 271181031
JAMES AUSTIN
TERRI AUSTIN
14273 MOONRIDGE DR
RIVERSIDE CA. 92503

APN: 271181055 ASMT: 271181055
RONALD A GUTTERUD
LINDA SUE GUTTERUD
14300 QUAIL RIDGE DR
RIVERSIDE CA. 92503

APN: 271181056 ASMT: 271181056
LARRY P J GOSE
ROSEMARY GOSE
14290 QUAIL RIDGE DR
RIVERSIDE CA. 92503

APN: 271190003 ASMT: 271190003
GABINO GARCIA AREANO
14065 MEADOWLANDS ST
RIVERSIDE CA. 92503

APN: 271190008 ASMT: 271190008
STEVEN DYE
DEBORAH DYE
14115 MEADOWLANDS DR
RIVERSIDE CA. 92503

APN: 271190010 ASMT: 271190010
JOSE ANTONIO BARAJAS
1741 N MT VERNON AVE
COLTON CA 92324

APN: 271190011 ASMT: 271190011
KENNETH ARCENAS VILLARRUZ
14169 MEADOWLANDS DR
RIVERSIDE CA. 92503

APN: 271190012 ASMT: 271190012
JOHN T NOCE
MARTHA L NOCE
14175 MEADOWLANDS DR
RIVERSIDE CA. 92503

APN: 271190013 ASMT: 271190013
MARK S ANDERSON
PINAN W ANDERSON
14183 MEADOWLANDS DR
RIVERSIDE CA. 92503

APN: 271190016 ASMT: 271190016
LOUIE C BANUELOS
KIM REX CALKINS
14237 MEADOWLANDS DR
RIVERSIDE CA. 92503

APN: 271190017 ASMT: 271190017
JERRY M PERKINS
CAROL A PERKINS
14270 EL MESA DR
RIVERSIDE CA 92503

APN: 271190018 ASMT: 271190018
CAROL A PERKINS
JERRY M PERKINS
14270 EL MESA DR
RIVERSIDE CA 92503

APN: 271190019 ASMT: 271190019
WAYNE E CABRERA
GLORIA D CABRERA
14201 MOONRIDGE DR
RIVERSIDE CA 92503

APN: 271190020 ASMT: 271190020
JPMORGAN CHASE BANK
10790 RANCHO BERNARDO RD
SAN DIEGO CA 92127

APN: 271190021 ASMT: 271190021
ARTURO GARCIA
MARY C GARCIA
14190 MOONRIDGE DR
RIVERSIDE CA. 92503

APN: 271190022 ASMT: 271190022
PAUL M HONOROF
PATRICE E HONOROF
14188 MOONRIDGE DR
RIVERSIDE CA. 92503

APN: 271190023 ASMT: 271190023
ROBERT M ADRIAENS
PEARLANN ADRIAENS
14182 MOONRIDGE DR
RIVERSIDE CA. 92503

APN: 271190024 ASMT: 271190024
JERRY M FELIX
KAREN D FELIX
14176 MOONRIDGE DR
RIVERSIDE CA. 92503

APN: 271190025 ASMT: 271190025
MICHAEL RECH
JUDY RECH
14150 MOONRIDGE DR
RIVERSIDE CA. 92503

APN: 271190026 ASMT: 271190026
VERONIQUE MARIE MOSER
14124 MOONRIDGE DR
RIVERSIDE CA. 92503

APN: 271190031 ASMT: 271190031
DANA N BURKHART
DANA L BURKHART
6619 KERRY LN
RIVERSIDE CA 92508

APN: 271190032 ASMT: 271190032
RANDY W COLE
BRENDA B COLE
14072 MOONRIDGE DR
RIVERSIDE CA. 92503

APN: 271190033 ASMT: 271190033
GERHARD MARK HOLLETZEK
ANA F HOLLETZEK
14058 MOONRIDGE DR
RIVERSIDE CA. 92503

APN: 271190034 ASMT: 271190034
LARRY W JONES
BEVERLY R JONES
14046 MOONRIDGE DR
RIVERSIDE CA. 92503

APN: 271190040 ASMT: 271190040
KELVIN LY
14045 MOONRIDGE DR
RIVERSIDE CA. 92504

APN: 271190043 ASMT: 271190043
OTHON SANCHEZ
MARIA DE LA LUZ SANCHEZ
14099 MOONRIDGE DR
RIVERSIDE CA. 92503

APN: 271190051 ASMT: 271190051
JAMES F YODER
DIANE M CARRINGTON
14175 MOONRIDGE DR
RIVERSIDE CA. 92503

APN: 271190052 ASMT: 271190052
JOSHUA A BEHNEY
SARAH N BEHNEY
14195 MOONRIDGE RD
RIVERSIDE CA. 92503

APN: 271190053 ASMT: 271190053
REKHA MEHTA
MAYUR MEHTA
11046 TERRY PL
CERRITOS CA 90703

APN: 271190054 ASMT: 271190054
JOSE MANUEL LOPEZ
6075 WALNUT AVE
CHINO CA 91710

APN: 271190055 ASMT: 271190055
BRANDON E MILLER
CYNTHIA A MILLER
14225 MOONRIDGE DR
RIVERSIDE CA. 92509

APN: 271190057 ASMT: 271190057
BILLY E YARBROUGH
JUDITH K YARBROUGH
14228 QUAIL RIDGE DR
RIVERSIDE CA 92503

APN: 271190059 ASMT: 271190059
AARON DEAN RIETKERK
LINNEA CHRISTINE RIETKERK
14210 QUAIL RIDGE DR
RIVERSIDE CA. 92503

APN: 271190060 ASMT: 271190060
ANTHONY D DEMILLE
CAROLYN K DEMILLE
14190 QUAIL RIDGE DR
RIVERSIDE CA 92503

APN: 271190061 ASMT: 271190061
DOUGLAS C FARMER
REBECCA FARMER
14180 QUAIL RIDGE DR
RIVERSIDE CA. 92503

APN: 271190062 ASMT: 271190062
CLARA GAY
P O BOX 88828
LOS ANGELES CA 90009

APN: 271190063 ASMT: 271190063
SINDALAN LTD
C/O NELSON CASTRO
43350 SAN FERMIN PL
TEMECULA CA 92592

APN: 271190064 ASMT: 271190064
JEROME D TIESZEN
RENEE L RYAN TIESZEN
14112 QUAIL RIDGE DR
RIVERSIDE CA. 92503

APN: 271190065 ASMT: 271190065
GENE R SELAYA
DELIA SELAYA
14098 QUAIL RIDGE DR
RIVERSIDE CA. 92503

APN: 271190066 ASMT: 271190066
ROY L NEELY
DEBRA NEELY
34453 VENTURI AVE
BEAUMONT CA 92223

APN: 271190067 ASMT: 271190067
RAYMOND L MATHE
MARCELLA MATHE
14062 QUAIL RIDGE DR
RIVERSIDE CA. 92503

APN: 271190068 ASMT: 271190068
RONALD J OWEN
SUSAN SAMSON OWEN
14032 QUAIL RIDGE DR
RIVERSIDE CA. 92503

APN: 271190073 ASMT: 271190073
JEFFREY ALAN EDWARDS
14091 MEADOWLANDS DR
RIVERSIDE CA. 92503

APN: 271190074 ASMT: 271190074
RALPH M MCDANIEL
CHERYL L MCDANIEL
14135 MEADOWLANDS DR
RIVERSIDE CA. 92503

APN: 271190075 ASMT: 271190075
MARTIN L SHARP
PEGGY S SHARP
14145 MEADOWLANDS DR
RIVERSIDE CA. 92503

APN: 271190077 ASMT: 271190077
THOMAS L WOOD
SUSAN N WOOD
14085 MEADOWLANDS DR
RIVERSIDE CA. 92503

APN: 271190078 ASMT: 271190078
BILLY E MOSS
VIVIAN J MOSS
14110 MOONRIDGE ST
RIVERSIDE CA. 92503

APN: 271190079 ASMT: 271190079
CHARLES PARKS
OK SOON PARKS
14106 MOONRIDGE DR
RIVERSIDE CA. 92503

APN: 271190080 ASMT: 271190080
DELMAR E ONASCH
MARIE E ONASCH
3640 SKYLARK DR
RIVERSIDE CA 92505

APN: 271190081 ASMT: 271190081
STANLEY E SKALSKI
GAY T SKALSKI
14096 MOONRIDGE DR
RIVERSIDE CA 92503

APN: 271190082 ASMT: 271190082
CHARLES TORRES
CARMEN TORRES
14065 MOONRIDGE DR
RIVERSIDE CA. 92503

APN: 271190083 ASMT: 271190083
MADELINE T BETTENCOURT
14085 MOONRIDGE DR
RIVERSIDE CA. 92503

APN: 271190084 ASMT: 271190084
BELINDA TORRES
14101 MOONRIDGE DR
RIVERSIDE CA. 92503

APN: 271190085 ASMT: 271190085
BRADLEY B EATON
ANGELA M EATON
14103 MOONRIDGE DR
RIVERSIDE CA. 92503

APN: 271190086 ASMT: 271190086
RONALD G ROBERTS
14105 MOONRIDGE DR
RIVERSIDE CA 92503

APN: 271190087 ASMT: 271190087
LILLIAN M STEWART
14107 MOONRIDGE DR
RIVERSIDE CA. 92503

APN: 271190088 ASMT: 271190088
SCOTT PATERSON
14109 MOONRIDGE DR
RIVERSIDE CA. 92503

APN: 271190090 ASMT: 271190090
BRYAN SCOTT TRAYLOR
ALYCE SUZANN TRAYLOR
14031 MEADOWLANDS DR
RIVERSIDE CA. 92503

APN: 271190092 ASMT: 271190092
CLYDE F BOISTON
KELLIE BOISTON
C/O KELLIE BOISTON
14073 MEADOWLANDS DR
RIVERSIDE CA. 92503

APN: 271190093 ASMT: 271190093
STEVEN R KINNEY
ANGELA Y KINNEY
14035 MOONRIDGE DR
RIVERSIDE CA. 92503

APN: 271190094 ASMT: 271190094
DAVID W SHAW
VERONICA L SHAW
14002 QUAIL RIDGE DR
RIVERSIDE CA. 92503

APN: 271190096 ASMT: 271190096
MANUEL MARQUEZ
MARIA T MARQUEZ
15950 SKYRIDGE DR
RIVERSIDE CA 92503

APN: 271190097 ASMT: 271190097
RICHARD D PERRIGAN
KATHERINE M PERRIGAN
14141 MOONRIDGE DR
RIVERSIDE CA. 92503

APN: 271190099 ASMT: 271190099
ROGER ALTON REID
14127 MOONRIDGE
RIVERSIDE CA. 92503

APN: 271200004 ASMT: 271200004
HENRY L URANGA
CAROL F URANGA
14572 SOUTHFIELD DR
WESTMINSTER CA 92683

APN: 271200010 ASMT: 271200010
EDWARD L BROWN
LENORA N BROWN
14245 QUAIL RIDGE DR
RIVERSIDE CA. 92503

APN: 271200011 ASMT: 271200011
MICHAEL W BLOOMER
ELIZABETH BLOOMER
14185 QUAIL RIDGE DR
RIVERSIDE CA 92503

APN: 271200012 ASMT: 271200012
SHIRLEY K SIMMONS
14145 QUAIL RIDGE DR
RIVERSIDE CA. 92503

APN: 271200013 ASMT: 271200013
CLINTON W BALL
KIMBERLY M BALL
14095 QUAIL RIDGE DR
RIVERSIDE CA. 92503

APN: 271200014 ASMT: 271200014
KEVIN DUFFY MITCHELL
14178 SUNSET RIDGE RD
RIVERSIDE CA. 92503

APN: 271200015 ASMT: 271200015
CHARLES RUSH
DENISE RUSH
14158 SUNSET RIDGE RD
RIVERSIDE CA 92503

APN: 271200016 ASMT: 271200016
DAVID T MOORE
COLLETTE A MOORE
14118 SUNSET RIDGE RD
RIVERSIDE CA. 92503

APN: 271200017 ASMT: 271200017
JAVIER EFRAIN GIL
ELIZABETH GIL
14080 ROCK PL
RIVERSIDE CA. 92503

APN: 271200026 ASMT: 271200026
JUNG PARK
HAN PARK
14025 QUAIL RIDGE DR
RIVERSIDE CA. 92503

APN: 271200033 ASMT: 271200033
FRANCES M MUIR
14075 QUAIL RIDGE DR
RIVERSIDE CA. 92503

APN: 271210023 ASMT: 271210023
JAMES M COOK
SHANNON L COOK
14305 QUAIL RIDGE DR
RIVERSIDE CA. 92503

Agenda Item No.: 4.2
Area Plan: Elsinore
Zoning District: Lakeland Village
Supervisorial District: First
Project Planner: Matt Straite
Directors Hearing: July 26, 2010

Plot Plan No. 23924
E.A./EIR Number: 42107
Applicant: Abel and Adelita Flores
Engineer/Representative: CJ Consulting

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

Plot Plan No. 23924 is a proposal to permit an existing 1,972 square foot shop building as a tire and wheel sales and repair shop with caretaker quarters, outdoor seating area and 8 parking spaces on 0.30 acres.

The project site is located southerly of Grand Avenue and easterly of Turner Street in the Elsinore Area Plan.

SUMMARY OF FINDINGS:

- 1. Existing General Plan Land Use (Ex. #5): Community Development:Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio)
- 2. Surrounding General Plan Land Use (Ex. #5): Open Space-Conservation (OS:C) and Community Development:Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) to the north and east, and Community Development:Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) to the south and west
- 3. Existing Zoning (Ex. #2): Manufacturing-Service Commercial (M-SC)
- 4. Surrounding Zoning (Ex. #2): General Commercial (C-1/C-P) to the north, Manufacturing-Service Commercial (M-SC) to the east, south and west
- 5. Existing Land Use (Ex. #1): 1,972 square foot shop building and caretaker residence
- 6. Surrounding Land Use (Ex. #1): RV and Trailer Storage to the north, Trailer Manufacturing to the east, Single Family Residential to the south and Metal Fabrication to the west
- 7. Project Data: Total Acreage: 0.30 Gross Acres
- 8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42107**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **PLOT PLAN NO. 23924**, 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 Community Development: Light Industrial (CD:LI)(0.25-0.60 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Manufacturing-Service Commercial (M-SC) 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 and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Light Industrial (CD:LI)(0.25-0.60 Floor Area Ratio) on the Elsinore Area Plan.
2. The proposed use, a tire and wheel sales and repair shop, is a permitted use in the Community Development: Light Industrial (CD:LI)(0.25-0.60 Floor Area Ratio) designation.
3. The project site is surrounded by properties which are designated Open Space-Conservation (OS:C) and Community Development:Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) to the north and east, and Community Development:Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) to the south and west.
4. The zoning for the subject site is Manufacturing-Service Commercial (M-SC).
5. The proposed use, a tire and wheel sales and repair shop, is not a specifically listed permitted use, subject to approval of a plot plan in the Manufacturing-Service Commercial (M-SC). However, the proposed use is similar in to vehicle repair shops. In accordance with the provisions of Ordinance No. 348 section 11.2(g) the Planning Director finds that this use is substantially the same in character and intensity as the vehicle repair use listed in the designated subsection.
6. The proposed use, a tire and wheel sales and repair shop, is consistent with the development standards set forth in the Manufacturing-Service Commercial (M-SC) zone.
7. The project site is surrounded by properties which are zoned General Commercial (C-1/C-P) to the north, Manufacturing-Service Commercial (M-SC) to the east, south and west.
8. Similar uses have been constructed and are operating in the project vicinity.

9. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
10. Environmental Assessment No. 42107 identified the following potentially significant impacts:
 - a. Cultural Resources
 - b. Hazards and Hazardous Materials

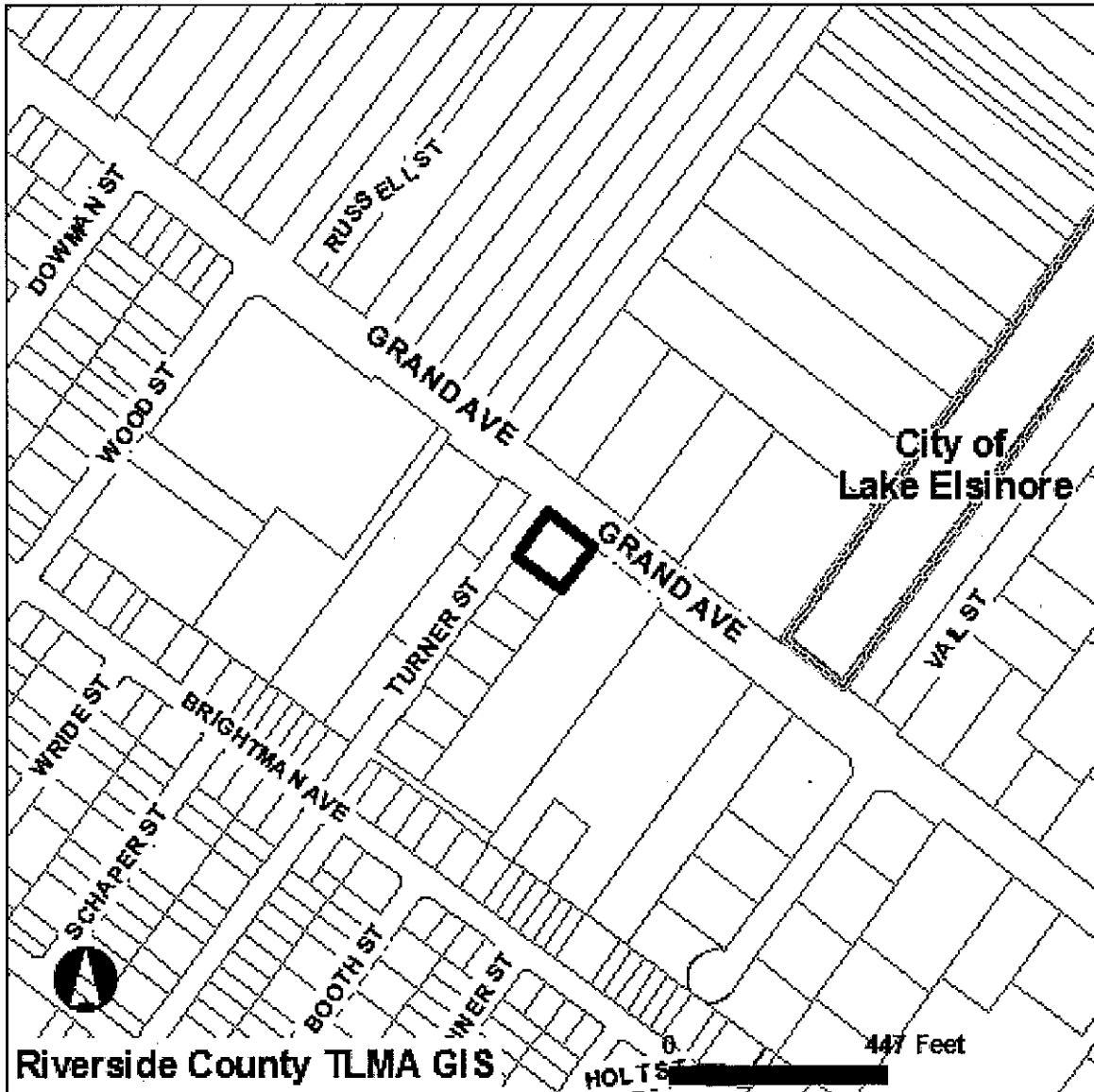
These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

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 100-year flood plain, an area drainage plan, or dam inundation area.
 - b. An MSHCP Cell Criteria Area.
 - c. A specific plan.
 - d. A General Plan Policy Overlay Area.
 - e. An Agricultural Preserve.
 - f. An Airport Influence Area or Compatibility Zone.
 - g. In a Tribal Land.
 - h. A High Fire Area.
 - i. A County Service Area.
3. The project site is located within:
 - a. The boundaries of the Lake Elsinore City Sphere.
 - b. The Elsinore Area Plan.
 - c. The Lakelandvillage/Wildomar Redevelopment Area.
 - d. The Lake Elsinore Unified School District.
 - e. Within a County Fault Zone and within ½ mile of the Wildomar and/or Willard Fault.
 - f. An area of very high liquefaction potential.
 - g. An area susceptible to subsidence.
 - h. Within Zone B of Ordinance No. 655.
 - i. An area of undetermined potential for paleontological sensitivity.
4. The subject site is currently designated as Assessor's Parcel Number 371-142-001.
5. This project was filed with the Planning Department on December 18, 2008.
6. This project was reviewed by the Land Development Committee 2 times on the following dates: January 22, 2009, and November 12, 2009.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$17,441.96.

Date Prepared: 01/01/01
Date Revised: 6/08/09 by RJuarez

VICINITY MAP



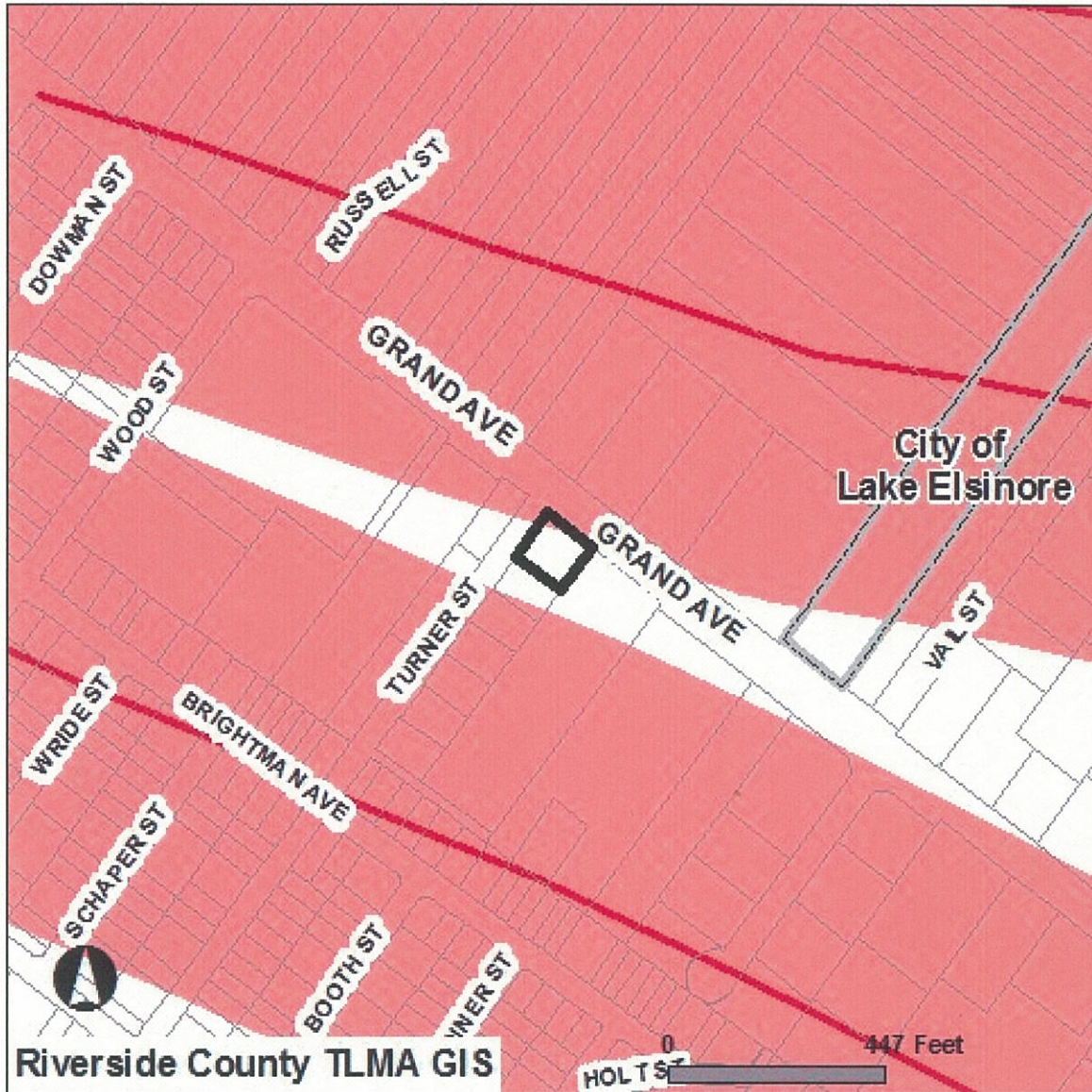
Selected parcel(s):
371-142-001

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.

REPORT PRINTED ON...Mon Apr 12 09:37:33 2010

FAULT ZONES



Selected parcel(s):
371-142-001

FAULT ZONES

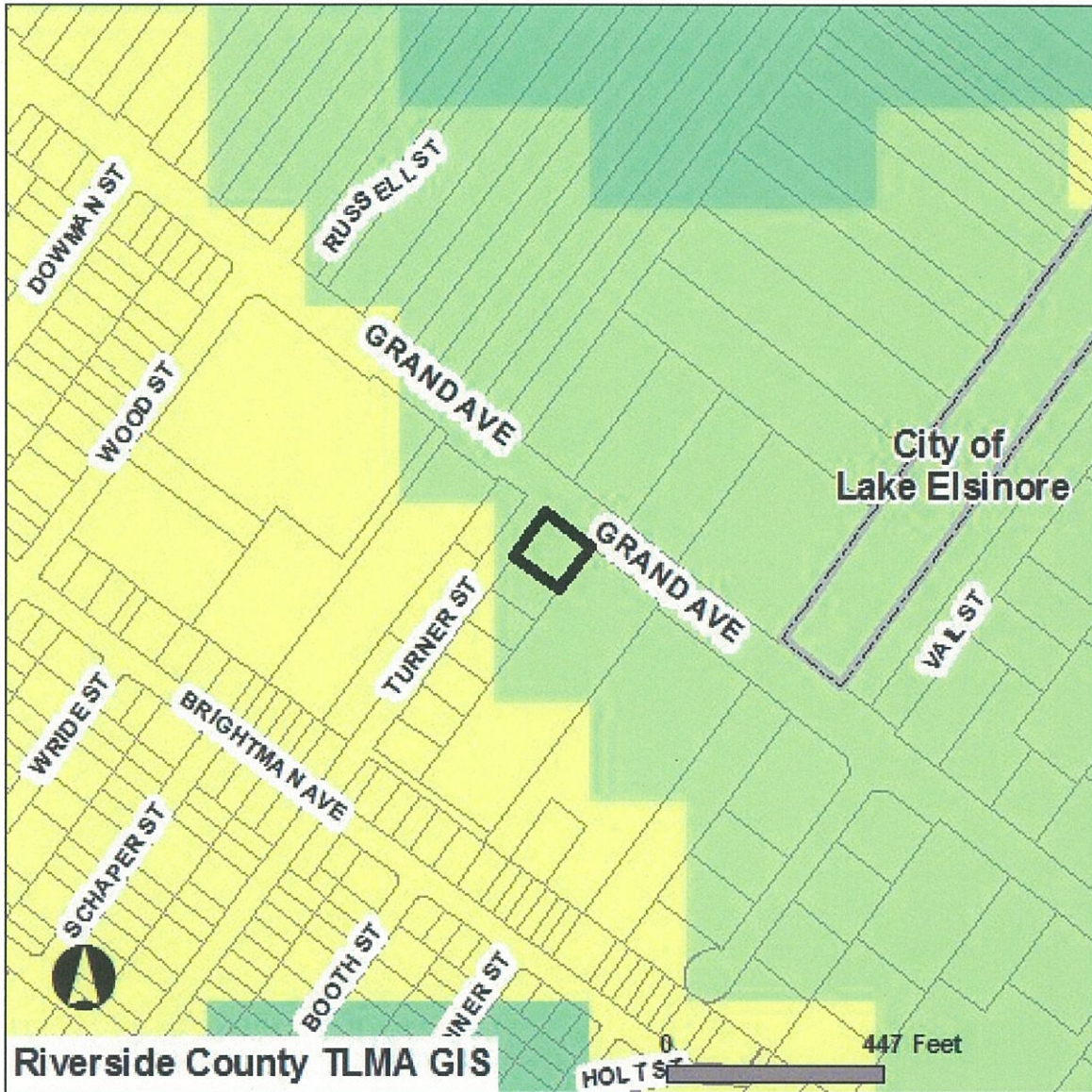
- SELECTED PARCEL
- COUNTY FAULT ZONE
- CITY
- INTERSTATES
- HIGHWAYS
- PARCELS
- RIVERSIDE COUNTY

IMPORTANT

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LIQUEFACTION



Selected parcel(s):
371-142-001

LIQUEFACTION

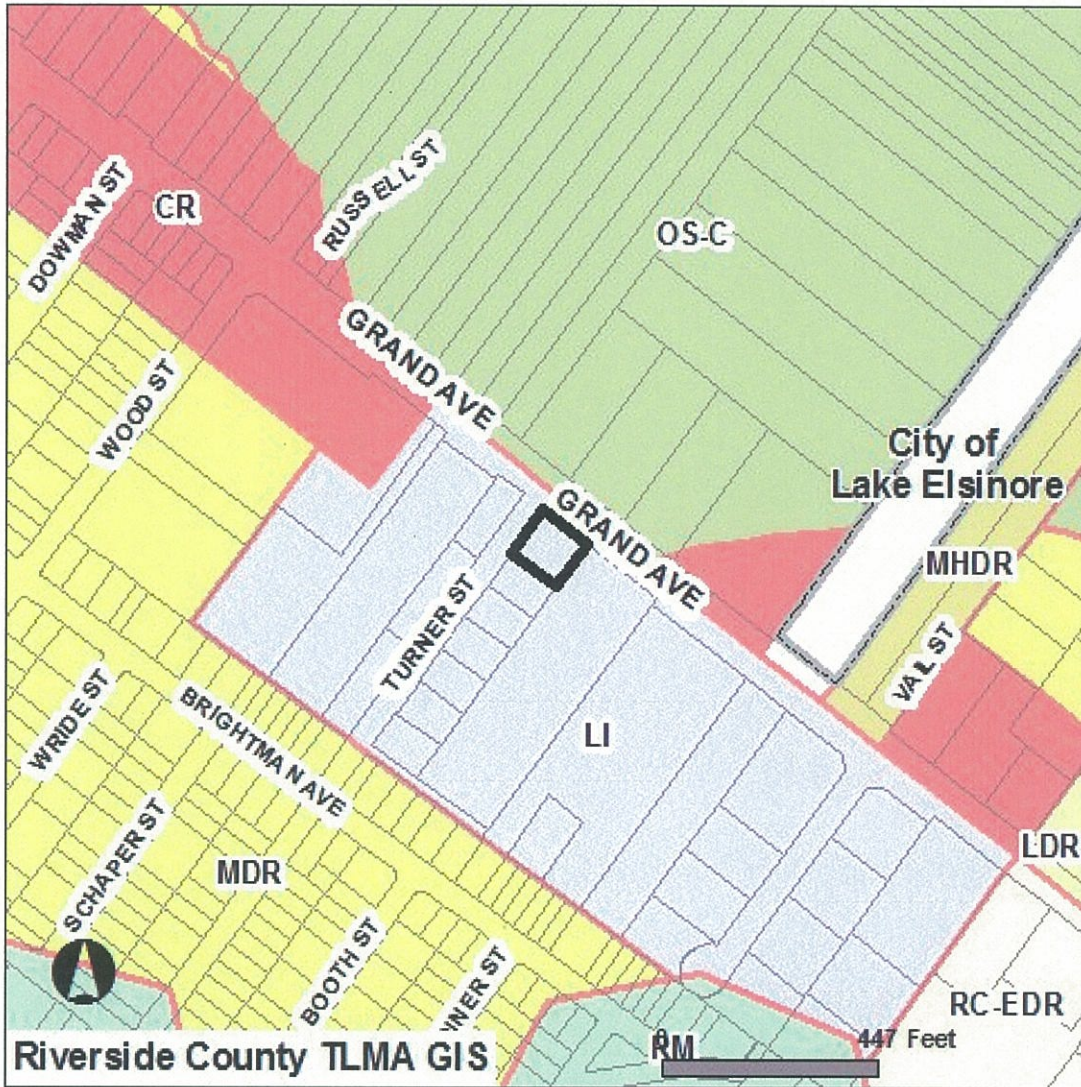
- SELECTED PARCEL
- PARCELS
- N INTERSTATES
- Moderate
- N HIGHWAYS
- Very High
- CITY
- Very low

IMPORTANT

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GENERAL PLAN LAND USE



Selected parcel(s):
371-142-001

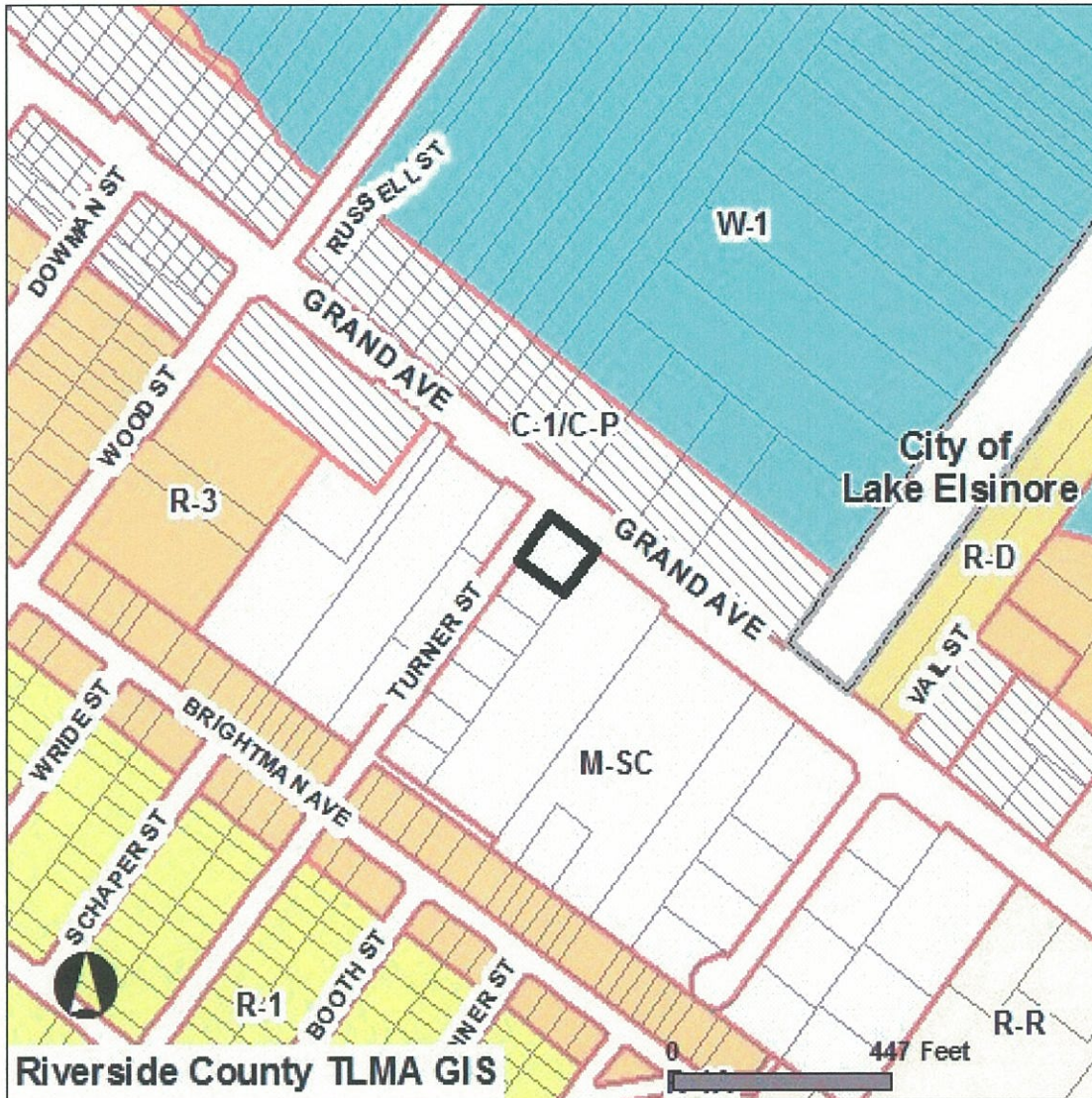
LAND USE

- SELECTED PARCEL
- PARCELS
- MDR - MEDIUM DENSITY RESIDENTIAL
- RM - RURAL MOUNTAINOUS
- N INTERSTATES
- CR - COMMERCIAL RETAIL
- MHDR - MEDIUM HIGH DENSITY RESIDENTIAL
- N HIGHWAYS
- LDR - LOW DENSITY RESIDENTIAL
- OS-C - CONSERVATION
- CITY
- LI - LIGHT INDUSTRIAL
- EDR-RC - RURAL COMMUNITY - ESTATE DENSITY RESIDENTIAL

IMPORTANT
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ZONING



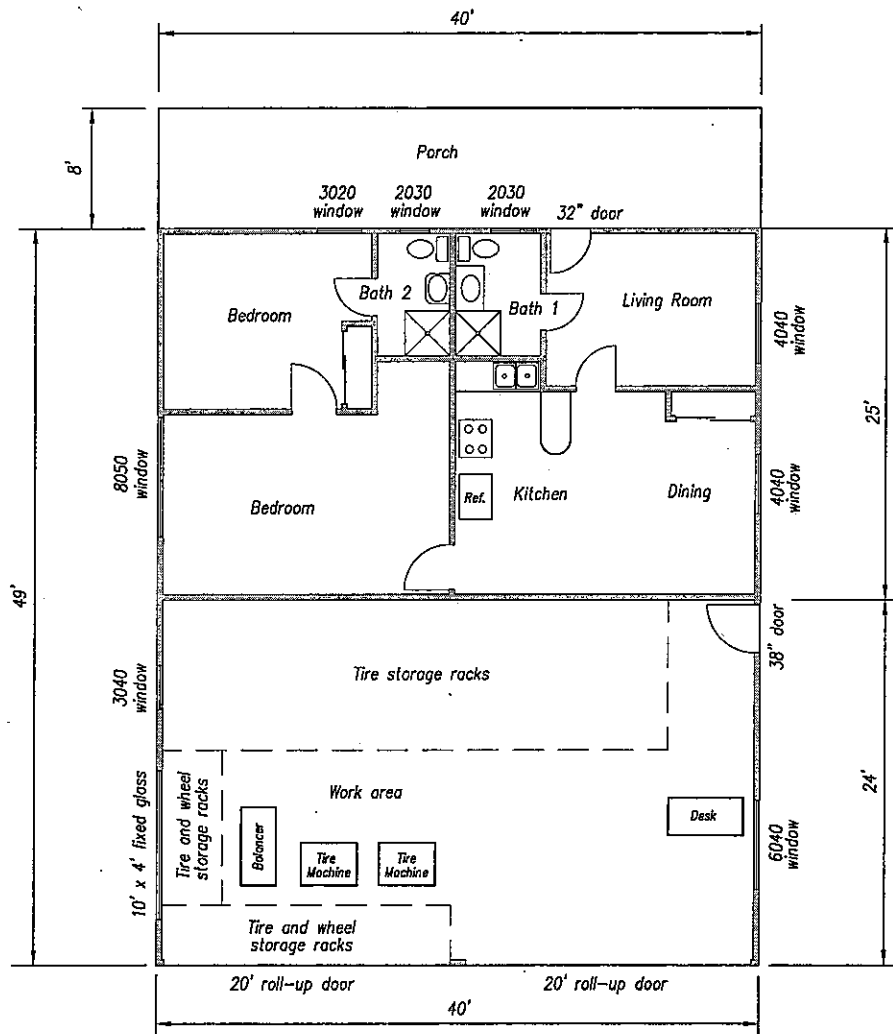
Selected parcel(s):
371-142-001

ZONING

- | | | | |
|-----------------|-----------------|----------|------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | ZONING BOUNDARY | M-SC | R-1 |
| R-1A | R-3 | R-D | R-R |
| W-1 | | | |

IMPORTANT
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Notes:
 The rear portion of the building is the caretakers residence.
 Bath no. 1 is utilized for employee and customer use.
 The living room can be utilized as a customer waiting area during inclement weather conditions.

FLOOR PLAN- EXISTING SHOP BUILDING
 1" = 8'

PLOT PLAN
 APN 371-142-001
 Prepared: December, 2008

Owner/Applicant:
 Speed Tires
 Abel and Adelita Flores
 33010 Turner Street
 Lake Elsinore, Ca. 92530
 Tel 951-678-6747
 Fax 951-678-6947

Prepared By:
CJ CONSULTING
 17837 Brightman Avenue
 Lake Elsinore, Ca. 92530
 Tel and Fax 951-678-5776

CASE #: PP23924
EXHIBIT: C
DATED: 3/11/10
PLANNER: B. BREWINGTON

CASE #: PP23924
EXHIBIT: B & M
DATED: 3/11/10
PLANNER: B. BREWINGTON

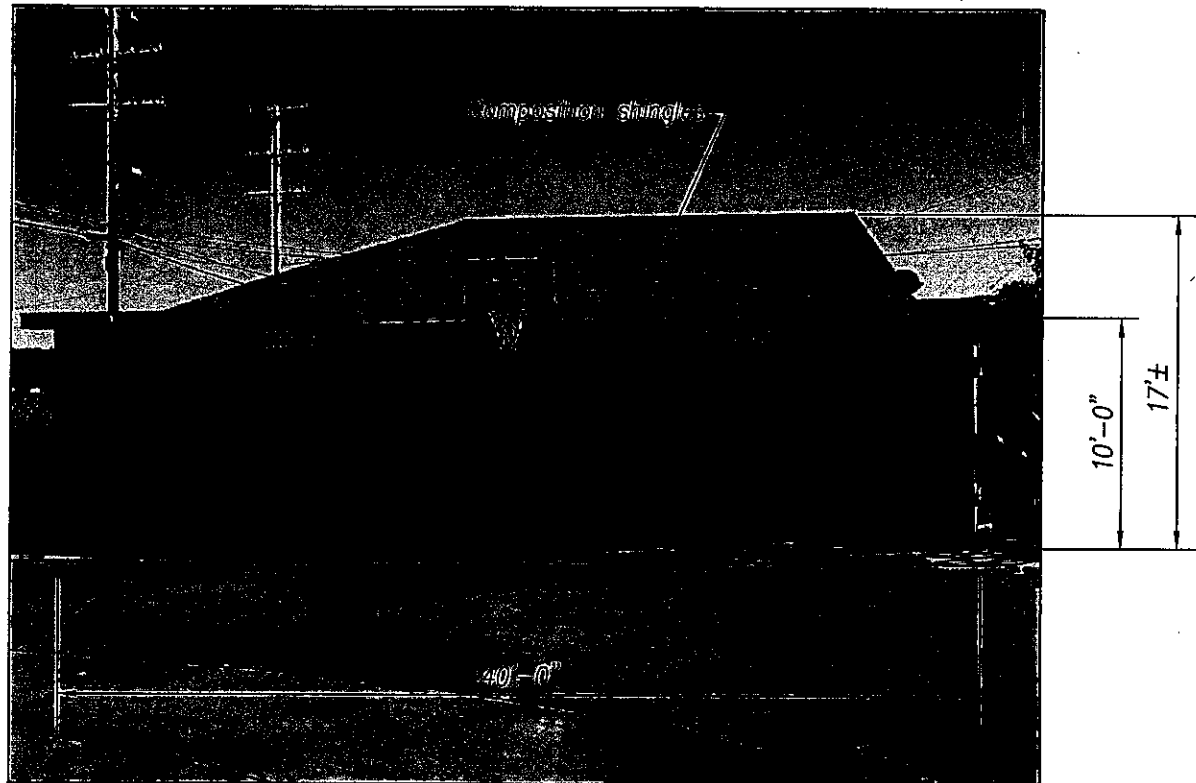


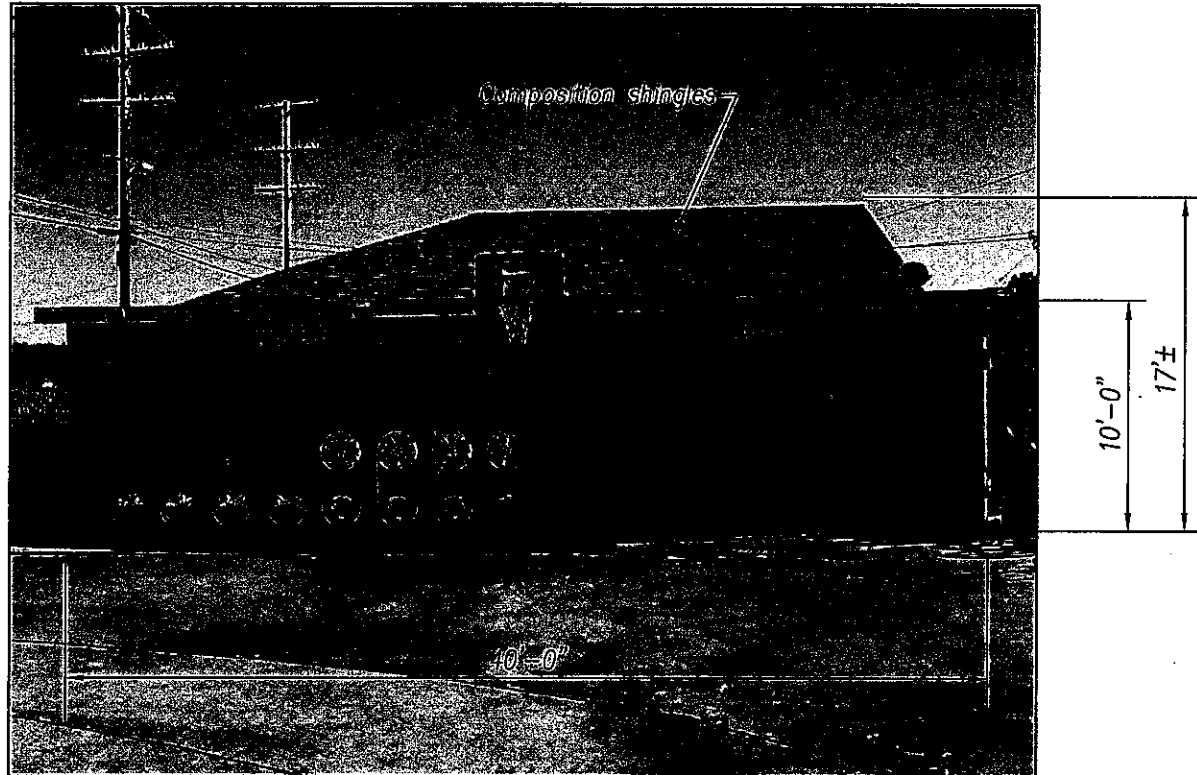
PHOTO ELEVATIONS- EXISTING SHOP BUILDING
FRONT (NORTH) ELEVATION- DOORS CLOSED

1" = 8'

PLOT PLAN
APN 371-142-001
Prepared: December, 2008

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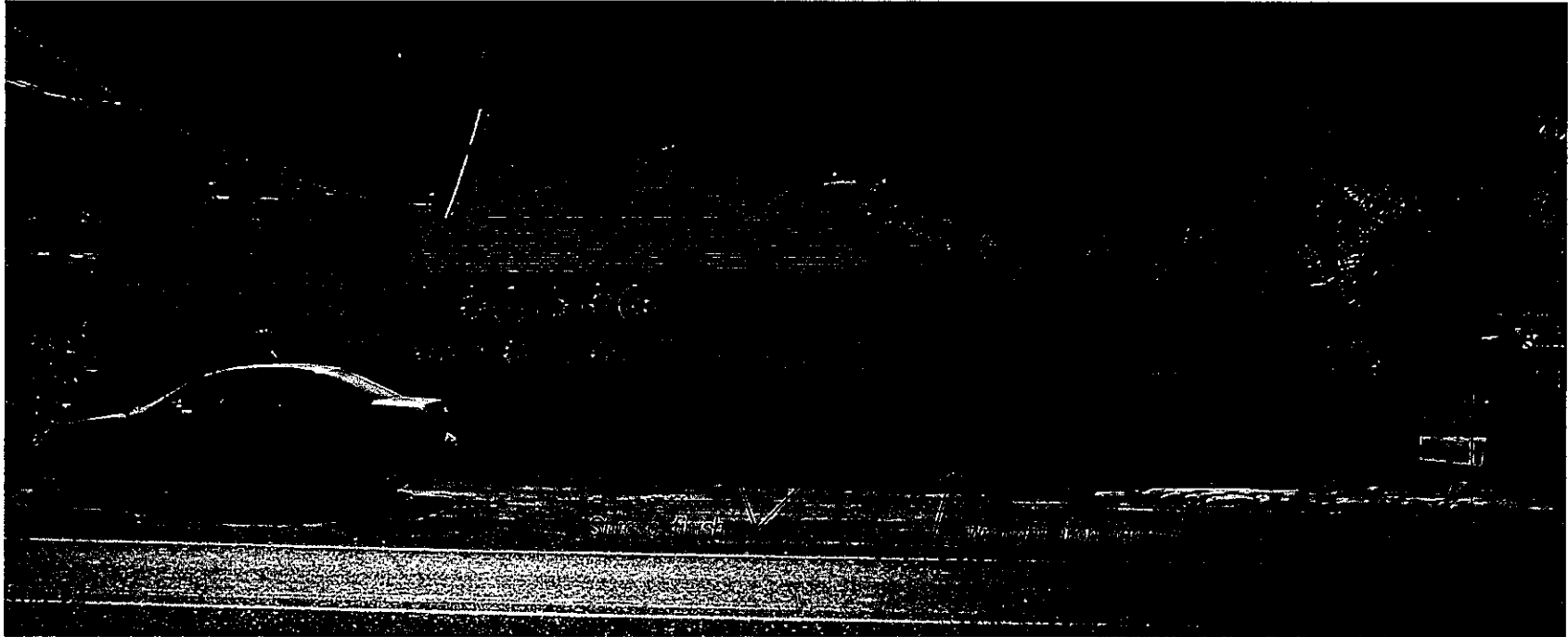
**PHOTO ELEVATIONS- EXISTING SHOP BUILDING
FRONT (NORTH) ELEVATION- DOORS OPEN**

1" = 8'

**PLOT PLAN
APN 371-142-001
Prepared: December, 2008**

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**PHOTO ELEVATIONS- EXISTING SHOP BUILDING
FRONT (NORTH) ELEVATION- DOORS CLOSED**

1" = 8'

**PLOT PLAN
APN 371-142-001
Prepared: December, 2008**

**Owner/Applicant:
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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42107
Project Case Type (s) and Number(s): Plot Plan No. 23924
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Matt Straite
Telephone Number: 951-955-8631
Applicant's Name: Abel and Adelita Flores
Applicant's Address: 33010 Turner Street, Lake Elsinore, CA 92530
Engineer's Name: John Johnson, CJ Consulting
Engineer's Address: 17837 Brightman Ave. Lake Elsinore CA

I. PROJECT INFORMATION

- A. Project Description:** Plot Plan No. 23924 proposes to permit an existing 1,972 square foot shop building as a tire and wheel sales and repair shop with caretaker quarters, outdoor seating area and 8 parking spaces on 0.30 acres.
- B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .
- C. Total Project Area:** 0.30 Acres

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: 2
Industrial Acres: 0.30	Lots: 1	Sq. Ft. of Bldg. Area: 1,972	Est. No. of Employees: N/A
Other: N/A			

- D. Assessor's Parcel No(s):** 371-142-001
- E. Street References:** The project site is located in the Lakeland Village community within the Elsinore Area Plan, southerly of Grand Avenue and easterly of Turner Street.
- F. Section, Township & Range Description or reference/attach a Legal Description:**
Section 19, Township 6 South, Range 4 West
- G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is relatively flat and contains a 1,972 square foot shop building with caretaker quarters, trees, fruit trees and shrubs. A 6'8" block and metal wall with two entrance gates surrounds the property.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project meets the requirements of the Community Development: Light Industrial (CD:LI)(0.25-0.60 Floor Area Ratio) general plan land use designation. The proposal meets all other applicable land use policies.
- 2. Circulation:** The proposed project has been reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all 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 within an area with a very high susceptibility to liquefaction and has soil subsidence potential. The project site is located within a county fault zone. The proposed project is not located within a high fire hazard area, or a dam inundation area. The proposed project has allowed for sufficient provision of emergency response services to the future users 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:** The proposed project meets with all applicable Noise Element policies.
6. **Housing:** The project proposes to permit an existing tire and wheel sales and repair shop with Manufacturing - Service Commercial (M-SC) zoning. The project site consists of an existing 1,972 square foot shop building and caretaker residence. There are no impacts to housing as a direct result of this project at this time.
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): Elsinore Area Plan

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Light Industrial (LI) (0.25-0.60 Floor Area Ratio)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:

1. **Area Plan(s):** Elsinore Area Plan to the north, east, south and west
2. **Foundation Component(s):** Open Space to the north, Community Development to the east, south and west
3. **Land Use Designation(s):** Open Space-Conservation to the north, Light Industrial to the east, south and west
4. **Overlay(s):** N/A
5. **Policy Area(s):** Lake Elsinore Environs Policy Area to the north

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** N/A
2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: Manufacturing-Service Commercial (M-SC)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: General Commercial (C-1/C-P) to the north and Manufacturing-Service Commercial (M-SC) to the east, south and west

III. 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 type="checkbox"/> Aesthetics | <input checked="" 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 checked="" 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 | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

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.

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

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.

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

Date

Matt Straite
Printed Name

For Ron Goldman, Planning Director

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

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

Findings of Fact:

a) The proposed project is to permit an existing tire and wheel sales and repair shop. The Riverside County Integrated Plan (RCIP) indicates that the project site is not located within a designated scenic highway. Development of the project site will not affect any scenic resources, as adjacent lands have been developed with uses similar to that of the proposed project.

b) The proposed project is to permit an existing tire and wheel sales and repair shop. The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista, as these features do not exist on the project site. The impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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: RCLIS, Ord. No. 655 (Regulating Light Pollution)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Findings of Fact:

According to the RCLIS, the project site is located approximately 33.22 miles away from the Mt. Palomar Observatory, which is within the designated ZONE B Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, 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 (COA.10.PLANNING.06, 10.PLANNING.31, 80.PLANNING.18). These are standard conditions of approval and therefore not considered mitigation pursuant to CEQA.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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) The proposed project may result in a new source of light and glare from the addition of security lighting and facility lighting, as well as vehicular lighting from cars traveling on adjacent roadways.

Riverside County Ordinance No. 655 is applicable to the project site. Pursuant of this Ordinance, the project's onsite lighting will be directed downward or shielded and hooded to avoid shining onto adjacent properties and streets. Furthermore, the amount of lighting will be similar to other planned industrial and commercial areas surrounding the site. Conditions of Approval 10.PLANNING.06 and 80.PLANNING.18 are not considered unique mitigation measures pursuant to CEQA. No additional mitigation is identified or required.

b) The proposed project is not expected to create unacceptable light levels as it has been conditioned for conformance with Ordinance No. 655. Therefore, the proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or expose residential property to unacceptable light levels. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on	<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
the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
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"/>
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: Riverside County General Plan Figure OS-2 "Agricultural Resources," RCLIS, and Project Application Materials.

Findings of Fact:

a) The project site is designated as Type D – Urban and Built-Up Land in the Farmland Mapping and Monitoring Program of the California Resources Agency. Urban and Built-Up land is occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10 acre parcel. Common examples include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treat, and water control structures. Therefore, there is no impact from this project to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland).

b) The project site is not located within an agricultural preserve and will not conflict with existing agricultural use, or the Williamson Act contract.

c) There are no agriculturally zoned properties within 300' of the project site. Therefore, the project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm").

d) The project site is not currently being farmed. The proposed project will not involve conversion of farmland or 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 is required.

Monitoring: No monitoring is required.

5. Forest				
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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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-c) The project is not located within an area designated for or zoned for forestry. The project will not result in the loss of any forest land or result in conversion of forest land. The proposed project is an existing tire retail facility and will result in conversion of forest land to non-forest use.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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:

a) The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designations, and population estimates.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The SCAQMD permit is evidence that the point source complies with all SCAQMD rules and regulations. Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. The project site contains an existing shop building with caretaker residence, and no new construction is proposed. The impact is considered less than significant.

c) The proposed project will not 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). Therefore, impacts are 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 facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residences to the north of the project site, which is considered a sensitive receptor; however, the project is not expected to generate substantial point source emissions. The long-term project impacts in the daily allowable emissions for the project's operational phase are considered to be not significant.

e) The project will not create sensitive receptors located within one mile of an existing substantial point source emitter.

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

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?

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)?

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?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				
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"/>
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"/>
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"/>

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, On-site Inspection

Source: RCLIS, WRCMSHCP, On-site Inspection

Findings of Fact:

- a) This project is not located within a WRMSHCP Criteria Cell Group, and the project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.
- b) This project will not 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).
- c) This project will not 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.
- d) The proposed 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.
- e) The proposed project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service.
- f) The proposed project will not 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.
- g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

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

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
8. Historic Resources				
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-7, On-site Inspection, Project Application Materials

Findings of Fact:

a) No grading is proposed as part of the project. There are no known historic sites or historic resources located on the property, therefore development of this project site will not alter or destroy a historic site.

b) No grading is proposed as part of the project. Development of the proposed project will have a less than significant impact on a historical resource as defined in California Code of Regulations, Section 15064.5.

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple 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 resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal 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 representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation. Conditions of Approval 10.PLANNING.01 and 10.PLANNING.02 are not considered unique mitigation measures pursuant to CEQA. No additional mitigation is identified or required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources				
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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
California Code of Regulations, Section 15064.5?				
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: Riverside County General Plan Figure OS-6 "Relative Archaeological Sensitivity of Diverse Landscapes", Project Application Materials

Findings of Fact:

a) No grading is proposed as part of the project. This area has been completely disturbed. No new buildings or construction is proposed. It is not identified as an area of Relative Archaeological Sensitivity of Diverse Landscapes map of the RCIP, Multipurpose Open Space Element (Figure OS-06). Therefore, this project will have no impact on archaeological resources.

b) No grading is proposed as part of the project. This project will have a less than significant impact change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5.

c) No grading is proposed as part of the project. This project will have less than significant impact on human remains, including those interred outside of formal cemeteries. However, as a precaution, this project has been conditioned to halt construction and immediately contact the State Health and Safety Code Section 7050.5 if human remains are found. If remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate Native American Tribe who is the most likely descendant. The descendant shall inspect the site of discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented. Condition of Approval 10.PLANNING.01 is not considered a unique mitigation measure pursuant to CEQA. No additional mitigation is identified or required.

d) No grading is proposed as part of the project. This project will not restrict existing or religious or sacred uses within the potential impact area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: No grading is proposed as part of the project. According to the Riverside County General Plan, the project site is located within an area of Undetermined Potential for paleontological resources. However, no new construction or grading is proposed.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: Prior to Issuance of Grading Permits, the applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit. (COA: 60.PLANNING.01).

Monitoring: Monitoring shall be conducted by Building and Safety through the permitting process.

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"/>
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"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," RCLIS, Geologist Comments

Findings of Fact:

a-b) The project site is located within a county fault zone and within 1/2 mile of the Wildomar Fault and/or the Willard Fault. The project has been reviewed by the County Geologist and per the December 30, 2009, letter from Mr. John H. Johnson (CJ Consulting) and Mr. Kevin P. Bresnahan (RCE 59954) the existing structure is safe and suitable for the intended use of a tire shop, tire storage and caretaker's residence. The proposed project is not likely to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. The proposed project is an existing structure built in 1964. The project is required to be inspected for compliance with all current building codes (Condition of Approval 20.PLANNING.5). These conditions are standard and not considered mitigation per CEQA.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact: The project site is located within an area of very high liquefaction potential. However, no new construction is proposed and the project is required to be inspected for compliance

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with all current building codes (Condition of Approval 20.PLANNING.5). These conditions are standard and not considered mitigation per CEQA.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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)

Findings of Fact: According to the General Plan, the project site is not located in an area subject to earthquake-induced slope instability. The project site is located in an area of very high general ground shaking risk. However, no new construction is proposed and the project is required to be inspected for compliance with all current building codes (Condition of Approval 20.PLANNING.5). These conditions are standard and not considered mitigation per CEQA.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact: The project site is relatively flat and according to Figure S-5, the project site is located in an area with slopes less than 15%; therefore, there is no potential for landslides. The project site and surrounding area does not consist of rocky terrain therefore the project is not subject to rock fall hazards. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: RCIP Figure S-7 "Documented Subsidence Areas"

Findings of Fact: The project site is located in an area susceptible to subsidence but not located near any documented areas of subsidence. However, no new construction is proposed and the project is required to be inspected for compliance with all current building codes (Condition of Approval 20.PLANNING.5). These conditions are standard and not considered mitigation per CEQA.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

Findings of Fact: There are no active volcanoes in Southern California. The project site does not contain steep slopes, and it is unlikely to be subject to other geologic hazards such as mudflow. The project is located near Lake Elsinore, so there is a minor chance of seiche; however, the site is over 1000 feet from the lake so the impacts are considered less than significant per the Geologists review of the project. Therefore, the impact is considered to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Source: RCIP Figure S-5 "Regions Underlain by Steep Slopes", Building and Safety Grading Review, Project Application Materials

Findings of Fact:

a) The project site contains an existing 1,972 square foot shop building with caretaker residence. No new construction or grading is proposed. Therefore, the project will not change topography or ground surface relief features.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) There is no grading proposed with this project. No cut or fill slopes greater than 2:1 or higher than 10 feet will be created.

c) There is no grading proposed with this project. The project site is served by a sewer system. Therefore, the project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?

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?

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?

Source: RCIP figure S-6 "Engineering Geologic Materials Map", Flood Control Review, Building and Safety Grading Review, Project Application Materials

Findings of Fact:

a) The project site contains a 1,972 square foot shop building with caretaker residence. No new construction is proposed with this project. The project will not result in substantial soil erosion or the loss of topsoil.

b) The project site may be located on expansive soil; however, the project site contains a 1,972 square foot shop building with caretaker residence. No new construction is proposed with this project. The project has been reviewed by the County Geologist. No new construction is proposed and the project is required to be inspected for compliance with all current building codes (Condition of Approval 20.PLANNING.5). These conditions are standard and not considered mitigation per CEQA.

c) The project is currently connected to a sewer system, there is no septic on site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?

b) Result in any increase in water erosion either on or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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off site?

Source: Flood Control District Review, Building and Safety Grading Review, Project Materials

Findings of Fact:

a) The project site is not located near the channel of a river, or stream, or the bed of a lake. Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake.

b) The project may result in an increase in water erosion either on or off site. Riverside County Flood Control has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes. (COA: 90.FLOOD RI.2, COA: 90.FLOOD RI.3, COA: 90.FLOOD RI.4)

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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: The project site is located within a moderate wind erosion area. The project site contains a 1,972 square foot shop building with caretaker residence, trees and shrubs. No new construction or grading is proposed with this project. There is not anticipated to be any impact in an increase in wind erosion and blowsand, either on- or off- site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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

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

a-b) The project is an existing tire sales and service facility in an existing structure. No construction is proposed at this time. Possible greenhouse gas producing elements of the proposed use will include onsite vehicle idling and the delivery of tires to the site. Both of these elements will produce less than significant amounts of additional greenhouse gasses, and both are permitted by the Land Use and zoning designations identified by the General Plan, therefore maintaining consistency with any existing applicable plan.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
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"/>
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"/>

Source: Project Application Materials, Department of Environmental Health Review and Fire Department Review

Findings of Fact:

a-b) The project site contains a 1,972 square foot shop building with caretaker residence, trees and shrubs. No new construction or grading is proposed with this project. The project is not anticipated to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials or 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. However, the Department of Environmental Health has required 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 materials (COA 90.E Health.1).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project site is not located within one-quarter mile of an existing or proposed school.

e) The project is not 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 not create a significant hazard to the public or the environment.

Mitigation: The applicant will be required to prepare 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 materials (COA 90.E Health.1).

Monitoring: Monitoring will be done through the Department of Environmental Health.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?

b) Require review by the Airport Land Use Commission?

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?

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?

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

Findings of Fact:

a) The project site is not located within an Airport Influence Area or an Airport Compatibility Zone, and therefore, will not result in an inconsistency with an Airport Master Plan.

b) The project site is not located within an Airport Influence Area or an Airport Compatibility Zone, and does not require review by the Airport Land Use Commission.

c) The project site is located more than two miles from the Skylark Airport, and is not within the Skylark Airport Influence Area. Skylark Airstrip is a small privately owner airstrip located in the southeastern portion of the City of Lake Elsinore. The project will not result in a safety hazard for people residing or working in the project area.

d) The project site is located more than two miles from the Skylark Airport, and is not within the Skylark Airport Influence Area. The project will not result in a safety hazard for people residing or working in the project area.

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

Monitoring: No monitoring is 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," RCLIS

Findings of Fact: The project site is not located in a High Fire Area or in an area susceptible to wildfires. There is no new construction proposed. Therefore, the project will not 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.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

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

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Figure 8 "Flood Hazards," Project Drainage Report, Project Specific Water Quality Management Plan

Findings of Fact:

a) The project site contains a shop building with caretaker residence that was constructed in 1964. No new construction is proposed. There are no streams or rivers within the project site. The project is not anticipated to 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.

b) The project will not violate any water quality standards or waste discharge requirements, and has been conditioned to comply with standard water quality conditions of approval.

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.

d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.

e-f) The project site contains a shop building with caretaker residence that was constructed in 1964. No new construction is proposed. The project site is not within a flood prone area as shown on the Elsinore Area Plan Flood Hazards Map.

g) The project site contains a shop building with caretaker residence that was constructed in 1964. No new construction is proposed. The proposed project will not violate any water quality standards or waste discharge requirements.

h) The project site contains a shop building with caretaker residence that was constructed in 1964. No new construction is proposed. 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 and odors).

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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, RCLIS

Findings of Fact:

- a) The project site contains a shop building with caretaker residence that was constructed in 1964. No new construction is proposed. The proposed project is not anticipated to 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.
- b) The project will not substantially change absorption rates or the rate and amount of surface runoff.
- c) The project is not located in a Dam inundation area.
- d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, RCLIS, Project Application Materials

Findings of Fact:

- a) The project site contains a shop building with caretaker residence that was constructed in 1964. No new construction is proposed. The project would not result in a substantial alteration of the present or planned land of the area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project site is within the City of Lake Elsinore Sphere of Influence and not adjacent to any county boundaries. No new construction is proposed. The proposed project will not affect land use within a city sphere of influence and/or within adjacent city or county boundaries.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 checked="" type="checkbox"/>	<input 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, RCLIS

Findings of Fact:

a) The proposed project is consistent with the site's existing zoning of Manufacturing - Service Commercial (M-SC). The proposed use, a tire and wheel sales and repair shop, is not a specifically listed permitted use, subject to approval of a plot plan in the Manufacturing-Service Commercial (M-SC). However, the proposed use is similar in to vehicle repair shops. The zoning ordinance allows the director to make a finding that a non-listed use is similar to one listed, and therefore permissible. Such a finding has been added to the staff report.

b) The surrounding zoning is General Commercial (C-1/C-P) to the north and Manufacturing - Service Commercial (M-SC) to the south, east and west. The project will be compatible with the surrounding zoning classifications.

c) The project site is designated Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) in the RCIP. Surrounding properties area also designated Open Space: Conservation (OS:C) to the north, and Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) to the south, east and west. There is an existing RV/Trailer Storage facility to the north, an existing Trailer Manufacturing facility to the east, an existing residence to the south and an existing Metal Fabrication Facility to the west. The project site is surrounded by a block wall which will serve as a buffer between the proposed project and the existing residence to the south. The project is compatible with existing and planned surrounding land uses.

d) The proposed project is consistent with current land use designations and the policies of the RCIP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The proposed project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is 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?

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 site is located more than two miles from the Skylark Airport, and is not within the Skylark Airport Influence Area. Skylark Airstrip is a small privately owned airstrip located in the southeastern portion of the City of Lake Elsinore. The project will not expose people residing or working in the project area to excessive noise levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Railroad Noise

NA A B C D

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

Findings of Fact: The project site is not located adjacent to or near an active railroad line. No impacts will occur as a result of the proposed project

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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32. Highway Noise				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is located approximately 3 miles southerly of Highway 15. Therefore, the impact from highway noise is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Other Noise				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, RCLIS

Findings of Fact: No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact: The project site contains a 1,972 square foot shop building with caretaker residence. The building was constructed around 1964, and has been occupied since that time with various uses including a real estate office, appliance repair shop and a Sheriff's substation. The building is currently being used as a tire and wheel sales and repair shop with caretaker residence. Therefore:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project will not cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

b) The project will not cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.

c) The project will not cause 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.

d) The project will not cause exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

d) Affect a County Redevelopment Project Area?

e) Cumulatively exceed official regional or local population projections?

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)?

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

Findings of Fact:

a) The project will not necessitate the construction or replacement of housing elsewhere; although the project currently has existing caretaker quarters on site, no displacement of existing housing will occur.

b) The proposed project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed project includes caretaker quarters, and will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

d) The project site is located within the Lakeland Village/Wildomar County Redevelopment Area. The project was transmitted to the redevelopment agency for their review. No response was received.

e) The project will not cumulatively exceed official regional or local population projections.

f) No new construction is proposed as a part of this project. Development of the project site will have a less than significant impact on inducing substantial population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure).

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Findings of Fact: The proposed project will not have a significant impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provision of Ordinance No. 659 which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impact to Fire services is viewed as less than significant.

Additionally, the project will not 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. As such, this project will not cause 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.

Any project subject to Ordinance No. 659 will be conditioned for compliance. Compliance with Ordinance No. 659 is not considered a unique mitigation measure. No additional mitigation is identified or required. (COA: 90.PLANNING.28)

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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37. Sheriff Services

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

Findings of Fact: The proposed project will not have a significant impact on the demand for Sheriff services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provision of Ordinance No. 659 which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impact to Sheriff services is viewed as less than significant.

Additionally, the project with not result in substantial adverse physical impacts associate with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response ties or other performance objectives for any of the public services.

Any project subject to Ordinance No. 659 will be conditioned for compliance. Compliance with Ordinance No. 659 is not considered a unique mitigation measure. No additional mitigation is identified or required. (COA 90.PLANNING.28)

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Schools

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

Findings of Fact: The proposed project is located within the Lake Elsinore Unified School District. The impact of the project is considered less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the new provision of new or physically altered government facilities or the need for new or physically alter governmental facilities. As such, this project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations and performance objectives for any public services.

These projects have been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation (COA 80.PLANNING.17). Therefore, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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39. Libraries

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

Findings of Fact: The proposed project will have no impact on the demand for Library services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provision of Ordinance No. 659 which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impact to Library services is viewed as less than significant. Additionally, the project with not 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. As such, this project will not cause construction 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.

Any project subject to Ordinance No. 659 will be conditioned for compliance. This is not a unique mitigation measure. No further mitigation measures have been identified; no additional or unique mitigation is required. (COA: 90.PLANNING.28).

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Health Services

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

Findings of Fact: Existing health services facilities will serve the site. Additionally, the project will not 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 faculties. As such, this project will not cause construction 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.

Any project subject to Ordinance No. 659 will be conditioned for compliance. This is not a unique mitigation measure. No further mitigation measures have been identified; no additional or unique mitigation is required. (COA: 90.PLANNING.28)

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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

<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
environment?				
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"/>
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"/>

Source: RCLIS, 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

Findings of Fact:

a-b) The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities, and does not include the use of existing neighborhood or regional parks or other recreational facilities. This project has been reviewed by the Riverside County Parks Department and has not been conditioned for recreational facilities.

c) The project site is not located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees) and commercial projects are not required to pay Quimby fees.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact: This project does not propose, nor require, any trails.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<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
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?				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: The project site contains a 1,972 square foot shop building with caretaker residence. No new construction is proposed.

a) The proposed project will not conflict with any policy, ordinance, plan that establishes any effectiveness measures. The project will also not impact any mass transit means. The site will have a less than significant impact on an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. The project site would not result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads or congestion at intersections.

b) The project will have a less than significant impact on the level of service standard established by the county congestion management agency for designated road or highways.

c) The project will have a less than significant impact on circulation that would result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

d) The proposed project will not result in alteration of waterborne, rail or air traffic.

e) The proposed project is not anticipated to have any impact on circulation substantially increasing hazards to a design feature or incompatible uses.

f) The proposed project will have less than significant impact on circulation causing an effect upon, or need for new or altered maintenance of roads.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) No new construction is proposed as a part of this project.

h) The proposed project will have no impact on circulation resulting in inadequate emergency access or access to nearby uses.

i) The proposed project site would have no impact on circulation conflicting with adopted policies supporting alternative transportation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

44. Bike Trails

Source: RCIP

Findings of Fact: The Elsinore Area Plan identifies a Class 1 Bike Path / Regional Trail easterly of the project site along Grand Avenue. The Riverside County Parks and Recreation Department has reviewed and approved the project with no conditions of approval.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

a) The Elsinore Valley Municipal Water District currently services the project with water and sewer. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.

b) There is a sufficient water supply available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

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

Monitoring: No monitoring is 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?

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?

Source: Department of Environmental Health Review

Findings of Fact:

a) The Elsinore Valley Municipal Water District will service the project with sewer services. The Riverside County Department of Health has reviewed this project. The project will not require or will not 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.

b) This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?

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)?

Source: RCIP

Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The development will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)).

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

Findings of Fact:

a-c) The project will require utility services in the form of Electricity, Natural gas, and Telecommunications. Utility service infrastructure is available to the project site and the project is not anticipated to create a need for new facilities.

d) Storm water drainage will be handled on-site.

e-f) Street lighting exists for the access to the project site. Overall, the project will have an incremental impact on the maintenance of public facilities, including roads.

g) The project will not require additional government services.

h) The project design does not conflict with adopted energy conservation plans.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

49. Energy Conservation

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed project does not conflict with any adopted energy conservation plans.

Mitigation:

Monitoring:

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: Riverside County General Plan (RCIP) 2003

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 Planning Department approval to to permit an existing tire and wheel, sales and repair shop, consisting of a 1,972 square foot shop building with caretaker residence, 8 parking spaces, covered tire and used rim storage and outdoor waiting and seating area.

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 Plot Plan No. 23924. 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. 23924 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 23924, Exhibit A, Amended No. 1, dated 3/11/10.

APPROVED EXHIBIT B and M = Plot Plan No. 23924, Exhibit B and M, dated 3/11/10.

APPROVED EXHIBIT C = Plot Plan No. 23924, Exhibit C, dated 3/11/10.

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the

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10. GENERAL CONDITIONS

10. EVERY. 4 USE - 90 DAYS TO PROTEST (cont.) RECOMMND

imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

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.

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.

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10. GENERAL CONDITIONS

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

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 EVMWD WATER AND SEWER SERVICE RECOMMND

Plot Plan#23924 is proposing Elsinore Valley Municipal Water District (EVMWD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EVMWD, as well as, all other applicable agencies. Any existing septic system must be properly removed or abandoned under permit with the Department of Environmental Health (DEH).

FIRE DEPARTMENT

10.FIRE. 1 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. 2 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1500 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. Fire flow is based on type VB construction per the 2007 CBC.

10.FIRE. 3 USE-#20-SUPER FIRE HYDRANT INEFFECT

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located ot less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

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10. GENERAL CONDITIONS

10.FIRE. 5 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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 23924 is a proposal to legalize the use of an existing tire and wheel sales and repair shop on a 0.3 gross acres in the Elsinore Area. The site is located southerly of Grand Avenue, and easterly of Turner Street.

The site is impacted by sheet flow type runoff from southeast. Since this proposal is to permit an existing tire repair shop and would not increase any impervious area, no increase runoff mitigation is required but the repair shop is classified under Standard Industrial Classification (SIC) code 7534, a preliminary project specific Water Quality Management Plan is required. No new improvements are proposed with this application. The District has reviewed a preliminary Water Quality Management Plan (WQMP) dated July 14, 2009 and finds it acceptable. The exhibit shows a planter and a channel along Grand Avenue and fossil filter or similar filtration system on the catch basin. Storm runoff from the site sheet flows to the northeast to the proposed fossil filter and as such the planter would not be considered a BMP. In discussing the site constraints, the developer has agreed:

I.To store tires and hubcaps etc. in a covered area

II.To replace the asphalt parking stalls at the northwest corner into porous pavement. All of these BMP features shall be included in the final WQMP.

10.FLOOD RI. 5 USE SUBMIT FINAL WQMP >PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning

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10. GENERAL CONDITIONS

10.FLOOD RI. 5

USE SUBMIT FINAL WQMP >PRELIM (cont.)

RECOMMND

January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report shall mimic the format/template of the final report but can be less detailed. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary project specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP. The report will need significant revisions to meet the requirements of a final project specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

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10. GENERAL CONDITIONS

10.FLOOD RI. 6

USE WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

PLANNING DEPARTMENT

10.PLANNING. 1

USE - 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 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.

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10. GENERAL CONDITIONS

10.PLANNING. 2

USE - 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.

10.PLANNING. 3

USE - GEOLOGIST'S COMMENTS

RECOMMND

Per the December 30, 2009 letter from Mr. John H. Johnson (CJ Consulting) and Mr. Kevin P Bresnahan (RCE 59954), the existing structure is safe and suitable for the intended use of a tire shop, tire storage and a caretaker's residence.

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10. GENERAL CONDITIONS

10.PLANNING. 4 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,B,C and M unless otherwise amended by these conditions of approval.

10.PLANNING. 5 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. 6 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. 7 USE - COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT M.

10.PLANNING. 8 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 9 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this plot plan shall be limited to the hours of 8:00 a.m. to 6:00 p.m., Monday through Saturday, and 8:00 a.m. to 1:00 p.m. on Sunday, in order to reduce conflict with adjacent land uses.

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10. GENERAL CONDITIONS

10.PLANNING. 10 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), automobile repair and service shops.

10.PLANNING. 12 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 18 USE - 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 - NO SECOND FLOOR RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards.

10.PLANNING. 20 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence except the caretaker's quarters as shown on the APPROVED EXHIBIT A. No person, except the caretaker and members of the caretaker's family, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 22 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 55 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 75

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10. GENERAL CONDITIONS

10.PLANNING. 22 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 23 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Services Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 25 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. 26 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.

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10. GENERAL CONDITIONS

10.PLANNING. 31 USE - 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. 32 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 33 USE - PERMIT SIGNS RECOMMND

No signs shall be approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 36 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.

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation

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10. GENERAL CONDITIONS

10.TRANS. 1 USE - TS/EXEMPT (cont.) RECOMMND

Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 2 USE - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement tandards (Ordinance 461). 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. 3 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.

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

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20. PRIOR TO A CERTAIN DATE

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

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. 3 USE - REVIEW OPERATION HOURS RECOMMND

One year after issuance of occupancy permit the Planning Director and the Director of Building and Safety may review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation may be further restricted.

20.PLANNING. 5 USE - EXPIRATION CODE ENFORCE RECOMMND

This permit shall be considered used as of the day of the effective date.

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required document fees for any plan check review as determined by the Director of Building and Safety, to ensure all buildings, structures and uses are in compliance with the applicable requirements of Ordinance Nos. 457 (Building Code) and 348 (Land Use) and the conditions of approval of this permit. A lock shall be placed on the permit to take effect on the sixtieth day, which shall not be released unless compliance with the above provision has occurred.

THE PERMIT HOLDER SHALL PURSUE DILIGENTLY TO COMPLETION ALL NECESSARY PERMITS AND OBTAIN FINAL INSPECTION APPROVAL THEREOF WITHIN ONE (1) YEAR OF THE EFFECTIVE DATE OF THIS PERMIT (additional time may be requested pursuant to Section 18.43 of Ordinance No. 348). A lock shall be placed on any building permit to take effect on the expiration date, and shall not be removed unless compliance with the above provision has occurred. Notwithstanding the above, any circumstance within the property threatening the

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20.PLANNING. 5 USE - EXPIRATION CODE ENFORCE (cont.) RECOMMND

public health and safety shall be immediately corrected.

20.PLANNING. 6 USE - EXISTING STRUCTURE CHECK 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.

20.PLANNING. 7 USE - PARKING REQUIREMENTS RECOMMND

Within six (6) months of the effective date of this permit, a minimum of eight (8) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete and in conformance with current standards as approved by the Department of Building and Safety.

20.PLANNING. 8 USE - ACCESSIBLE PARKING RECOMMND

WITHIN SIX (6) MONTHS OF THE EFFECTIVE DATE OF THIS PERMIT a minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following: "Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be

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20.PLANNING. 8 USE - ACCESSIBLE PARKING (cont.) RECOMMND

towed away at owner's expense." In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

20.PLANNING. 9 USE - REMOVE SIGNS RECOMMND

WITHIN SIX (6) MONTHS OF THE EFFECTIVE DATE OF THIS PERMIT all existing signage and any tires, wheels or rims used for advertising purposes within the view of the street shall be removed. Appropriate permits for all signage shall be required.

20.PLANNING. 10 USE - TRASH ENCLOSURE RECOMMND

WITHIN SIX (6) MONTHS OF THE EFFECTIVE DATE OF THIS PERMIT a trash enclosure shall be provided as required by the Department of Waste Management. The enclosure shall be a minimum of six (6) feet in height and shall be made with landscape screening and decorative concrete block with a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area.

TRANS DEPARTMENT

20.TRANS. 1 USE-R-O-W CHECK FEE DEPOSIT RECOMMND

Prior to this project going to the Planning Director's hearing, the applicant shall open an account and pay the appropriate processing fee, which is an initial deposit, to the Survey Division for the dedication of public street right-of-way along Grand Avenue and Turner Street. The legals and plats can be submitted after Planning Director's approval in accordance with condition 80.TRANS.2 "USE-R-O-W DEDICATION 1".

NOTE: On 5/12/10 a \$1020 deposit was made to open a SUR account (SUR10033) as required by this condition of approval.

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20. PRIOR TO A CERTAIN DATE

20.TRANS. 2 USE-ANNEXATION DEPOSIT RECOMMND

Prior to this project going to the Planning Director, the applicant shall file an application for annexation for raised median on Grand Avenue and pay a \$2,500 deposit to the Transportation Department.

20.TRANS. 3 USE - BLOCK WALL DEMO/RELOCATE RECOMMND

In the future, if the County decides to widen Turner Street, the applicant shall be responsible for demolishing and relocating the existing block wall along Turner Street at the owner(s) expense and absolutely no cost shall be accrued to the County of Riverside for the demolishing and relocation of the existing block wall. The demolishing and relocation shall be taking in effect immediately when the County request to demolish and relocate the existing block wall located within the road right-of-way.

20.TRANS. 4 USE - IMPROVEMENTS RECOMMND

Within six (6) months of the effective date of this permit, the applicant shall submit exhibit showing 8" AC curbed raised landscape median (Half-width) at the centerline of Grand Avenue per County Standard No. 92.

NOTE: 1. The existing driveway on Grand Avenue shall be permanently closed and the driveway approach shall be removed, and the ditch shall be cleaned along the project boundary on Grand Avenue as directed by the Director of Transportation.

2. The existing culvert across Turner Street shall be cleaned as directed by the Director of Transportation.

3. Within six (6) months of the effective date of this permit, the applicant shall make a cash-in-lieu payment for the raised median improvement.

20.TRANS. 5 USE-IMP PLAN CHECKING DEPOSIT RECOMMND

Prior to the Planning Director's hearing, the project shall open an Improvement Plan (IP) account and pay an initial \$1,000 deposit to the Transportation Department.

NOTE: On 5/12/10 a \$1020.00 deposit was made to open an

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20. PRIOR TO A CERTAIN DATE

20.TRANS. 5 USE-IMP PLAN CHECKING DEPOSIT (cont.) RECOMMND

IP account (IP100026) as indicated in this condition of approval.

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

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3 USE SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having an undetermined potential for paleontological resources (fossils), but, no apparent ground disturbance is contemplated for this project; therefore, no upfront paleontological resources assessment is warranted at this time (no impact to the resource). However, an future project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

6. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

7. Procedures and protocol for collecting and processing of samples and specimens.

8. Fossil identification and curation procedures to be employed.

9. Identification of the permanent repository to receive any recovered fossil material. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10. All pertinent exhibits, maps and references.

11. Procedures for reporting of findings.

12. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8 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 .30 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.

60.PLANNING. 11 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 23924, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$

RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW (cont.) RECOMMND

the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

80.PLANNING. 3 USE - 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 and M.

80.PLANNING. 4 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 17 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Lake Elsinore School District shall be mitigated in accordance with California State law.

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 USE - LIGHTING PLANS (cont.) RECOMMND

No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 19 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 23924, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

80.TRANS. 1 USE - R-O-W DEDICATION 1 RECOMMND

Within six (6) months of the effective date of this permit, sufficient public street right-of-way along Grand Avenue shall be conveyed for public use to provide for a 55 foot half-width right-of-way.

Within six (6) months of the effective date of this permit, sufficient irrevocable public street right-of-way along Turner Street shall be conveyed for public use to provide for a 30 foot half-width right-of-way.

80.TRANS. 2 USE - MAP CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

80.TRANS. 3 USE - IMPROVEMENTS RECOMMND

Within six (6) months of the effective date of this permit, the applicant shall submit exhibit showing 8" AC curbed raised landscape median (half-width) as the centerline of Grand Avenue per County Standard No. 92.

NOTE: 1. The existing driveway on Grand Avenue shall be permanently closed and the driveway approach shall be removed, and the ditch shall be cleaned along the project boundary on Grand Avenue as directed by the Director of Transportation.

2. The existing culvert across Turner Street shall be cleaned as directed by the Director of Transportation.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - IMPROVEMENTS (cont.) RECOMMND

3. Within six (6) months of the effective date of this permit, the applicant shall make a cash-in-lieu payment for the raised median improvement.

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.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 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.

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90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3 USE IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

90.FLOOD RI. 4 USE BMP MAINTENANCE & INSPECT

RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

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90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 16 USE - EXISTING STRUCTURES RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 23 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 0.30 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. 24 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 27 USE ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 23924 is calculated to be 0.30 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 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. 28 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 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. 23924 has been calculated to be 0.30 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - ORD NO. 659 (DIF) (cont.) RECOMMND

ordinance shall be required.

90.PLANNING. 29 USE - TRASH ENCLOSURE RECOMMND

A Trash enclosure shall be provided as required by the Department of Waste Management. The enclosure shall be a minimum of six (6) feet in height and shall be made with landscape screening and decorative concrete block with a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area.

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

DATE: December 29, 2008

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. Comm. Facilities Section-M. Mehta
P.D. Archaeology Section-L. Mouriquand

Riv. Co. Waste Management Dept.
1st District Supervisor
1st District Planning Commissioner
Economic Redevelopment Agency

PLOT PLAN NO. 23924 – EA42107 Applicant: Able and Adelita Flores – Engineer/Representative: CJ Consulting - First Supervisorial District – Lakeland Village Zoning District - Elsinore Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Southerly of Grand Avenue easterly of Turner Street –0.30 Acres - Zoning: Manufacturing-Service Commercial (M-SC) - **REQUEST:** The Plot Plan proposes to permit an existing tire and wheel, sales and repair shop. – APN: 371-142-001 – Related Cases: CV0801691

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on January 22, 2009**. 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 **Jeff Childers, Project Planner**, at (951) 955-3626 or email at jchilder@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.

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. 23924 – Intent to Adopt a Mitigated Negative Declaration - Applicant: Able and Adelita Flores – Engineer/Representative: CJ Consulting - First Supervisorial District – Lakeland Village Zoning District - Elsinore Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Southerly of Grand Avenue easterly of Turner Street – 0.30 Acres - Zoning: Manufacturing-Service Commercial (M-SC) - **REQUEST:** The Plot Plan proposes to permit an existing tire and wheel, sales and repair shop with caretaker quarters, outdoor seating area and 8 parking spaces on 0.30 acres. – APN: 371-142-001 – Related Cases: CV0801691. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: July 26, 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 Matt Straite at 951-955-8631 or e-mail mstraite@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: Matt Straite
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/23/2010

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

APN (s) or case numbers PP 23924 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

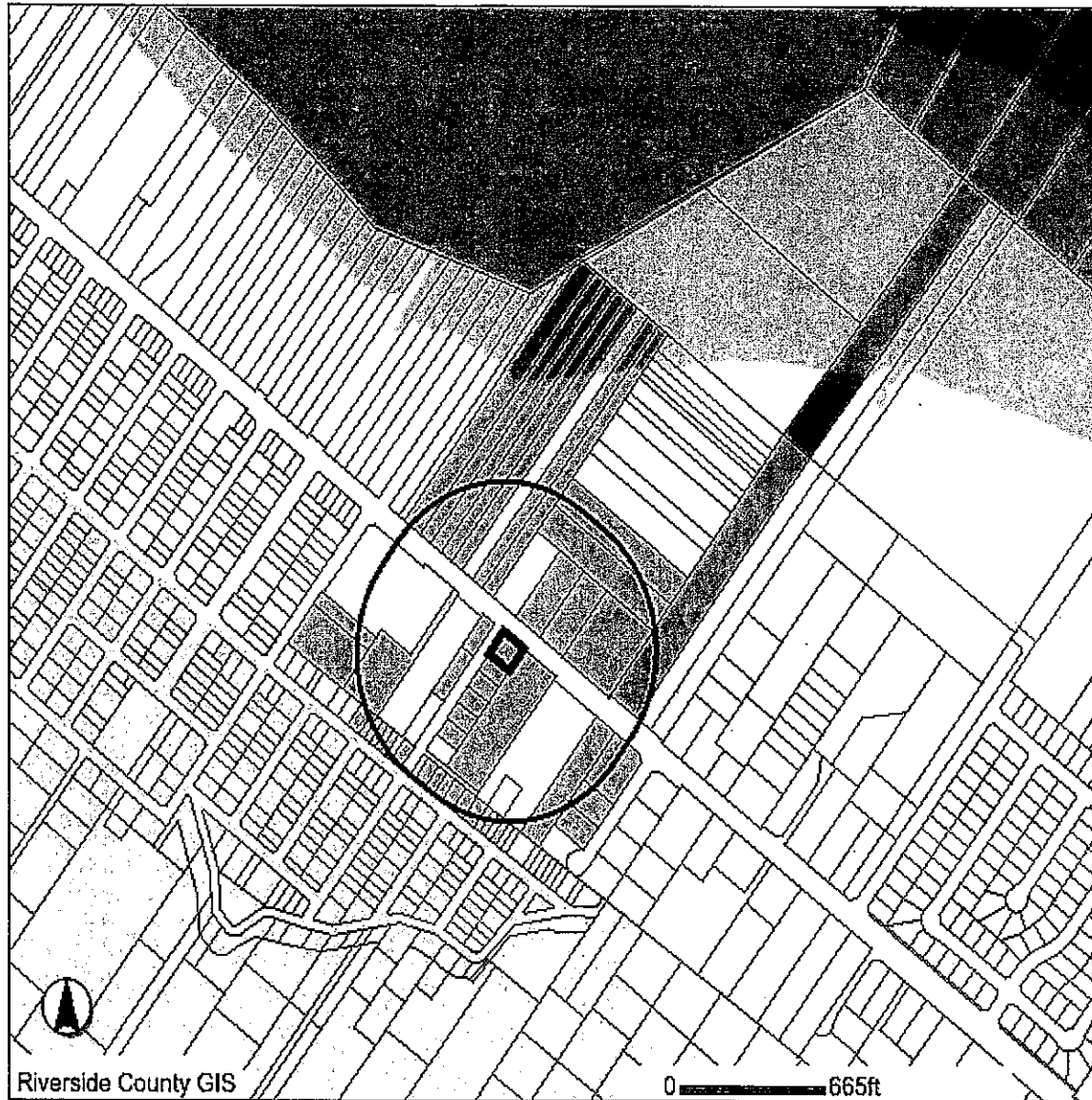
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 3/30/10 
EXPIRES 9/23/10

600 feet buffer



Selected parcel(s):

371-120-003	371-120-004	371-120-005	371-120-006	371-120-007	371-120-009	371-120-010
371-130-002	371-130-003	371-130-004	371-130-005	371-130-006	371-141-005	371-141-006
371-141-010	371-141-011	371-141-022	371-142-001	371-142-002	371-142-003	371-142-004
371-142-005	371-142-008	371-142-011	371-150-001	371-170-022	371-170-023	371-170-024
371-170-032	382-031-011	382-031-012	382-031-021	382-031-022	382-031-029	382-031-031
382-031-032	382-041-001	382-041-002	382-041-005	382-041-006	382-041-007	382-041-008
	382-041-009	382-041-011	382-041-031	382-041-032		

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...03/23/2010

APN: 371120003 ASMT: 371120003
DAVID PULLEY
MARYANN PULLEY
18120 GRAND AVE
LAKE ELSINORE CA. 92530

APN: 371120004 ASMT: 371120004
ANNIE
C/O BILL MONTAGUE
18124 GRAND AVE
LAKE ELSINORE CA. 92530

APN: 371120005 ASMT: 371120005
BEATRICE M CARLSON
3075 N WOODS ST
ORANGE CA 92865

APN: 371120006 ASMT: 371120006
HOA BENSON
7532 WASHINGTON AVE NO B
HUNTINGTON BEACH CA 92647

APN: 371120007 ASMT: 371120007
WAYNE COOPER
DEBORAH COOPER
34625 VIA CATALINA
CAPA BEACH CA 92624

APN: 371120009 ASMT: 371120009
MEE CHAU
1418 N HURON DR
SANTA ANA CA 92706

APN: 371120010 ASMT: 371120010
DAVID R COOK
8605 SANTA MONICA 59151
HOLLYWOOD CA 90069

APN: 371130002 ASMT: 371130002
JEFFREY LENNOX MUNDAY
JANCIE MARIE MUNDAY
15212 WINDJAMMER WAY
LAKE ELSINORE CA 92530

APN: 371130003 ASMT: 371130003
GEORGE H CHRISTIE
MENA G CHRISTIE
25041 LUNA BONITA DR
LAGUNA HILLS CA 92653

APN: 371130004 ASMT: 371130004
JEFFREY MCELRATH
20995 ALAMEDO DEL NORTE
WILDOMAR CA 92595

APN: 371130005 ASMT: 371130005
SAM W CRILLY
SONJA L CRILLY
717 N JANSS
ANAHEIM CA 92805

APN: 371130006 ASMT: 371130006
JUDITH ANNE WEIL
JAMES FREDERICK WEIL
1442 WALNUT ST NO A
BERKELEY CA 94709

APN: 371141005 ASMT: 371141005
FIRST BAPTIST CHURCH OF LAKE ELSINORE
18119 GRAND AVE
LAKE ELSINORE CA 92530

APN: 371141006 ASMT: 371141006
ELSINORE WATER DIST
16899 LAKESHORE DR
LAKE ELSINORE CA 92530

APN: 371141010 ASMT: 371141010
RICKEY DEAN TWAMLEY
18155 GRAND AVE
LAKE ELSINORE CA 92530

APN: 371141011 ASMT: 371141011
MACK L FLINSPACH
JOHN C FLINSPACH
MACK L FLINSPACH
33065 TURNER ST
LAKE ELSINORE CA. 92530

APN: 371141022 ASMT: 371141022
JOHN CHANNEL
KELLY CHANNEL
18135 GRAND AVE
LAKE ELSINORE CA 92530

APN: 371142001 ASMT: 371142001
ABEL FLORES GARCIA
ADELITA FLORES
33010 TURNER ST
LAKE ELSINORE CA. 92530

APN: 371142002 ASMT: 371142002
DERON W HAPTONSTALL
JOELLE HAPTONSTALL
20025 SE 260TH PL
COVINGTON WA 98042

APN: 371142003 ASMT: 371142003
EDDIE HERNANDEZ
DAVID HERNANDEZ
1761 COOK ST
CORONA CA 92882

APN: 371142004 ASMT: 371142004
RONALD W DUNN
JONI R DUNN
P O BOX 233
LAKE ELSINORE CA 92531

APN: 371142005 ASMT: 371142005
ROBERT PHILLIPS
33100 TURNER ST
LAKE ELSINORE CA. 92530

APN: 371142008 ASMT: 371142008
HAL D WOODS
P O BOX 669
WILDOMAR CA 92595

APN: 371142011 ASMT: 371142011
DARYLL L BERNA
RICHARD BERNA
33124 TURNER ST
LAKE ELSINORE CA 92530

APN: 371150001 ASMT: 371150001
DON M KAMMERER
RICHARD J LEDDY
ROBERT L KAMMERER
WILLIAM E LEDDY
C/O WILLIAM LEDDY
23033 JUNIPER AVE
TORRANCE CA 90505

APN: 371170022 ASMT: 371170022
ROGER PAQUETTE
SHARON PAQUETTE
18474 GRAND AVE
LAKE ELSINORE CA 92530

APN: 371170023 ASMT: 371170023
JANE R SHEETS
J R SHEETS
23057 S CANYON LAKE DR
CANYON LAKE CA 92587

APN: 371170024 ASMT: 371170024
TED RIECK
PENNY RIECK
5115 CHATEAU CR
IRVINE CA 92604



APN: 371170032 ASMT: 371170032
18273 GRAND AVE
PATRICK J HURLEY
SONJA C HANSON
P O BOX 19186
SAN DIEGO CA 92159

APN: 382031011 ASMT: 382031011
VELMA RUBY HENNING
KARL S HENNING
18156 BRIGHTMAN AVE
LAKE ELSINORE CA. 92530

APN: 382031012 ASMT: 382031012
GARY A DERITO
SYLVIA A DERITO
18166 BRIGHTMAN AVE
LAKE ELSINORE CA. 92530

APN: 382031021 ASMT: 382031021
HEIDY S GONZALEZ
18174 BRIGHTMAN AVE
LAKE ELSINORE CA. 92530

APN: 382031022 ASMT: 382031022
CITIBANK
C/O EMC MORTGAGE CORP
800 STATE HIGHWAY 121 BYP
LEWISVILLE TX 75067

APN: 382031029 ASMT: 382031029
DIANE TOLLIVER
DENISE C CANTERBERRY
18339 SANDERS DR
LAKE ELSINORE CA 92530

APN: 382031031 ASMT: 382031031
HT PROP
31902 AVENIDA EVITA
SAN JUAN CAPO CA 92675

APN: 382031032 ASMT: 382031032
SALVADOR ROSALES
CATALINA ROSALES
18339 SANDERS DR
LAKE ELSINORE CA 92530

APN: 382041001 ASMT: 382041001
LAURENCE S RIBEAU
2832 BARDY RD
SANTA ROSA CA 95404

APN: 382041002 ASMT: 382041002
JEANMARIE MOSCA
18212 BRIGHTMAN AVE
LAKE ELSINORE CA. 92530

APN: 382041005 ASMT: 382041005
MARVIN LEVINE
3233 KNOXVILLE AVE
LONG BEACH CA 90808

APN: 382041006 ASMT: 382041006
LAMBERTO BARRIOS
JESSICA NAVA
18246 BRIGHTMAN AVE
LAKE ELSINORE CA. 92530

APN: 382041007 ASMT: 382041007
SCOTT C HADLEY
ANITA M HADLEY
31902 AVD EVITA
SAN JUAN CAPO CA 92675

APN: 382041008 ASMT: 382041008
SIEUZAAN EYGABROAD
P O BOX 1209
PORTERVILLE CA 93258



APN: 382041009 ASMT: 382041009
PAUL TORRES
P JUDY TORRES
811 BARTH ST
CORONA CA 92879

APN: 382041011 ASMT: 382041011
MONICO ONTIVEROS
GUADALUPE ONTIVEROS
18282 BRIGHTMAN AVE
LAKE ELSINORE CA. 92530

APN: 382041031 ASMT: 382041031
LARRY SOLOMON
ANGELA S SOLOMON
18228 BRIGHTMAN AVE
LAKE ELSINORE CA. 92530

APN: 382041032 ASMT: 382041032
GARY M PARKER
18220 BRIGHTMAN AVE
LAKE ELSINORE CA. 92530

Applicant/Owner:
Abel & Adelita Flores
33010 Turner St.
Lake Elsinore, CA 92530

Eng-Rep
CJ Consulting
17837 Brightman Ave.
Lake Elsinore, CA 92530

Waste Management
Mail Stop # 2950

Elsinore Valley Municipal Water District
P.O. Box 3000
Elsinore, CA 92531

Elsinore Water District
16899 Lakeshore Drive
Lake Elsinore, CA 92530-4999

Southern California Edison
2244 Walnut Grove Avenue, Room 312
P.O. Box 800
Rosemead, CA 91770-0800

Southern California Gas Company
South Inland Transmission Division
P.O. Box 2008
Beaumont, CA 92223
Attn: Mike Edison

GTE Area - Forecasting
Suite 300 - CAB251L
3633 E. Inland Empire Blvd.
Ontario, CA 91764

City of Lake Elsinore
130 S. Main St.
Lake Elsinore, CA 92530

Lake Elsinore Unified School Dist.
545 Chaney St.
Lake Elsinore, CA 92530
Attn: Tina

First Baptist Church
18119 Grand Ave.
Lake Elsinore, CA 92530

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.

EA 42107, Plot Plan No. 23924

Project Title/Case Numbers

Adam Rush

County Contact Person

951-955-6646

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Abel and Adelita Flores

Project Applicant

33010 Turner Street, Lake Elsinore, CA 92530

Address

The project site is located southerly of Grand Avenue and easterly of Turner Street in the Elsinore Area Plan

Project Location

Plot Plan No. 23924 proposes to permit an existing 1,972 square foot shop building as a tire and wheel sales and repair shop with caretaker residence.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on May 5, 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+\$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.

Signature

Project Planner

Title

3-16-10

Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA42107 ZCFG5462 .

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

MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA 42107, Plot Plan No. 23924

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: Becky Brewington Title: Project Planner Date: March 16, 2010

Applicant/Project Sponsor: Abel and Adelita Flores Date Submitted: December 18, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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 Becky Brewington at 951-955-3200.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42107 ZCFG5462

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R0813939

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: FLORES ABEL & ADELITA \$64.00
paid by: CK 1759
CA F&G FEE FOR EA42107
paid towards: CFG05462 CALIF FISH & GAME: DOC FEE
at parcel: 33010 TURNER ST LELS
appl type: CFG3

By _____ Dec 18, 2008 10:32
SBROSTRO posting date Dec 18, 2008

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

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