



# PLANNING DIRECTOR'S HEARING

Carolyn Syms Luna, Director

(DRAFTED 10/14/10) Final 10/25/10

**1:30 p.m.**

**NOVEMBER 1, 2010**

## AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 LEMON STREET  
1<sup>st</sup> FLOOR CONFERENCE ROOM 2A  
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](mailto: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 **SECOND EXTENSION OF TIME for PLOT PLAN NO. 20457** - Applicant: Tierra West Commercial - Third Supervisorial District – Valle Vista Zoning District - San Jacinto Area Plan: High Density Residential (CD-HDR) (8-14 du/ac) - Location: Northerly of Florida Avenue, southerly of Lincoln Avenue, easterly of New Chicago Avenue, and westerly of Ramona Expressway – 5.9 Gross Acres - Zoning: General Residential (R-3) - APPROVED PROJECT DESCRIPTION: Proposal to construct 84 unit, two-story apartment complex with ten (9) apartment buildings and one (1) recreation building, one (1) tot lot, and 193 parking spaces. - **REQUEST: SECOND EXTENSION OF TIME REQUEST for PLOT PLAN No. 20457, extending the expiration date to June 4, 2011.** Project Planner, Ray Juarez at 951-955-9541 or e-mail [rjuarez@rctlma.org](mailto:rjuarez@rctlma.org).

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. 23825** – CEQA Exempt – Applicant: Jose Mendoza – Owner: Jose Mendoza – Second Supervisorial District – East Corona District – Temescal Canyon Area Plan – Rural Community: Medium Density Residential (2-5 DU/AC (RC:MDR) - Located Southerly of Harlow Avenue, northerly of Tolton Avenue, easterly of Truman Street, westerly of Grant Street – .19 Acres – Zoning: One Family Dwelling (R-1) (7,200 square foot minimum lot size) – **REQUEST:** The Plot Plan is a proposal to permit and unpermitted 423 square foot guest dwelling and 421 square foot carport on .19 acre, associated with the 1,098 square foot residence located at 13471 Harlow Avenue in Corona, CA. APN: 135-062-018. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)

- 3.2 **PLOT PLAN NO. 24601** – CEQA Exempt – Applicant: Genaro Gonzalez – Owner: Genaro Gonzalez –

Second Supervisorial District – Prado-Mira Loma District – Jurupa Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) (RC:LDR) - Located Southerly of 48<sup>th</sup> Street, northerly of 50<sup>th</sup> Street, easterly of Martin Street, westerly of Troth Street – .91 Acre – Zoning: Light Agricultural (A-1) (1/2 acre minimum) – **REQUEST:** The Plot Plan is proposal to permit an unpermitted 942 square foot guest dwelling on .91 acre, associated with the 1,529 square foot residence located at 10668 48<sup>th</sup> Street in Mira Loma, CA. APN: 159-111-003. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)

- 3.3 **PLOT PLAN NO. 24575** – CEQA Exempt – Jorge Luis Quinonez – Engineer/Rep: H R Associates – Second Supervisorial District – Pedley District – Jurupa Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) (RC:LDR) - Located Northerly of 65<sup>th</sup> Street, southerly of 63<sup>rd</sup> Street, easterly of Baker Street, westerly of Archer Street – 1.25 Acre – Zoning: Light Agricultural (1/2 Acre Minimum) – **REQUEST:** The Plot Plan is a proposal to permit an unpermitted 485 square foot storage room with a 177 square foot carport on 1.25 acre, associated with the 1,596 square foot residence located at 9007 64<sup>th</sup> Street in Riverside, CA. APN: 163-070-027. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)
- 3.4 **PLOT PLAN NO. 24703** – CEQA Exempt – Applicant: Dale Sessions – Owner: John Nuttmann – Second Supervisorial District – Prado-Mira Loma District – Jurupa Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) (RC:LDR) - Located Northerly of Limonite, southerly of Boca Place, easterly of Wineville, westerly of Aurora Avenue – .46 Acre – Zoning: Residential Agricultural (R-A ) (1/2 acre minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 2,080 square foot detached garage/workshop on .46 acre, associated with the 1,745 square foot residence with attached 484 square foot garage located at 11608 Niagara Drive in Mira Loma, CA. APN: 160-210-061. (Quasi-judicial)
- 3.5 **PLOT PLAN NO. 24702** – CEQA Exempt – Applicant: Dale Sessions – Owner: Robert Cameron – Second Supervisorial District – Prado-Mira Loma District – Jurupa Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) (RC:LDR) - Located Northerly of Limonite, southerly of Boca Place, easterly of Wineville, westerly of Aurora Avenue – .46 Acre – Zoning: Residential Agricultural (R-A ) (1/2 acre minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 1,500 square foot detached garage an workshop on .46 acre, associated with the 1,848 square foot residence with attached 415 square foot garage located at 11668 Niagara Drive in Mira Loma, CA. APN: 160-210-066. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)
- 3.6 **PLOT PLAN NO. 24692** – CEQA Exempt – Applicant: Dean Holdridge – Eng-Rep: Charles Carter – Third Supervisorial District – Garner Valley District – REMAP Area Plan – Rural: Rural Residential (5 Acres Minimum) (R:RR) - Located Northerly of Highway 79, easterly of Highway 243, westerly of Highway 371 – 5.68 Acres – Zoning: Residential Agricultural (R-A-5 ) (5 acres minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 1,728 square foot detached storage shed on 5.68 acres, associated with the 3,046 square foot residence with attached 1,176 square foot garage, a detached 1,850 square foot garage and 1,920 square foot detached barn located at 60499 Devils Ladder Road in Mountain Center, CA. APN: 577-230-003. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)
- 3.7 **PLOT PLAN NO. 24624** – CEQA Exempt – Applicant: Chris Thompson – Owner: Eileen Rivard – Third Supervisorial District – Rancho California Area – Southwest Area Plan – Agricultural: Agricultural (10 Acres Minimum) (AG:AG) - Located Northerly of Rancho California Road, southerly of Corte Privada, westerly of Calle Cabernet– 4.5 Acres – Zoning: Citrus Vineyard (C/V) (5 acres minimum) – **REQUEST:** The Plot Plan is proposal to permit an unpermitted a 360 square foot garden trellis, 476 square foot storage enclosure on 4.5 acres, associated with the 2,942 square foot main residence located at 40205 Cabernet in Temecula, CA. APN: 943-210-009. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)
- 3.8 **PLOT PLAN NO. 24704** – CEQA Exempt – Applicant: Bud Serracino – Eng-Rep: Tuff Shed – Fifth

Supervisory District – Gavilan Hills Area – Elsinore Area Plan – Rural Community: Estate Density Residential (2 Acres Minimum) (RC:EDR) - Located Southerly of Mina Lane, northerly of Koepfer, easterly of Olive Street, westerly of Los Arrollos Road – 2.29 Acres – Zoning: Residential Agricultural (R-A-2 1/2 ) (2 1/2 acres minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 1, 408 square foot detached storage Barn on 2.29 acres, associated with the 2,875 square foot residence with attached 740 square foot garage located at 17081 Mina Lane in Perris, CA. APN: 390-320-002. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)

3.9 **PLOT PLAN NO. 24433** – CEQA Exempt – Applicant: Oscar Gutierrez – Owner: Oscar Gutierrez – Fifth Supervisory District – Good Hope Area – Mead Valley Area Plan – Rural Community: Very Low Density Residential (1 Acre Minimum) (RC:VLDR) - Located Westerly of Marshall, northerly of Deprad Street, southerly of Lopez Street, easterly of Forrest Drive – 2.04 Acres – Zoning: Rural Residential (R-R) (1/2 Acre Minimum) – **REQUEST:** The Plot Plan is a proposal to permit an unpermitted 684 square foot detached garage, 313 square foot detached storage building, 346 square foot gazebo, 293 square foot pool house with restroom and storage on 2.04 acres, associated with the 1,526 square foot residence located at 23475 Marshall Street in Perris, CA. APN: 325-080-042. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)

3.10 **PLOT PLAN NO. 24706** – CEQA Exempt – Applicant: Rose Pena – Owner: Norberto and Rose Pena – Fifth Supervisory District – Edgemont-Sunnymead District – Reche Canyon/Bandlands Area Plan – Rural Community: Estate Density Residential (2 Acres Minimum) (RC:EDR) - Located Southerly of Reche Canyon Road, northeasterly of Arroyo Drive – 4.99 Acres – Zoning: Light Agricultural (A-1-5 ) (5 acres minimum) – **REQUEST:** The Plot Plan is a proposal to permit and unpermitted 480 square foot guest dwelling with 250 square foot storage and a 500 square foot carport on 4.99 acres, associated with the 1,708 square foot residence located at 8900 Arroyo Drive in Colton, CA. APN: 471-100-059. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)

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

4.1 **NONE**

5.0 PUBLIC COMMENTS:

Agenda Item No. 1.1  
Area Plan: San Jacinto  
Zoning District: Valle Vista  
Supervisory District: Third  
Project Planner: Ray Juarez  
D.M.

PLOT PLAN NO. 20457  
SECOND EXTENSION OF TIME (EOT)  
Director's Hearing Date: Nov. 1, 2010  
Applicant: Tierra West Commercial

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to begin substantial construction. This request will not be discussed unless specifically requested by the EOT applicant at the time it is presented to the Planning Director for approval.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

### REQUEST:

**SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 20457**

### JUSTIFICATION FOR EXTENSION REQUEST:

As per the correspondence from the Extension of Time Applicant (dated October 6, 2010), the current tax credit market and lack of financial assist programs to Affordable Housing Projects, securing project assist financing has been the applicant's dilemma to commencing with construction within the required period of time.

### BACKGROUND:

The County Planning Department, as part of the review of this extension of time request, and after transmittal to Land Development Committee Members, has determined it necessary to recommend the addition of five (5) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The Planning Department (Landscaping Division) is recommending the addition of three (3) Conditions of Approval. The Transportation Department is recommending the addition of two (2) Conditions of Approval.

The Extension of Time applicant was informed of these recommended conditions of approval and has agreed to accept the conditions. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated August 20, 2010) indicating the acceptance of the five (5) conditions.

**ORIGINAL Approval Date: June 4, 2007**



**PLOT PLAN NO. 20457**  
**SECOND EXTENSION OF TIME REQUEST**  
Page 2 of 2

**RECOMMENDATION:**

**APPROVAL** of the **SECOND EXTENSION OF TIME REQUEST** for **PLOT PLAN No. 20457**, extending the expiration date to June 4, 2011, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

**SECOND EXTENSION OF TIME** for **PLOT PLAN NO. 20457** - Applicant: Tierra West Commercial - Third Supervisorial District - Valle Vista Zoning District - San Jacinto Area Plan: High Density Residential (CD-HDR) (8-14 du/ac) - Location: Northerly of Florida Avenue, southerly of Lincoln Avenue, easterly of New Chicago Avenue, and westerly of Ramona Expressway - 5.9 Gross Acres - Zoning: General Residential (R-3) - **APPROVED PROJECT DESCRIPTION:** Proposal to construct 84 unit, two-story apartment complex with ten (9) apartment buildings and one (1) recreation building, one (1) tot lot, and 193 parking spaces. - **REQUEST: SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 20457, extending the expiration date to June 4, 2011.**

Revised 6/23/10 by R. Juarez

Y:\Planning Case Files-Riverside office\PP20457\2nd EOT\PP20457 2ND EOT Staff Report DH 11-15-10.doc



**COMMERCIAL**  
Real Estate & Development Services, Inc.

October 6, 2010

(Via e-mail only CDIMAGIB@rctlma.org)

Riverside County Planning Department  
Attn: Catherine Dimagiba  
Planning Technician II  
4080 Lemon Street, 9th Floor  
Riverside, CA 92502

Re: Plot Plan 20457 Extension of Time

Dear Ms. Dimagiba,

Pursuant to our phone conversation this date and your request for applicant/owner's written explanation for, "reason for extension of time", to be provided subject to Planning Director's approval of our EOT Application, please allow this letter in response to state that: securing Project "assist" financing has been the dilemma to commencing with our (Affordable Housing) Project's permits and construction; and need for Extension of Time for Development Entitlements to PP 20457.

Affordable Housing Projects were stalled by the difficulty developers encountered (after the financial meltdown in 2008) in selling tax credits to investors, if at all, at prices that could not support their projects, as well as availability of "assist" Low Income Housing Financing/Programs being dysfunctional from Federal, State and County. The current tax credit market, and financial assist programs to affordable housing, are (currently) not available to our Project. Our Project has been submitted and processed for Affordable Housing "assist financing" with Federal, State, County, and Local Agencies. After our Development Entitlement were secured, Low Income Housing Finance Programs have either been suspended, withdrawn, terminated, or compromised, at the loss to Affordable Housing Developers, and Communities. We, as all like developers, can only strive to hold on to our development entitlements until the financial market, and financial assist programs for Affordable Housing, returns for our Project to be again financially feasible to proceed construction.

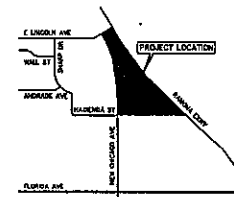
We appreciate The County's consideration to our request for Extension of Time to Plot Plan 20457. Please do not hesitate to contact me if there are any questions or need of further information.

Respectfully yours,

**TIERRA WEST COMMERCIAL**  
Real Estate and Development Services, Inc.

Don Bender, President/CEO  
Managing Broker/Project Manager

cc: Ramona Expressway Apartments LLC/File



VICINITY MAP

OWNER: RAMONA EXPRESSWAY APARTMENTS LLC  
 258 28TH STREET SUITE 200  
 SANTA MONICA CA 90402  
 310-393-8111

APN: 548-080-036-2  
 LOT AREA: 25.8 AC'S  
 GROSS LOT AREA: 28.4 AC'S  
 DENSITY: 80 UNITS/2.4 AC'S = 3.3 UNITS/AC  
 ZONING: R-3 HOR  
 ZONING DISTRICT: VALLE VISTA DISTRICT  
 SERVICES: SOUTHERN CALIFORNIA EDISON THE GAS COMPANY ALDFPLA LAKE HEMET WATER DISTRICT LAKE HEMET WATER DISTRICT HEMET UNITED SCHOOL DISTRICT  
 OCCUPANCIES: U-1 - APARTMENTS U-1 - GARAGES A-3 - RES BLDG  
 CONST TYPE: U-1/R-3, U-1 @ REC BLDG  
 TYP MAX BLDG: 16.158 SF  
 CBC ALLOW AREA: 10,500(2)(L)(2)(FS)-42,000 SF  
 MAX BLDG HT: 42'-3" FROM FINISHED FLOOR  
 OTHER DATA: SEE DATA TABLE

LOGICAL HAZARD: PER 100' REPORT #01207, REFERENCING 'TERRA COSCENDES' PROJECT #21733-1, THE PROPERTY IS PARTIALLY LOCATED WITHIN A CALIF. ALBUQUERQUE EARTHQUAKE FAULT ZONE. EXPLORATORY TRENCHING FOUND NO ACTIVE FAULTING. LOW LYING RELIEF & GROUND WATER BELOW 200' RENDER LANDSLIDE & LIQUEFACTION HAZARDS NIL.  
 FLOOD HAZARD: PER 100' REPORT #249815 THE PROPERTY IS NOT SITUATED IN A FEMA FLOOD HAZARD ZONE ON A DAM OR RESERVOIR INUNDATION AREA DESIGNATED BY THE STATE OFFICE OF EMERGENCY SERVICES  
 TOPOGRAPHY/GRADING: REFER TO CONCEPTUAL GRADING/DRAINAGE PLAN BY JAMES W. LINDLAND & ASSOCIATES

APPLICANT: TERRA WEST COMMERCIAL REAL ESTATE INC  
 4110 E. FLORIDA AVENUE  
 HEMET, CA 92344-8218  
 951-981-1000  
 OWNER: RAMONA EXPWAY APARTMENTS LLC  
 258 28TH STREET SUITE 200  
 SANTA MONICA CA 90402  
 310-393-8111  
 APN: 548-080-036-2  
 ADDRESS: XXX HACIENDA ST  
 92045  
 PROJECT: PLOT PLAN #20457

REVISIONS  
 REV DATE DESCRIPTION  
 1 2/26/20 REVIEW 7/29/20  
 2 3/12/20 REVIEW 9/7/20  
 3 3/23/20 REVIEW 12/14/20

JOB 02005  
 DATE 2/16/20  
 DRAWN BY 1/30/20

PROJECT SHEET A-1

ITEM	NO./BLDG	NO. UNITS	LVG AREA	TOTAL LVG	PATIO AREA	TOTAL PATIO	BLDG AREA	TOTAL AREA	COVERAGE	% SHD
A-1-3M/2BA	8	48	2,870 SF	23,810 SF	1,449 SF	25,259 SF	8,597 SF	32,847 SF	115.3%	22.2
B-2M/2BA	8	48	2,103 SF	17,642 SF	1,114 SF	18,756 SF	6,174 SF	23,916 SF	81.1%	22.2
C-3M/2BA	4	24	2,124 SF	17,792 SF	1,062 SF	18,854 SF	6,392 SF	24,246 SF	81.1%	22.2
TOTAL	20	120	7,097 SF	59,244 SF	3,625 SF	62,869 SF	21,163 SF	84,032 SF	283.2%	22.2

ITEM	NO./BLDG	NO. UNITS	LVG AREA	TOTAL LVG	PATIO AREA	TOTAL PATIO	BLDG AREA	TOTAL AREA	COVERAGE	% SHD
BLDG A/GAR	4	24	2,187 SF	18,140 SF	1,114 SF	19,254 SF	6,392 SF	25,646 SF	84.5%	22.2
REC B/C	6	36	4-C	2,871 SF	23,810 SF	1,449 SF	25,259 SF	31,900 SF	103.1%	22.2
TOTAL	10	60	5,058 SF	41,950 SF	2,563 SF	44,513 SF	11,891 SF	56,404 SF	183.2%	22.2

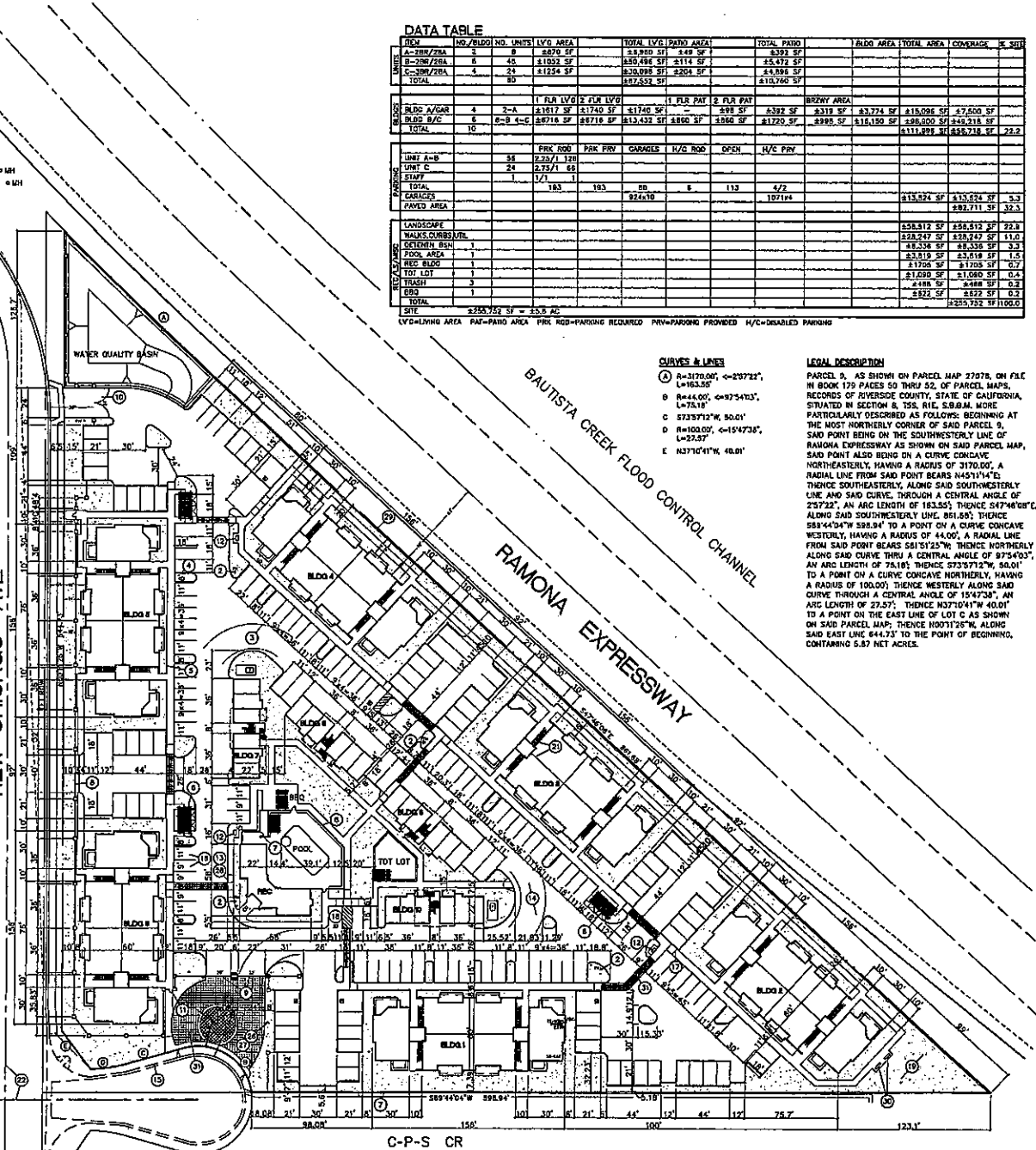
  

ITEM	NO./BLDG	NO. UNITS	LVG AREA	TOTAL LVG	PATIO AREA	TOTAL PATIO	BLDG AREA	TOTAL AREA	COVERAGE	% SHD
UNIT A+B	36	72	2,231/120	23,810 SF	1,449 SF	25,259 SF	8,597 SF	32,847 SF	115.3%	22.2
UNIT C	24	24	2,231/120	23,810 SF	1,449 SF	25,259 SF	8,597 SF	32,847 SF	115.3%	22.2
TOTAL	60	96	4,462 SF	47,620 SF	2,898 SF	50,518 SF	17,194 SF	67,712 SF	230.2%	22.2

ITEM	NO./BLDG	NO. UNITS	LVG AREA	TOTAL LVG	PATIO AREA	TOTAL PATIO	BLDG AREA	TOTAL AREA	COVERAGE	% SHD
LANDSCAPE				158,812 SF				158,812 SF	552.8%	22.2
WALKS/CURBS/UTL				228,247 SF				228,247 SF	793.8%	22.2
VEGETATION/PLN				85,536 SF				85,536 SF	293.8%	22.2
TOTAL				472,595 SF				472,595 SF	1640.4%	22.2

- GENERAL NOTES**
- PROPERTY IS VACANT OF BUILDINGS AND TREES
  - PROPOSED ON-SITE FIRE HYDRANTS
  - LINE OF FIRE/TRASH TURNING PATTERN - 20' WIDE, 34' CENTER LINE RADIUS
  - 12" WIDE CONC WALK ADJACENT TO END STALLS, TYP
  - LIGHT LINES DENOTES CONCRETE WALKS
  - 2" HIGH WOODEN CONC BULK TRASH ENCL W/ FR SOLID GATES & OVERHEAD PERGOLA - SEE SHT A-1.1 & A-1.2
  - 8" HIGH MASONRY WALL (C) @ SOUTH PROPERTY LINE, SLOPED @ 1:1 FOR EQUIP - SEE SHT A-1.1
  - 8" HIGH WOODEN CONC BULK TRASH ENCL W/ FR SOLID GATES & OVERHEAD PERGOLA - SEE SHT A-1.1 & A-1.2
  - 2.5' IS W/ 1.5' TO 8' @ 90° W/ 2.5' CORNERS & 2.5' INTERMEDIATES @ 90° MAX (32' 50" 7" HI STUCCO D/BLK FLASHERS @ 5:32-40 OC
  - 22" & 30" WIDE AUTOMATIC IN GATES - AUTOMATIC EXT. TRANSMITTER & CALL STATION ACCESS - TRANSMITTERS SHALL BE PROVIDED TO FIRE & POLICE SERVICES - SEE SHT A-1.1
  - FR 12" WIDE AUTOMATIC IN GATES: AUTO EXIT, TRANSMITTER ACCESS - SEE SHT A-1.1
  - 36" WIDE W/ PEDESTRIAN GATE: CARD READER & CALL STATION ACCESS
  - PEDESTAL MAIL BOXES PER POSTAL STDS
  - 8" CONC CURB - TYP @ PARKING & DRIVE AREAS
  - CONC OR A/C PAVING PER CD STDS
  - DASHED LINES DENOTE (E), SOLID LINES DENOTE PROPOSED CURB, GUTTER & SLOPE PER CD STDS
  - TYP STALLS: 4'x8' @ END STALLS, 1'x8'
  - PEDESTRIAN WALKS SHALL FINISH FLUSH W/ ADJACENT SURFACES - PROVIDE 1" SECTION OF GROUTING IN WALKS @ TOP OF 1/2" REINFORC - SEE SHT A-1.2
  - H/C PARKING W/ UNLOAD ZONE & SIGNAGE - MAX CROSS SLOPE = 1/4" FT - SEE SHT A-1.2
  - PROPOSED COMMON USE LANDSCAPED AREA
  - PROPOSED PROJECT GRAPHS AND ADDRESS
  - SOLID LINES DENOTES TYP WALL, 4" WOOD STUDS SINGLE LINES DENOTE UNIT PARTY WALLS
  - CENTER LINE OF (I) PAVED STREET
  - SEWER, WATER & FIRE SERVICE SHALL BE EXTENDED TO THE SITE FROM MAINS IN BOTH ADJACENT STREETS
  - POWER, PHONE & CABLE TV SHALL BE DISTRIBUTED UNDER GROUND W/IN SITE
  - DOTTED HATCHING DENOTES PROPOSED PLANTING AREA
  - PROVIDE 17"x22" SIGN WHICH READS "WARNING - VEHICLES STOPPED, PARKING OR LEFT STANDING IN FIRE LINES WILL BE IMMEDIATELY REMOVED AT OWNER'S EXPENSE - 20258 CA VEHICLE CODE - SEE SHT A-1.2
  - PROVIDE 17"x22" SIGN SHOWING SITE LAYOUT & UNIT ADDRESSES, LOCATE @ PRIMARY ENTRY GATE - SEE SHT A-1.2
  - SOLID SHADING ON CURBS DENOTES CURB PAINTED RED W/ 3" HIGH WHITE LETTERS "FIRE LINES" @ 50' OC - MAX
  - FENCING ALONG RAMONA EXPRESSWAY SHALL BE 6" HIGH SPLIT-FACE CONC BULK W/ FLUTED-SPLIT UNIT TOP COURSE AND SOLID WASH COAT
  - TWO BENCHES ALONG THE WALKING/JOGGING PATH
  - SPECIAL PAVING AT ENTRY & DRIVE CROSSINGS: PAVING STONES - W/ 4" 6" WIDE FLUSH CONC EDGING AT CROSSINGS - TYP CURBS AT ENTRY PERIMETER



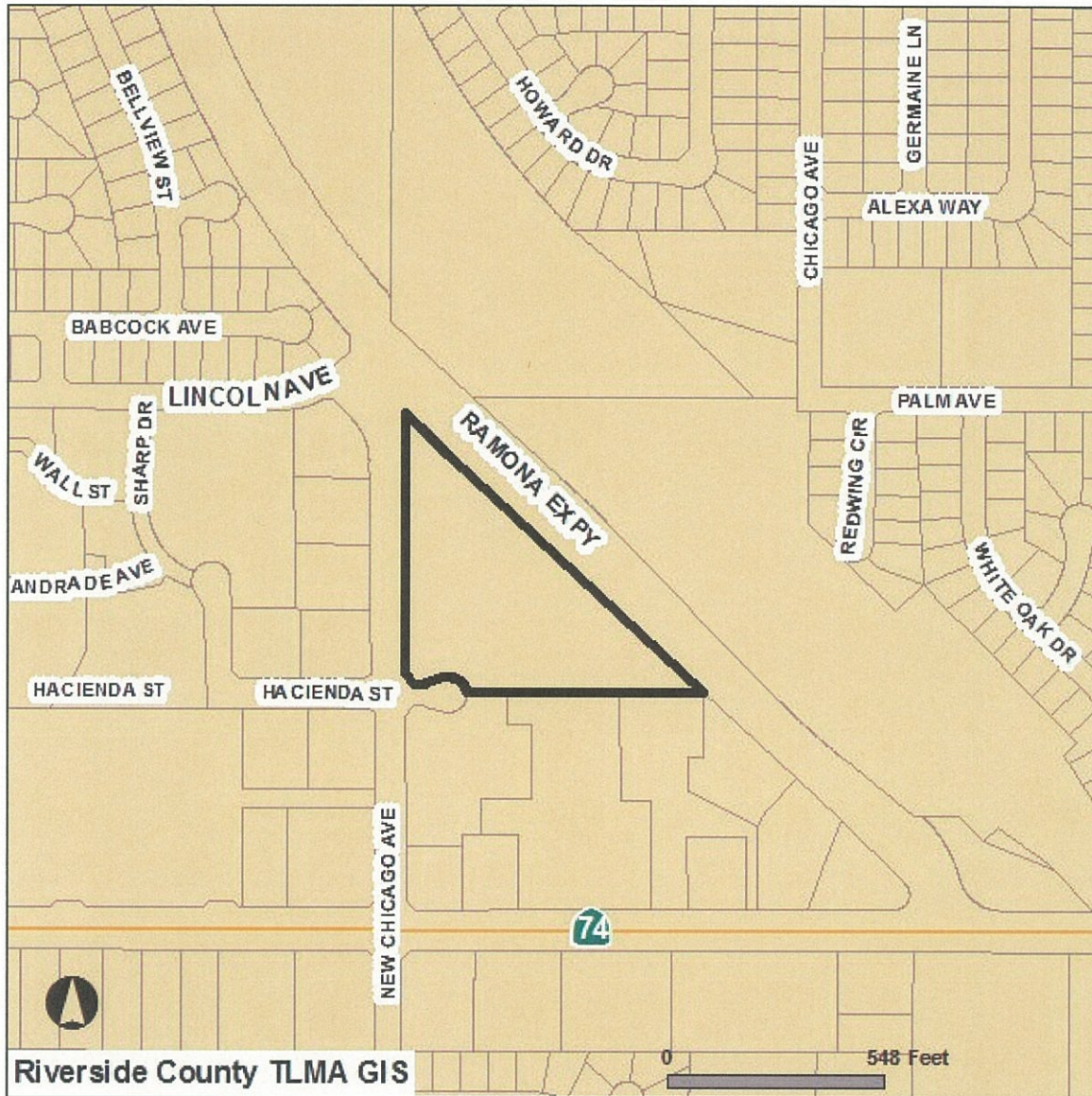
- CURVES & LINES**
- R=3170.00', Δ=297.21', L=163.55'
  - R=44.00', Δ=97.5453', L=75.18'
  - S=573.912' W, 50.01'
  - R=100.00', Δ=1547.38', L=23.57'
  - R=3710.41' W, 48.01'

**LEGAL DESCRIPTION**

PARCEL 9, AS SHOWN ON PARCEL MAP 27078, ON P.6 IN BOOK 179 PAGES 50 THRU 52, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, SITUATED IN SECTION 8, T5S, R1E, S9.8M, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 9, SAID POINT BEING ON THE SOUTHWESTERLY LINE OF RAMONA EXPRESSWAY AS SHOWN ON SAID PARCEL MAP, SAID POINT ALSO BEING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 3170.00', A RADIAL LINE FROM SAID POINT BEARS N45.1941°E, THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 23.722°, AN ARC LENGTH OF 163.55', THENCE S174.480°E, ALONG SAID SOUTHWESTERLY LINE, 861.83'; THENCE S89.443° W 588.94' TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 44.00', A RADIAL LINE FROM SAID POINT BEARS S45.1941° W, THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15.4738°, AN ARC LENGTH OF 75.18'; THENCE S73.912° W, 50.01' TO A POINT ON THE EAST LINE OF LOT C AS SHOWN ON SAID PARCEL MAP; THENCE N031°28' W, ALONG SAID EAST LINE 444.73' TO THE POINT OF BEGINNING, CONTAINING 5.87 NET ACRES.

C-P-S CR

PP20457 - AREA PLAN



Riverside County TLMA GIS

Selected parcel(s):  
549-090-036

AREA PLAN

- SELECTED PARCEL
- PARCELS
- N INTERSTATES
- M HIGHWAYS
- SAN JACINTO VALLEY
- CITY

**\*IMPORTANT\***

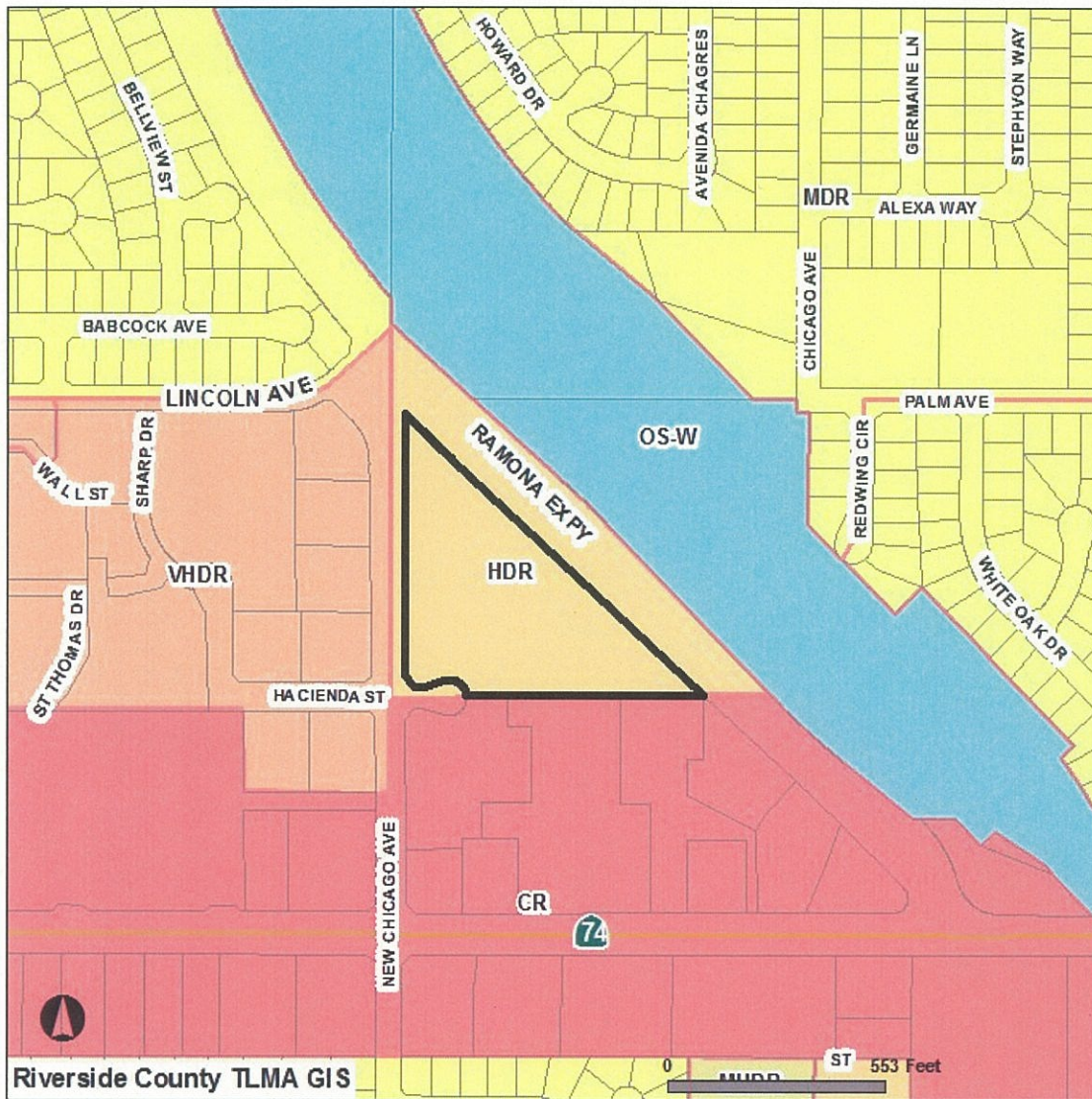
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness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

REPORT PRINTED ON...Thu Aug 26 16:05:41 2010

Version 100412



LAND USE - PP20457



Selected parcel(s):  
549-090-036

LAND USE

- |  |                        |                                      |                                  |
|--|------------------------|--------------------------------------|----------------------------------|
| SELECTED PARCEL                        | INTERSTATES            | HIGHWAYS                             | CITY                             |
| PARCELS                                | CR - COMMERCIAL RETAIL | HDR - HIGH DENSITY RESIDENTIAL       | MDR - MEDIUM DENSITY RESIDENTIAL |
| MHDR - MEDIUM HIGH DENSITY RESIDENTIAL | OS-W - WATER           | VHDR - VERY HIGH DENSITY RESIDENTIAL |                                  |

**\*IMPORTANT\***

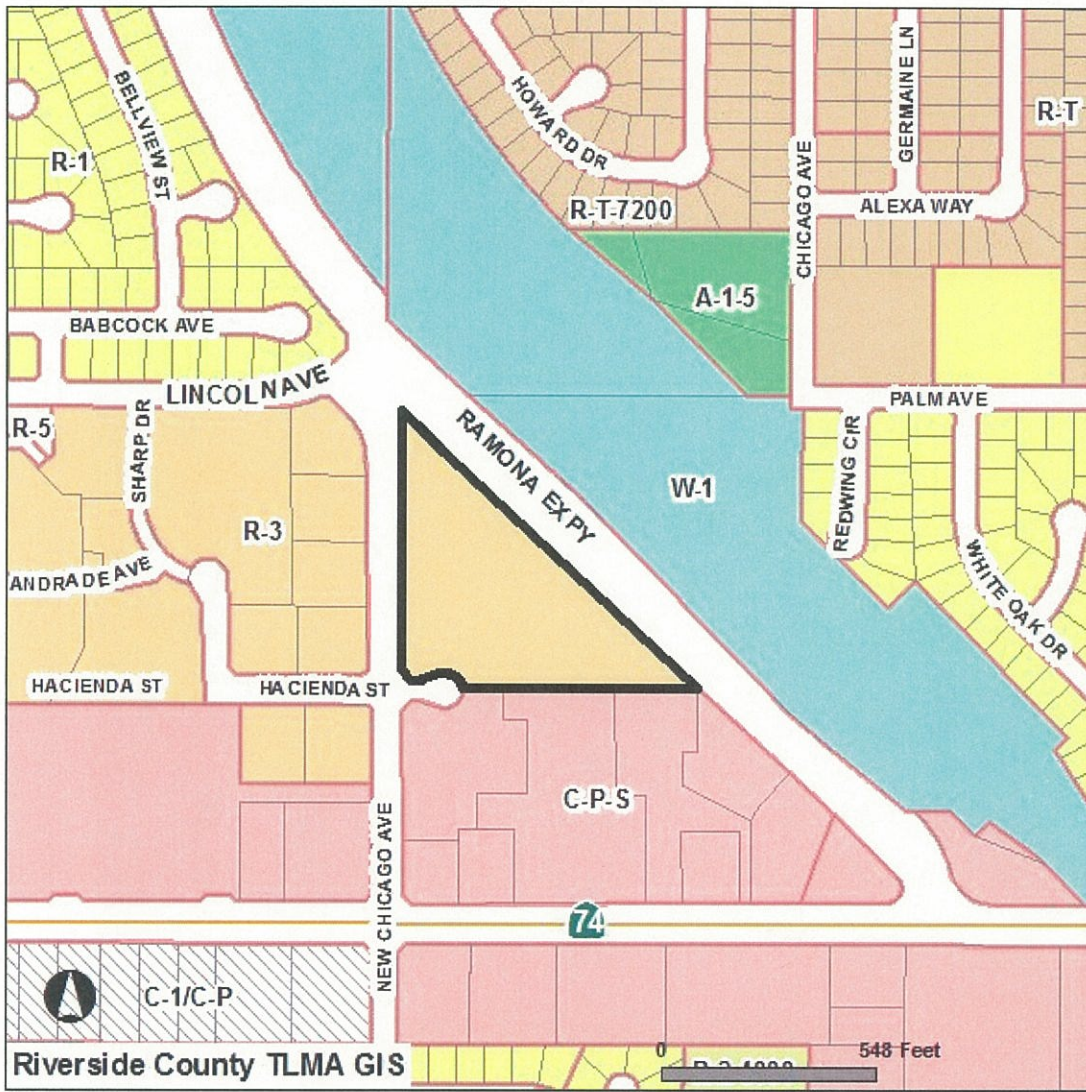
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness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

REPORT PRINTED ON...Thu May 27 16:28:00 2010

Version 100412

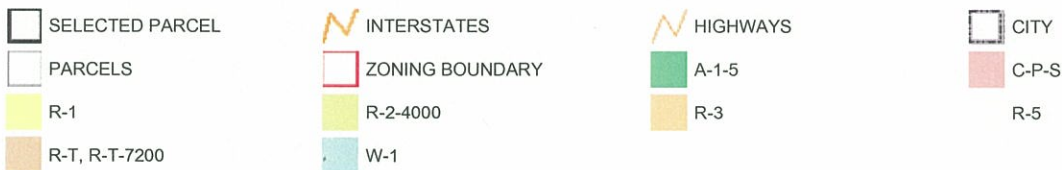


PP20457 - ZONING



Selected parcel(s):  
549-090-036

ZONING



\*IMPORTANT\*

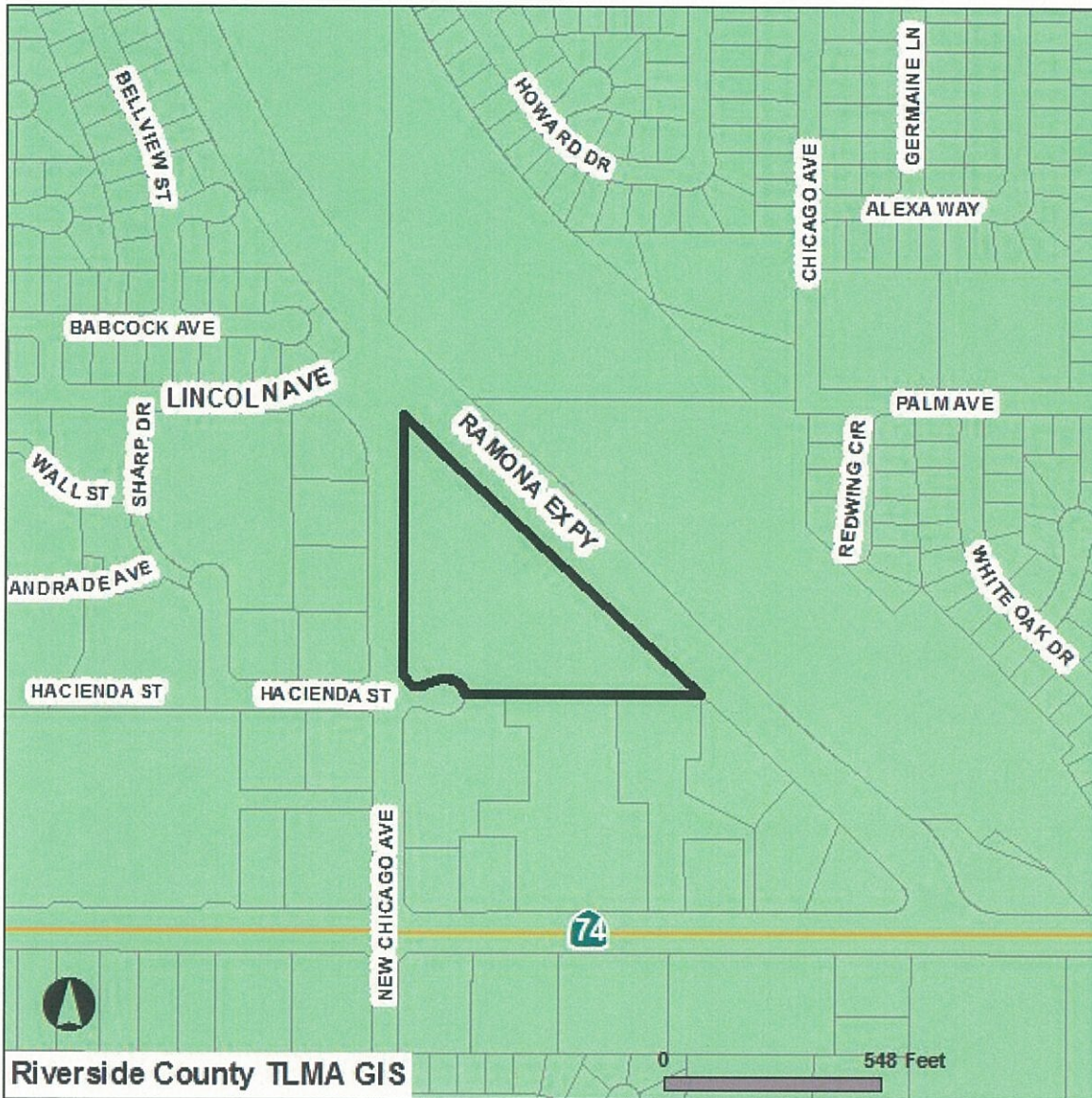
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness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

REPORT PRINTED ON...Thu Aug 26 16:06:37 2010

Version 100412



PP20457 - ZONING DISTRICTS & ZONING AREAS



Selected parcel(s):  
549-090-036

ZONING DISTRICTS AND ZONING AREAS

- SELECTED PARCEL
- VALLE VISTA DISTRICT
- INTERSTATES
- HIGHWAYS
- PARCELS

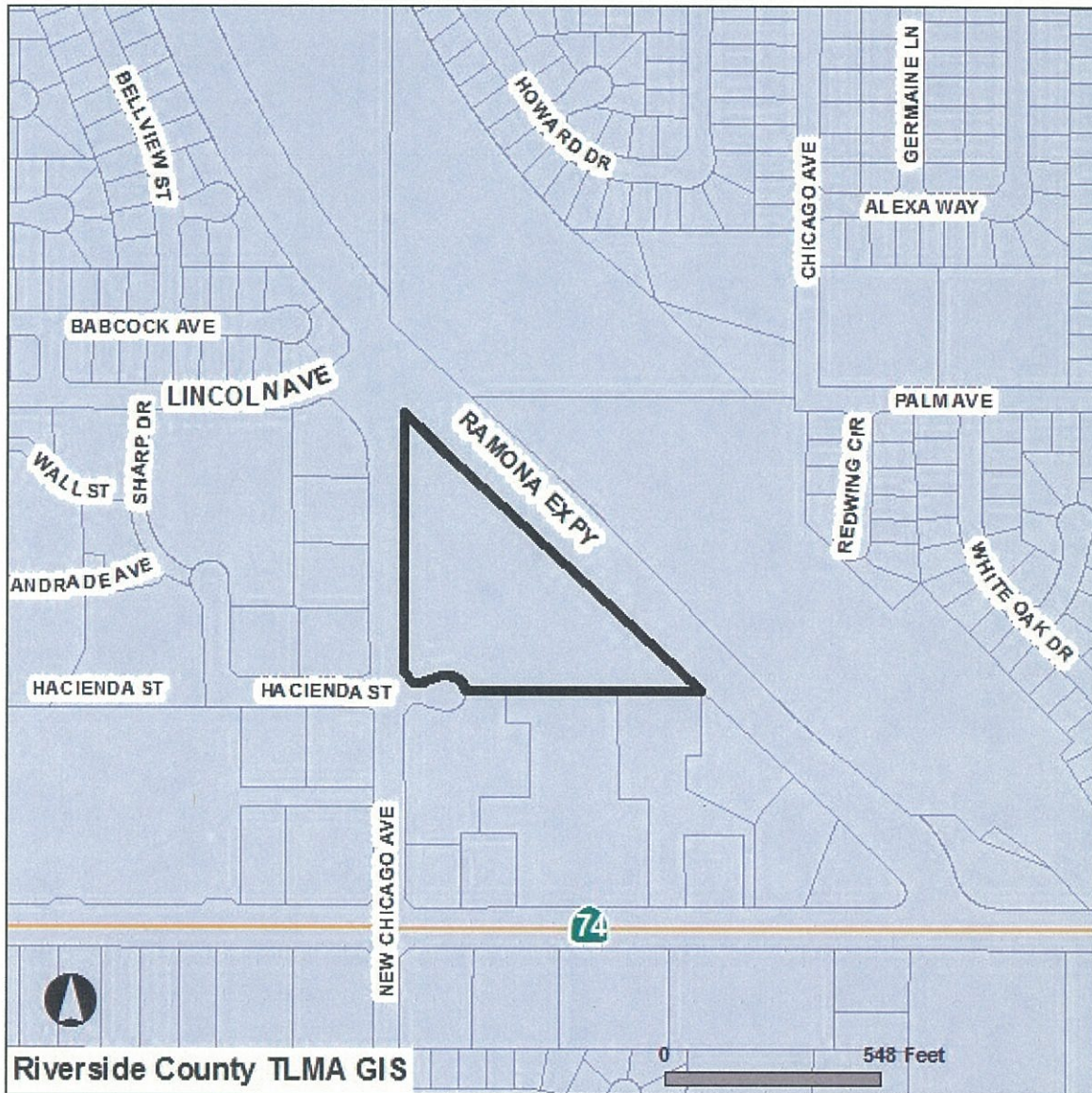
**\*IMPORTANT\***

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

REPORT PRINTED ON...Thu Aug 26 16:09:46 2010  
Version 100412



PP20457 - SUPERVISORIAL DISTRICT



Selected parcel(s):  
549-090-036

**SUPERVISORIAL DISTRICTS**

- SELECTED PARCEL
- PARCELS
- N INTERSTATES
- N HIGHWAYS
- DISTRICT 3  
SUPERVISOR JEFF STONE
- CITY

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

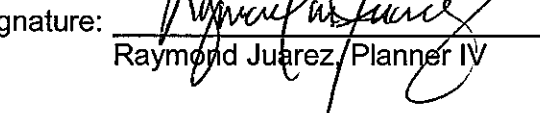
REPORT PRINTED ON...Thu Aug 26 16:12:23 2010  
 Version 100412

# Extension of Time Environmental Determination

Project Case Number: PP20457  
 Original E.A. Number: EA40154  
 Extension of Time No.: Second  
 Original Approval Date: June 4, 2007  
 Project Location: Northerly of Florida Avenue, southerly of Lincoln Avenue, easterly of New Chicago Avenue, and westerly of Ramona Expressway  
 Project Description: 84 unit, two-story apartment complex with ten (10) apartment buildings, one (1) recreation building, one (1) tot lot and 193 parking spaces.

On August 30, 2010, this Plot Plan and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature:   
 Raymond Juarez, Planner IV

Date: August 30, 2010  
 For Carolyn Syms Luna, Director



Dimagiba, Catherine

---

**From:** Don Bender [dbender@tierrawest.com]  
**Sent:** Friday, August 20, 2010 12:27 PM  
**To:** Dimagiba, Catherine  
**Subject:** Re: Second Extension of Time Request for PLOT PLAN No. 20457  
**Importance:** High

Dear Catherine Dimagiba,

In connection with the SECOND EXTENSION OF TIME FOR PLOT PLAN 20457, please accept this email as confirmation of Applicant's approval of the recommended conditions repeated as follows:

60.TRANS.2  
60.TRANS 3  
90.PLANNING.37  
90.PLANNING.38  
90.PLANNING.39

Please let me know if you need anything from us/Applicant.

Thank you for your assistance.

Don Bender, President/CEO  
Managing Broker  
TIERRA WEST COMMERCIAL  
Real Estate & Development Services, Inc.  
4110 E. Florida Avenue, Hemet, CA 92544  
Tel: (951) 929-1000 / (800) 927-1706  
Fax: (951) 929-1040 /  
E-Mail: [dbender@tierrawest.com](mailto:dbender@tierrawest.com)  
CA Lic. #00906436 / Corp #01390890

----- Original Message -----

**From:** Dimagiba, Catherine  
**To:** 'dbender@tierrawest.com'  
**Sent:** Wednesday, August 18, 2010 9:07 AM  
**Subject:** Second Extension of Time Request for PLOT PLAN No. 20457

Attn: Tierra West Commercial/Don Bender

**RE: SECOND EXTENSION OF TIME REQUEST for PLOT PLAN No. 20457**

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on **August 5, 2010**. The LDC has determined it necessary to recommend the addition of five (5) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The Planning Department (Landscaping Division) is recommending the addition of three (3) Conditions of Approval. The Transportation Department is recommending the addition of two (2) Conditions of Approval.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly stat that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

60.TRANS.2  
60.TRANS.3  
90.PLANNING.37  
90.PLANNING.38  
90.PLANNING.39

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

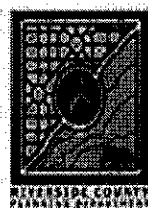
Once the conditions have been accepted, I will begin preparing the staff report package for Director's Hearing. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Thank you,



Catherine Dimagiba  
Planning Technician II  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92502  
Phone: (951) 955-1681  
Fax: (951) 955-3157

08/18/10  
08:55

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:TRANSMITTED Case #: PP20457

Parcel: 549-090-036

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 2                      USE-SBMT/APPVD GRDG PLN (EOT2)                      RECOMMND

TRANS WILL CLEAR CONDITION.

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 3                      USE-OBTAIN L&LMD APPL (EOT2)                      RECOMMND

Obtain an application from the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, to submit application for required annexation per condition of approval 80.TRANS.6, 80.TRANS.21, and 90.TRANS.15.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 37                      USE - LC LNDCP INSPCT REQMNTS                      RECOMMND

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

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



08/18/10  
08:55

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:TRANSMITTED Case #: PP20457

Parcel: 549-090-036

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 37 USE - LC LNDSCP INSPCT REQMENTS (cont.) RECOMMND

Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.  
EOT2.

90.PLANNING. 38 USE - LC LNDSCP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.  
EOT2.

90.PLANNING. 39 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.  
EOT2.

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

DATE: July 8, 2010

**TO:**

Transportation Dept.  
Environmental Health Dept.  
Flood Control District  
Fire Department  
Dept. of Bldg. & Safety (Grading)

Regional Parks & Open Space District  
Co. Geologist – Dave Jones  
Environmental Programs Dept.  
P.D. Trails Coordinator – Kristi Lovelady  
P.D. Landscaping Section - Kristi Lovelady

**SECOND EXTENSION OF TIME for PLOT PLAN No. 20457** - Applicant: Tierra West Commercial - Third Supervisorial District – Valle Vista Zoning District - San Jacinto Area Plan: High Density Residential (CD-HDR) (8-14 du/ac) - Location: Northerly of Florida Avenue, southerly of Lincoln Avenue, easterly of New Chicago Avenue, and westerly of Ramona Expressway – 5.9 Gross Acres - Zoning: General Residential (R-3) - **APPROVED PROJECT DESCRIPTION:** 84 unit, two-story apartment complex with ten (9) apartment buildings and one (1) recreation building - **REQUEST: SECOND EXTENSION OF TIME REQUEST for PLOT PLAN No. 20457**, extending the expiration date to **June 4, 2011**.

Please review the attached information, together with your existing records for the subject case. This extension request is being placed on the **August 5, 2010 LDC Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments must complete their review prior to the LDC Comment date. Failure to complete the review and/or provide comments within the indicated time frame will result in a presumption that the affected Agency/Department has no comment, and the extension request will be moved forward based on that presumption.

Each LDC Agency or Department may recommend conditions of approval to maintain conformance with the County General Plan, or to ensure the project does not adversely affect the health, safety or welfare of the general public. New or revised conditions of approval should be added to the subject case condition set the by LDC Comment date and placed in recommend status. After the LDC Comment date, the Planning Department will then forward all recommended extension of time conditions to the applicant for acceptance prior to moving this request forward for approval.

**LDC MEMBERS ARE ENCOURAGED TO DIFFERENTIATE THOSE CONDITIONS ADDED AS PART OF THE EXTENSION BY ADDING A REFERENCE IN THE CONDITION TITLE AND/OR BODY OF THE CONDITION (ie. "EOT 1, EOT 2)**

If any LDC Agency or Department finds that the project, as approved, cannot be found to be in conformance with the General Plan and/or finds the project adversely affects the general health, safety and welfare of the public without the processing and approval of a Revised Permit to the Approved Plot Plan, said Agency or Department must provide to the Planning such a recommendation and provide details as to what issues such an application must address.

Should you have any questions regarding this item, please do not hesitate to contact **Catherine Dimagiba** at micro **5-1681** or via e-mail at **CDIMAGIB@rcplma.org**. You can also send documents to **MAILSTOP# 1070**.



# COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman · Planning Director

## APPLICATION FOR EXTENSION OF TIME

APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

CASE NUMBER: Plot Plan No. 20457 DATE SUBMITTED: May 20, 2010

Assessor's Parcel Number(s): 549-090-036-2

EXTENSION REQUEST  First  Second  Third  Fourth  Fifth

Phased Final Map \_\_\_\_\_ Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: June 4, 2007

Applicant's Name: Tierra West Commercial / Don Bender E-Mail: dbender@tierrawest.com

Mailing Address: 4110 E. Florida Avenue  
Hemet Street 92544  
City CA State ZIP

Daytime Phone No: ( 951 ) 929-1000 Fax No: ( 951 ) 929-1040

Property Owner's Name: Ramona Expwy Apartments E-Mail: dbender@tierrawest.com

Mailing Address: 256 26th Street, Suite 200  
Santa Monica Street 90402  
City CA State ZIP

Daytime Phone No: ( 310 ) 393-8111 Fax No: ( 310 ) 393-8188

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.

Riverside Office · 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157  
Form 295-1018 (08/27/07)

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

Murrieta Office · 39493 Los Alamos Road  
Murrieta, California 92563  
· Fax (951) 600-6145



**APPLICATION FOR EXTENSION OF TIME**

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.

*All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).*

*An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.*

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

Tierra West Commercial Real Estate & Dev.  
PRINTED NAME OF APPLICANT

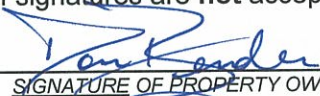
  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

Ramona Expressway Apartments, LLC  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

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

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

Plot Plan Number: 23825  
Applicant: Jose Mendoza  
Directors Hearing: November 1, 2010  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to permit an unpermitted 423 square foot guest dwelling and 421 square foot carport on .19 acres, associated with the 1,098 square foot residence located at 13471 Harlow Avenue in Corona, CA. APN: 135-062-018

### ISSUES OF RELEVANCE:

The proposed 423 square foot guest dwelling must maintain a 5 foot sideyard setback, as per Exhibit "A" a portion of the building (2'5") shall be removed to meet the required sideyard setback. The project has been conditioned prior to final inspection to verify the sideyard setback does comply. As well as all other unpermitted structures to be permitted or removed.

### RECOMMENDATIONS:

APPROVAL of Plot Plan No. 23825, 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: Medium Density Residential (2-5 DU/AC) on the Temescal Canyon Area Plan.

SA  
10/5/10

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 One Family Dwelling zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-1 zone.
6. The proposed 432 square foot guest dwelling and 421 square foot carport are considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The accessory building is located less than 30 feet from the main building.
8. The accessory building is compatible with the architecture of the main residence.
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 #: PP23825

Parcel: 135-062-018

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. 23825 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 23825, Exhibit A, dated September 14, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to permit an unpermitted 423 square foot guest dwelling and 421 square foot carport on .19 acre, associated with the 1,098 square foot residence located at 13471 Harlow Avenue in Corona, CA.  
APN: 135-062-018.

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 PP23825. 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. 1 PPA - GUEST DWELLING RECOMMND

THIS APPROVAL IS FOR A GUEST HOUSE ONLY NO COOKING FACILITIES ARE ALLOWED.

From Ordinance 348: SECTION 21.31. DWELLING, GUEST. A building which contains no cooking facilities and which is used exclusively for housing members of a single family and their nonpaying guests.

PLOT PLAN:ADMINISTRATIVE Case #: PP23825

Parcel: 135-062-018

10. GENERAL CONDITIONS

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. 23825 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 3

PPA - NO HOME OCCUPATIONS

RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

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

10/05/10  
12:36

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:ADMINISTRATIVE Case #: PP23825

Parcel: 135-062-018

10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

10.PLANNING. 6 USE - CAUSES FOR REVOCATION RECOMMND

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

PLOT PLAN:ADMINISTRATIVE Case #: PP23825

Parcel: 135-062-018

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP

RECOMMND

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

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

RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

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 September 14, 2010.

10/05/10  
12:36

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP23825

Parcel: 135-062-018

80. PRIOR TO BLDG PRMT ISSUANCE

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

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated September 14, 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

PLANNING DEPARTMENT

90.PLANNING. 1                    PPA - 5FT SIDEYARD SETBACK                    RECOMMND

Building inspection to verify that guest dwelling maintains a 5 foot sideyard setback, prior to final inspection of permit.



RIVERSIDE COUNTY GIS



Selected parcel(s):  
135-062-018

**\*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...Tue Oct 05 09:18:58 2010

Version 100826



RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
135-062-018

**\*IMPORTANT\***

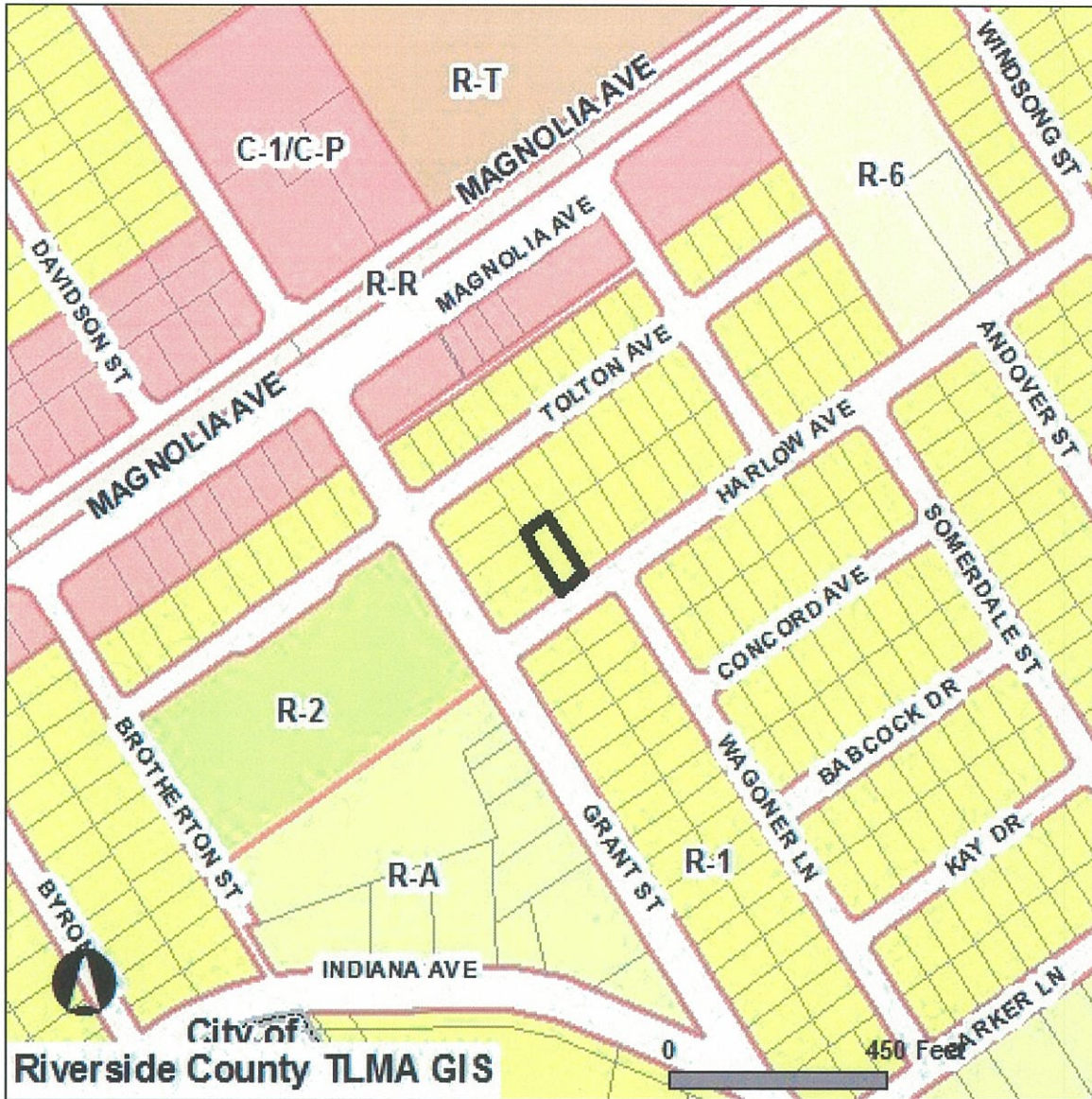
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness 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...Tue Oct 05 09:20:03 2010

Version 100826



RIVERSIDE COUNTY GIS



Selected parcel(s):  
135-062-018

**\*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...Tue Oct 05 07:56:21 2010

Version 100826

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

**APPLICATION FOR MINOR PLOT PLAN**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 23825 DATE SUBMITTED: 10-7-08

**APPLICATION INFORMATION**

Applicant's Name: Jose Mendoza E-Mail: \_\_\_\_\_

Mailing Address: 13471 Harlow Avenue  
Corona <sup>Street</sup> CA 92879  
<sub>City</sub> <sub>State</sub> <sub>ZIP</sub>

Daytime Phone No: (909) 721-3916 Fax No: ( ) \_\_\_\_\_

Engineer/Representative's Name: A.A. & Associates, Inc. E-Mail: aguirre2222@sbcglobal.net

Mailing Address: 2222 Kansas Avenue, Suite D  
Riverside <sup>Street</sup> CA 92507  
<sub>City</sub> <sub>State</sub> <sub>ZIP</sub>

Daytime Phone No: (951) 684-4222 Fax No: (951) 684-4333

Property Owner's Name: Jose Mendoza E-Mail: \_\_\_\_\_

Mailing Address: 13471 Harlow Avenue  
Corona <sup>Street</sup> CA 92879  
<sub>City</sub> <sub>State</sub> <sub>ZIP</sub>

Daytime Phone No: (909) 721-3916 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

**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).

JOSE R MENDOZA                      Jose R mendosa  
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):

JOSE R MENDOZA                      Jose R mendosa  
PRINTED NAME OF PROPERTY OWNER(S)                      SIGNATURE OF PROPERTY OWNER(S)  
MARIA MENDOZA                      Maria Mendoza  
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): \_\_\_\_\_

TO PERMIT <sup>detached</sup> EXISTING ADDITION, PAVO COVER, CHIMNEY  
AND GARAGE CONVERSION (code case)

Related cases or underlying case: \_\_\_\_\_

**PROPERTY INFORMATION**

Assessor's Parcel Number(s): 135-062-018

Section: 28                      Township: 35                      Range: 6W

Approximate Gross Acreage: .19 acres

General location (nearby or cross streets): North of Tolton Avenue, South of \_\_\_\_\_

**APPLICATION FOR MINOR PLOT PLAN**

Harlow Avenue, East of Truman Street, West of Grant Avenue

Thomas Brothers Map, edition year, page no., and coordinates: 2007, 743-J5

**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 12 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 12 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 12 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.
8. Current processing deposit-based fee.



RIVERSIDE COUNTY GIS



Selected parcel(s):  
135-062-018

LEGEND

 SELECTED PARCEL

 PARCELS

 CORONA

**\*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.

FULL REPORT  
APN(s):

135-062-018-4

OWNER NAME:

- NOT AVAILABLE ONLINE

ADDRESS:

- 135-062-018  
13471 HARLOW AVE  
CORONA, CA. 92879

MAIL TO NAME/ADDRESS:

- 135-062-018  
- (SEE OWNER)

- 13471 HARLOW AVE  
- CORONA CA.. 92879

APN CAME FROM: - 135-062-018  
- CAME FROM: 064-801-041

LOT SIZE: - 135-062-018  
- RECORDED LOT SIZE IS: 0.19 ACRES  
MAPPED LOT SIZE IS APPROX.: 0.185 ACRES

PROPERTY CHARACTERISTICS: - 1. 135-062-018  
- WOOD FRAME, 1098 SQFT., 2 BDRM/ 1 BATH, 1 STORY, DETACHED GARAGE(440 SQ. FT),  
CONST'D 1954, COMPOSITION ROOF,

ELEVATION (APPROXIMATE): - 671 FEET

LEGAL DESCRIPTION: - APN: 135062018  
- RECORDED BOOK/PAGE: MB 227  
- SUBDIVISION NAME: SECOND ADD TO RIVERSIDE VALLEY HOME GARDENS  
- LOT/PARCEL: 18, BLOCK 2  
- TRACT NUMBER: NOT AVAILABLE

BASE YEAR ASSESSMENT: - 135-062-018  
- BASE YEAR: 1975

TOWNSHIP/RANGE: - T3SR6W SEC 28

CEMETERY DISTRICTS: - NOT IN A CEMETERY DISTRICT

CITY BOUNDARY/SPHERE: - CITY: NOT WITHIN A CITY  
- CITY SPHERE: CORONA  
- ANNEXATION DATE: NO DATE AVAILABLE  
- LAFCO CASE #: NO CASE # AVAILABLE  
- PROPOSALS: NONE

COMMUNITY: - IN OR PARTIALLY WITHIN HOME GARDENS. SEE MAP FOR MORE INFORMATION.

2001 SUPERVISORIAL DISTRICT: - JOHN TAVAGLIONE, DISTRICT 2  
as established by County Ordinance 813, August 14, 2001

AREA PLAN: - TEMESCAL CANYON

COACHELLA VALLEY MULTI-SPECIES HABITAT  
CONSERVATION PLAN FEE AREA: - NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

COACHELLA VALLEY MULTI-SPECIES HABITAT  
CONSERVATION PLAN - CONSERVATION  
AREA: - NOT IN A CONSERVATION AREA

WESTERN RIVERSIDE MULTI-SPECIES  
HABITAT CONSERVATION PLAN FEE AREA: - IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR  
MORE INFORMATION.

WESTERN RIVERSIDE COUNTY MSHCP AREA  
PLAN: - NOT IN AN AREAPLAN

WESTERN RIVERSIDE COUNTY MSHCP CELL  
GROUP: - NOT IN A CELLGROUP

WESTERN RIVERSIDE COUNTY MSHCP CELL  
NUMBER: - NOT IN A CELL

IMPORTANT NOTICE: On October 7, 2003, the County of Riverside adopted a new General Plan. The General Plan provides new land use designations for all parcels in the unincorporated area of Riverside County. For any parcel, the General Plan may provide for a different type of land use than is provided for under existing zoning. During the next one to two years, the County will undertake a program to review all the zoning in the unincorporated area, and where necessary, change the zoning, following advertised public hearings, to conform to the County's new General Plan. Until then, please be advised that there may be a difference between the zoning and General Plan designations on any parcel. This may result in, at a minimum, the need to change the zoning before desired development may proceed. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murrieta at (951) 600-6170, or in Indio at (760) 863-8277.:

LANDUSE DESIGNATION:  
Click [here](#) for landuse descriptions.  
- MDR

- CHECK MAP TO CONFIRM LANDUSE DESIGNATION
- FOR MORE INFORMATION ABOUT LANDUSE DESIGNATIONS, CALL THE COUNTY'S PLANNING DEPARTMENT AT 951-955-3200.

ZONING CLASSIFICATION(S) ORD. 348:

Click [here](#) for zoning classifications.  
- R-1

- CHECK MAP TO CONFIRM ZONING CLASSIFICATIONS
- FOR MORE INFORMATION ABOUT ZONING CLASSIFICATIONS, CALL THE COUNTY'S PLANNING DEPARTMENT AT 951-955-3200.

ZONING DISTRICT/AREA:

- EAST CORONA DIST

OUTDOOR BILLBOARDS:

- BILLBOARDS NOT PERMITTED BY ZONING

SPECIFIC PLAN:

- NOT WITHIN A SPECIFIC PLAN

NOTE: Non-mapped Policy Area issues may exist on this parcel. Please contact the Planning Department at (951)955-3200 for more information.  
MAPPED POLICY AREAS:

- NONE

GENERAL PLAN POLICY OVERLAY:

- NOT IN A GENERAL PLAN POLICY OVERLAY AREA

DEVELOPMENT AGREEMENT #:

- NOT IN A DEVELOPMENT AGREEMENT AREA

REDEVELOPMENT AREAS:

- NOT IN A REDEVELOPMENT AREA

AGRICULTURE PRESERVE:

- NOT IN AN AGRICULTURE PRESERVE

AIRPORT INFLUENCE AREAS:

- NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES:

- NOT IN AN AIRPORT COMPATIBILITY ZONE

Planning Case Map information may not be complete, current, or up-to-date for this area. Please contact the Planning Department if more information is needed.

PLANNING CASE(S):

- NO PLANNING CASES      DESCRIPTION: NOT APPLICABLE  
APPLIED DATE: NOT APPLICABLE      STATUS: NOT APPLICABLE

DEV. IMP. FEE AREA ORD. 659:

- TEMESCAL CANYON

2000 CENSUS TRACT:

- 041411

1990 FARMLAND DESIGNATION:

- URBAN-BUILT UP LAND

2000 CENSUS DESIGNATION:

- CENSUS DESIGNATION REPORT IS NOT AVAILABLE

INDIAN TRIBAL LANDS:

- NOT IN A TRIBAL LAND

SCHOOL DISTRICT:

- CORONA-NORCO UNIFIED

ROAD & BRIDGE DISTRICT:

- NOT IN A DISTRICT

ROADBOOK PAGE:

- 22

\* BOUNDARIES ARE APPROXIMATIONS. USE FOR REFERENCE ONLY. SURVEY INFORMATION MUST BE CONSULTED OR PREPARED TO ACCURATELY DETERMINE ANY RIGHT-OF-WAY BOUNDARY.

CETAP CORRIDORS:

- NOT IN A CETAP CORRIDOR.

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY ROADS:

- NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

EAST T.U.M.F. ORD. 673:

- NOT WITHIN THE EASTERN TUMF FEE AREA

WEST T.U.M.F. ORD. 824:

- IN OR PARTIALLY WITHIN THESE FEE AREAS. SEE MAP FOR MORE INFORMATION.  
- NORTHWEST

WATER DISTRICT:

- WESTERN MUNICIPAL WATER DISTRICT (WMWD)

FLOOD CONTROL DISTRICT:

- RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

FLOOD PLAIN REVIEW: - NOT REQUIRED.

WATERSHED: - SANTA ANA RIVER

VEGETATION: - RESIDENTIAL/URBAN/EXOTIC

SKR FEE AREA ORD. 663.10: - NOT WITHIN A FEE AREA

FTL FEE AREA ORD. 457 & 460: - NOT WITHIN A FEE AREA

FTL SAND SOURCE AREA: - NOT IN A SAND SOURCE AREA

FTL PRESERVE: - NOT INSIDE A FTL PRESERVE

HANS/ERP PROJECT: - NONE

FAULT ZONE: - NOT IN A FAULT ZONE

FAULTS: WITHIN A 1/2 MILE OF  
 - UNNAMED FAULT IN ELSINORE FAULT ZONE  
 CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

LIQUEFACTION POTENTIAL: - HIGH

SUBSIDENCE: - SUSCEPTIBLE

HIGH FIRE AREA ORD. 787: - NOT IN A HIGH FIRE AREA

STATE RESPONSIBILITY AREAS: - NOT IN A STATE RESPONSIBILITY AREA

LIGHTING ORD. 655: - NOT APPLICABLE, 52.05 MILES.

COUNTY SERVICE AREA: - IN OR PARTIALLY WITHIN  
 HOME GARDENS #52 -  
 NO INFORMATION AVAILABLE

BUILDING PERMIT(S): -BZ241337 DESCRIPTION: SPECIAL INSPECTION  
 APPLIED DATE: 03/15/2004 STATUS AS OF 10/7/2008: FINAL

ENVIRON. HEALTH CASE(S): - NO ENVIRONMENTAL CASES

TAX RATE AREA: - 135-062-018  
 - 059-012

TAX ASSESSMENT DISTRICTS:  
 - 059-012  
 • CORONA NORCO UNIFIED SCHOOL  
 • COUNTY FREE LIBRARY  
 • COUNTY SERVICE AREA 52 \*  
 • COUNTY STRUCTURE FIRE PROTECTION  
 • COUNTY WASTE RESOURCE MGMT DIST  
 • CSA 152  
 • FLOOD CONTROL ADMINISTRATION  
 • FLOOD CONTROL ZONE 1  
 • FLOOD CONTROL ZONE 1 DEBT SERV  
 • GENERAL  
 • GENERAL PURPOSE  
 • HOME GARDENS CO WATER  
 • HOME GARDENS SANITARY  
 • 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

SURFACE MINES: - NO SURFACE MINES

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.

COMMUNITY FACILITY DISTRICTS:

- NAME: NOT IN A COMMUNITY FACILITY DISTRICT  
- DISTRICT NUMBER: NOT AVAILABLE

THOMAS BROS. MAPS PAGE/GRID:

- PAGE 743- GRID J5

SPECIAL NOTES:

- NO SPECIAL NOTES

REPORT PRINTED ON...Tue Oct 07 11:39:44 2008



## 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. 23825** – CEQA Exempt – Applicant: Jose Mendoza – Owner: Jose Mendoza – Second Supervisorial District – East Corona District – Temescal Canyon Area Plan – Rural Community: Medium Density Residential (2-5 DU/AC (RC:MDR) - Located Southerly of Harlow Avenue, northerly of Tolton Avenue, easterly of Truman Street, westerly of Grant Street – .19 Acres – Zoning: One Family Dwelling (R-1 ) (7,200 square foot minimum lot size) – **REQUEST:** The Plot Plan is a proposal to permit and unpermitted 423 square foot guest dwelling and 421 square foot carport on .19 acre, associated with the 1,098 square foot residence located at 13471 Harlow Avenue in Corona, CA. APN: 135-062-018 (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: November 1, 2010  
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 LEMON STREET  
1<sup>st</sup> FLOOR CONFERENCE ROOM 2A  
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto: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](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 Thursday, 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 10/5/2010.

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

APN (s) or case numbers PP 23825 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

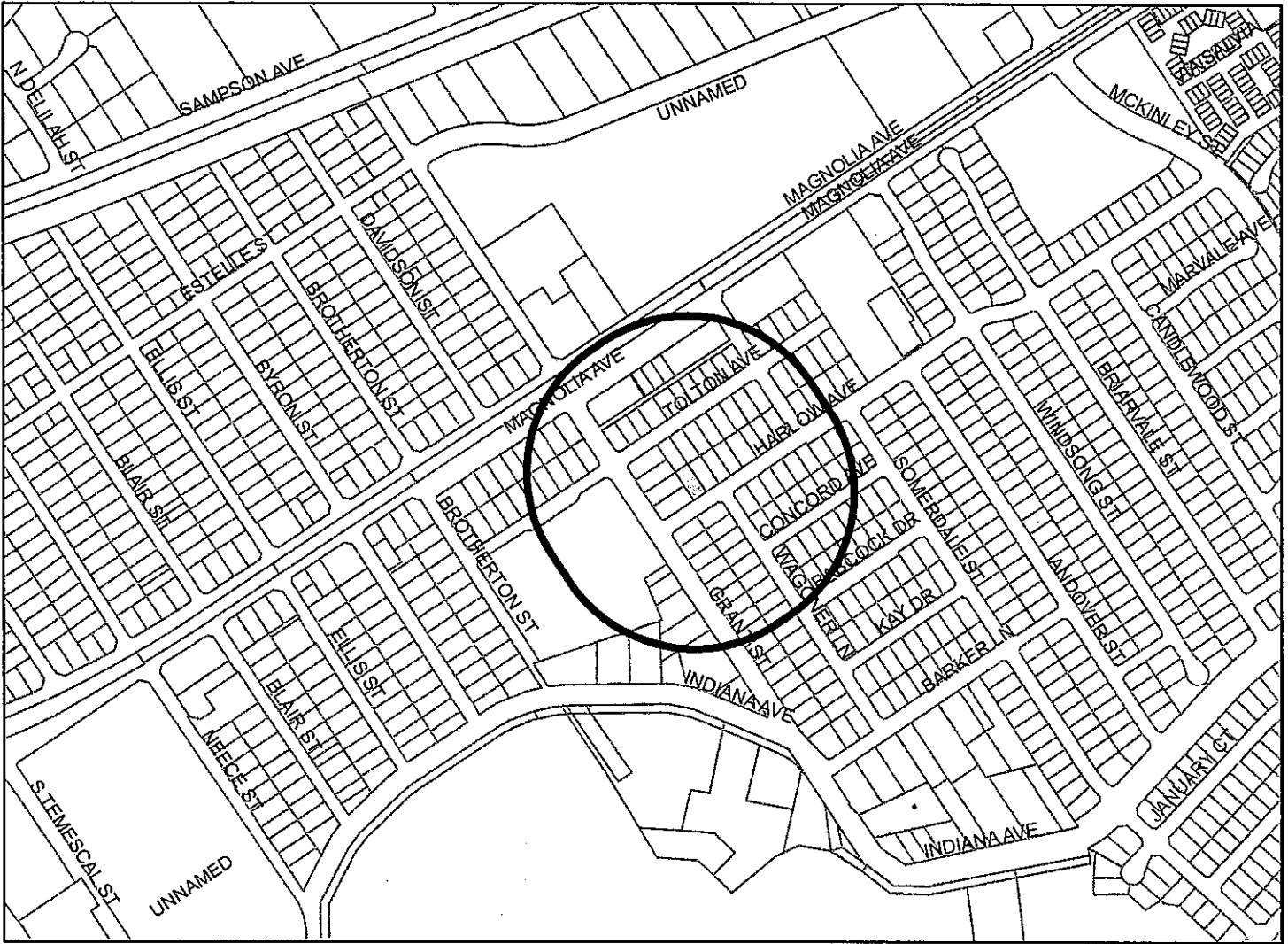
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

# 600 feet buffer



## Selected Parcels

135-062-013	135-062-005	135-042-010	135-061-018	135-071-020	135-072-016	135-073-014	135-062-007	135-062-008	135-063-001
135-072-005	135-073-017	135-072-009	135-072-008	135-072-012	135-042-006	135-063-009	135-072-018	135-071-012	135-073-006
135-062-006	135-061-013	135-062-019	135-042-012	135-072-017	135-042-005	135-071-009	135-062-015	135-062-010	135-071-010
135-073-005	135-073-018	135-063-010	135-071-004	135-062-020	135-041-013	135-062-001	135-073-003	135-071-003	135-041-023
135-061-016	135-061-008	135-041-016	135-073-016	135-042-003	135-061-015	135-071-011	135-041-014	135-073-007	135-071-014
135-042-004	135-063-012	135-041-012	135-073-015	135-073-002	135-062-016	135-041-009	135-062-017	135-061-017	135-061-012
135-072-002	135-062-018	135-071-015	135-071-017	135-061-009	135-073-004	135-061-014	135-063-020	135-062-014	135-061-021
135-061-022	135-071-008	135-041-022	135-073-001	135-063-002	135-042-008	135-071-005	135-072-006	135-041-011	135-062-004
135-071-006	135-072-004	135-063-011	135-061-004	135-061-002	135-061-003	135-072-011	135-072-007	135-072-014	135-071-019

rst 90 parcels shown



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: 135062013, ASMT: 135062013  
ADAN REYES, ETAL  
13425 HARLOW AVE  
CORONA CA. 92879

APN: 135062007, ASMT: 135062007  
ANGEL GARCIA, ETAL  
13436 TOLTON AVE  
CORONA CA. 92879

APN: 135062005, ASMT: 135062005  
AGUSTIN CASTRO, ETAL  
13454 TOLTON AVE  
CORONA CA. 92879

APN: 135062008, ASMT: 135062008  
ANGEL GARCIA, ETAL  
13426 TOLTON AVE  
CORONA CA. 92879

APN: 135042010, ASMT: 135042010  
ALEJANDRO B RODRIGUEZ, ETAL  
3626 GRANT ST  
CORONA CA. 92879

APN: 135063001, ASMT: 135063001  
ANGELINA M LOPEZ  
13397 HARLOW AVE  
CORONA CA. 92879

APN: 135061018, ASMT: 135061018  
ALFONSO QUIROZ, ETAL  
13499 TOLTON AVE  
CORONA CA. 92879

APN: 135072005, ASMT: 135072005  
ANTHONY G GALLEGOS, ETAL  
13410 HARLOW AVE  
CORONA CA. 92879

APN: 135071020, ASMT: 135071020  
AMADA DIAZ, ETAL  
3608 WAGONER LN  
CORONA CA. 92879

APN: 135073017, ASMT: 135073017  
ANTONIO DUARTE ADAME, ETAL  
13441 BABCOCK DR  
CORONA CA. 92879

APN: 135072016, ASMT: 135072016  
AMPARO MARIN  
13431 CONCORD AVE  
CORONA CA. 92879

APN: 135072009, ASMT: 135072009  
ANTONIO LOPEZ  
3680 SOMERDALE ST  
CORONA CA. 92879

APN: 135073014, ASMT: 135073014  
ANDREW M SHAFFER  
13405 BABCOCK DR  
CORONA CA. 92879

APN: 135072008, ASMT: 135072008  
ANTONIO LOPEZ  
13380 HARLOW AVE  
CORONA CA. 92879



APN: 135072012, ASMT: 135072012  
ANTONIO PICAZO  
13391 CONCORD AVE  
CORONA CA. 92879

APN: 135061013, ASMT: 135061013  
CECILIO AGUILAR  
13447 TOLTON AVE  
CORONA CA. 92879

APN: 135042006, ASMT: 135042006  
ARCELIA BAUTISTA, ETAL  
3658 GRANT ST  
CORONA CA. 92879

APN: 135062019, ASMT: 135062019  
CHRISTOPHER MICHAEL JENSEN, ETAL  
C/O RITA JENSEN  
20294 WINTON RD  
CORONA CA 92881

APN: 135063009, ASMT: 135063009  
AURORA GONZALEZ  
13388 TOLTON AVE  
CORONA CA. 92879

APN: 135042012, ASMT: 135042012  
CORONA UNIFIED SCHOOL DIST  
300 S BUENA VISTA  
CORONA CA 92882

APN: 135072018, ASMT: 135072018  
BENJAMIN D SHIVELY  
13451 CONCORD AVE  
CORONA CA. 92879

APN: 135072017, ASMT: 135072017  
CRISINO HERNANDEZ, ETAL  
2583 MONTEREY PENINSULA  
CORONA CA 92882

APN: 135071012, ASMT: 135071012  
BENJAMIN ROMERO, ETAL  
3688 WAGONER LN  
CORONA CA. 92879

APN: 135042005, ASMT: 135042005  
CUSTODIO BAUTISTA, ETAL  
3658 GRANT ST  
CORONA CA 92879

APN: 135073006, ASMT: 135073006  
CARLOS M GONZALES, ETAL  
13400 CONCORD AVE  
CORONA CA. 92879

APN: 135071009, ASMT: 135071009  
DANIEL P AVILA  
3663 GRANT ST  
CORONA CA. 92879

APN: 135062006, ASMT: 135062006  
CARMEN C ENRIQUEZ  
13444 TOLTON AVE  
CORONA CA. 92879

APN: 135062015, ASMT: 135062015  
EDWARD L NORIEGA, ETAL  
13447 HARLOW AVE  
CORONA CA. 92879

APN: 135062010, ASMT: 135062010  
ELIODORO MUNOZ MARTINEZ, ETAL  
13404 TOLTON AVE  
CORONA CA. 92879

APN: 135041013, ASMT: 135041013  
FRANCISCA JIMENEZ  
13525 TOLTON AVE  
CORONA CA. 92879

APN: 135071010, ASMT: 135071010  
ELISE MARIE SIMMONS  
3675 GRANT ST  
CORONA CA. 92879

APN: 135062001, ASMT: 135062001  
FRANCISCO AYON  
9045 ALONDRA BLV  
BELLFLOWER CA 90706

APN: 135073005, ASMT: 135073005  
EMELIA B SALINAS  
13410 CONCORD AVE  
CORONA CA. 92879

APN: 135073003, ASMT: 135073003  
GERALD A OWEN, ETAL  
13430 CONCORD AVE  
CORONA CA. 92879

APN: 135073018, ASMT: 135073018  
EMILIO ORTIZ  
841 SAN DIEGO LN  
PLACENTIA CA 92870

APN: 135071003, ASMT: 135071003  
GLORIA MANZO  
3607 GRANT ST  
CORONA CA. 92879

APN: 135063010, ASMT: 135063010  
ENEDINA SIORDIA  
13400 TOLTON AVE  
CORONA CA. 92879

APN: 135041023, ASMT: 135041023  
HOME GARDENS SANITARY DIST  
13538 MAGNOLIA  
HOME GARDENS CA 92254

APN: 135071004, ASMT: 135071004  
ERNEST AVILA, ETAL  
3615 GRANT ST  
CORONA CA. 92879

APN: 135061016, ASMT: 135061016  
HUMBERTO JARA, ETAL  
13475 TOLTON AVE  
CORONA CA. 92879

APN: 135062020, ASMT: 135062020  
EUGENE R JASO, ETAL  
13489 HARLOW AVE  
CORONA CA. 92879

APN: 135061008, ASMT: 135061008  
IGNACIO QUIROZ, ETAL  
3758 TRUMAN ST  
CORONA CA. 92879

APN: 135041016, ASMT: 135041016  
IRINEO ALDAPE  
13557 TOLTON AVE  
CORONA CA. 92879

APN: 135071014, ASMT: 135071014  
JOE MENDOZA, ETAL  
3664 WAGONER LN  
CORONA CA. 92879

APN: 135073016, ASMT: 135073016  
JAMES B CUNNINGHAM, ETAL  
13427 BABCOCK DR  
CORONA CA. 92879

APN: 135042004, ASMT: 135042004  
JOHN SCHRADER, ETAL  
13565 INDIANA AVE  
CORONA CA. 92879

APN: 135042003, ASMT: 135042003  
JAMES URIARTE, ETAL  
P O BOX 6024  
ORANGE CA 92863

APN: 135063012, ASMT: 135063012  
JORGE DIAZ  
13387 TOLTON AVE  
CORONA CA. 92879

APN: 135061015, ASMT: 135061015  
JAMIE U PEREZ, ETAL  
13467 TOLTON AVE  
CORONA CA. 92879

APN: 135041012, ASMT: 135041012  
JORGE LOPEZ MEDINA, ETAL  
13521 TOLTON AVE  
CORONA CA. 92879

APN: 135071011, ASMT: 135071011  
JESUS A ROMERO, ETAL  
3687 GRANT ST  
CORONA CA. 92879

APN: 135073015, ASMT: 135073015  
JOSE ALCALA, ETAL  
13415 BABCOCK DR  
CORONA CA. 92879

APN: 135041014, ASMT: 135041014  
JESUS R CASAS, ETAL  
13541 TOLTON AVE  
CORONA CA. 92879

APN: 135073002, ASMT: 135073002  
JOSE ANGEL HERNANDEZ  
13440 CONCORD AVE  
CORONA CA. 92879

APN: 135073007, ASMT: 135073007  
JESUS RODRIGUEZ, ETAL  
13390 CONCORD AVE  
CORONA CA. 92879

APN: 135062016, ASMT: 135062016  
JOSE FUENTES  
13455 HARLOW ST  
CORONA CA. 92879

APN: 135041009, ASMT: 135041009  
JOSE GOMEZ, ETAL  
13512 MAGNOLIA AVE  
CORONA CA. 92879

APN: 135071017, ASMT: 135071017  
JUAN P ARIAS, ETAL  
3634 WAGONER LN  
CORONA CA. 92879

APN: 135062017, ASMT: 135062017  
JOSE LUIS ZAMORA, ETAL  
13461 HARLOW AVE  
CORONA CA. 92879

APN: 135061009, ASMT: 135061009  
JUVENTINO QUIROZ, ETAL  
13411 TOLTON AVE  
CORONA CA. 92879

APN: 135061017, ASMT: 135061017  
JOSE M ENRIQUEZ, ETAL  
13491 TOLTON AVE  
CORONA CA. 92879

APN: 135073004, ASMT: 135073004  
LEOBARDO L JIMENEZ, ETAL  
13420 CONCORD AVE  
CORONA CA. 92879

APN: 135061012, ASMT: 135061012  
JOSE MANUEL ENRIQUEZ, ETAL  
13439 TOLTON AVE  
CORONA CA. 92879

APN: 135061014, ASMT: 135061014  
LUCIA E MARTINEZ  
13453 TOLTON AVE  
CORONA CA. 92879

APN: 135072002, ASMT: 135072002  
JOSE R MARROQUIN  
13440 HARLOW AVE  
CORONA CA. 92879

APN: 135063020, ASMT: 135063020  
MAGNOLIA TREES PROP  
C/O FRANK TURLEY  
1373 N MILLER  
ANAHEIM CA 92806

APN: 135062018, ASMT: 135062018  
JOSE R MENDOZA, ETAL  
13471 HARLOW AVE  
CORONA CA. 92879

APN: 135062014, ASMT: 135062014  
MANUEL P VILLELA, ETAL  
13437 HARLOW AVE  
CORONA CA. 92879

APN: 135071015, ASMT: 135071015  
JOSE V VALADEZ, ETAL  
3654 WAGONER LN  
CORONA CA. 92879

APN: 135061021, ASMT: 135061021  
MANUEL PUENTE  
13490 MAGNOLIA AVE  
CORONA CA 92879



APN: 135061022, ASMT: 135061022  
MANUEL PUENTE, ETAL  
1828 PEELER ST  
CORONA CA 92882

APN: 135072006, ASMT: 135072006  
MARIA S AGUILAR  
13400 HARLOW AVE  
CORONA CA. 92879

APN: 135071008, ASMT: 135071008  
MANUEL QUIROZ, ETAL  
3653 GRANT ST  
CORONA CA. 92879

APN: 135041011, ASMT: 135041011  
MARIO VALADEZ MARTINEZ  
3770 GRANT ST  
CORONA CA. 92879

APN: 135041022, ASMT: 135041022  
MARGARITO TAVARES  
13475 BARKER LN  
CORONA CA 92879

APN: 135062004, ASMT: 135062004  
MARTIN NAVARRO, ETAL  
13462 TOLTON AVE  
CORONA CA. 92879

APN: 135073001, ASMT: 135073001  
MARIA B GONZALEZ, ETAL  
13450 CONCORD AVE  
CORONA CA. 92879

APN: 135071006, ASMT: 135071006  
MARY L RIVERA, ETAL  
3633 GRANT ST  
CORONA CA. 92879

APN: 135063002, ASMT: 135063002  
MARIA C ALVAREZ  
13381 HARLOW AVE  
CORONA CA. 92879

APN: 135072004, ASMT: 135072004  
MIGUEL RAMIREZ HERNANDEZ  
13420 HARLOW AVE  
CORONA CA. 92879

APN: 135042008, ASMT: 135042008  
MARIA GONZALEZ  
3636 GRANT ST  
CORONA CA. 92879

APN: 135063011, ASMT: 135063011  
OSCAR GARCIA, ETAL  
C/O OSCAR C GARCIA  
13399 TOLTON AVE  
CORONA CA. 92879

APN: 135071005, ASMT: 135071005  
MARIA J CONTRERAS  
4931 BUSHNELL AVE  
RIVERSIDE CA 92505

APN: 135061004, ASMT: 135061004  
OUR LADY OF TEPEYAC FREE CATHOLIC CHURCH  
420 MCKINLEY AVE 111 449  
CORONA CA 92879



APN: 135061003, ASMT: 135061003  
OUR LADY OF TEPEYAC FREE CATHOLIC CHURCH  
C/O DIANA HERNANDEZ  
710 E 6TH ST  
CORONA CA 92879

APN: 135072001, ASMT: 135072001  
RAFAEL SANCHEZ, ETAL  
13450 HARLOW AVE  
CORONA CA. 92879

APN: 135072011, ASMT: 135072011  
PEDRO CERVANTES, ETAL  
13381 CONCORD AVE  
CORONA CA. 92879

APN: 135072003, ASMT: 135072003  
RAYMOND W CAWLEY  
13311 ROCKINGHORSE RD  
GARDEN GROVE CA 92843

APN: 135072007, ASMT: 135072007  
PEDRO SILVA  
13390 HARLOW AVE  
CORONA CA. 92879

APN: 135062012, ASMT: 135062012  
REIMUNDO JOSE ESTRADA  
13417 HARLOW AVE  
CORONA CA. 92879

APN: 135072014, ASMT: 135072014  
PEDRO SOLTERO, ETAL  
13411 CONCORD AVE  
CORONA CA. 92879

APN: 135072013, ASMT: 135072013  
RICARDO A PIMENTAL, ETAL  
13401 CONCORD AVE  
CORONA CA. 92879

APN: 135071019, ASMT: 135071019  
PEREZ MANUELA C LIVING TRUST, ETAL  
C/O MANUELA PEREZ  
3616 WAGONER LN  
CORONA CA. 92879

APN: 135071018, ASMT: 135071018  
ROBERT PEREDA, ETAL  
3626 WAGONER LN  
CORONA CA. 92879

APN: 135072015, ASMT: 135072015  
PETER A MEDINA, ETAL  
11673 ALLWOOD DR  
RIVERSIDE CA 92503

APN: 135042007, ASMT: 135042007  
RONALD ALBERT CASPERSON, ETAL  
3650 GRANT ST  
CORONA CA. 92879

APN: 135041010, ASMT: 135041010  
PEYTON HARRISON PHILLIPS, ETAL  
196 E CRESTVIEW ST  
CORONA CA 92879

APN: 135062009, ASMT: 135062009  
RUBEN ANDRADE, ETAL  
13410 TOLTON AVE  
CORONA CA. 92879

APN: 135062002, ASMT: 135062002  
RUBEN VELAZQUEZ, ETAL  
13115 HARLOW ST  
CORONA CA 92879

APN: 135071016, ASMT: 135071016  
TERESA R FRIZZEL  
11290 ARLINGTON AVE  
RIVERSIDE CA 92505

APN: 135041008, ASMT: 135041008  
RUBEN VELAZQUEZ ZUNIGA, ETAL  
13115 HARLOW AVE  
CORONA CA 92879

APN: 135061020, ASMT: 135061020  
UNIVERSAL CHURCH  
1900 AVE THE STARS 1800  
LOS ANGELES CA 90067

APN: 135061010, ASMT: 135061010  
SALVADOR CANCHOLA, ETAL  
13415 TOLTON AVE  
CORONA CA. 92879

APN: 135071007, ASMT: 135071007  
VICTOR ORTIZ, ETAL  
3645 GRANT ST  
CORONA CA. 92879

APN: 135061011, ASMT: 135061011  
SCOTT BEARDEN, ETAL  
13431 TOLTON AVE  
CORONA CA. 92879

APN: 135071013, ASMT: 135071013  
WAGNER R MATZUY, ETAL  
3676 WAGONER LN  
CORONA CA. 92879

APN: 135062011, ASMT: 135062011  
SCOTT SMITH  
13405 HARLOW AVE  
CORONA CA. 92879

APN: 135041015, ASMT: 135041015  
ZACARIAS G LARA, ETAL  
13547 TOLTON AVE  
CORONA CA. 92879

APN: 135041001, ASMT: 135041001  
SOUTHERN PACIFIC TRANSPORTATION CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

APN: 135062003, ASMT: 135062003  
TERESA CABRERA DE CASTRO  
13470 TOLTON AVE  
CORONA CA. 92879

Agenda Item No.: 3.10  
Supervisory District: Fifth  
Project Planner: Bahelila Boothe

Plot Plan Number: 24706  
Applicant: Rosa Pena  
Directors Hearing: November 1, 2010  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to permit an unpermitted 480 square foot guest dwelling with 250 square foot of storage and a 500 square foot carport on 4.99 acres, associated with the 1,708 square foot residence located at 8900 Arroyo Drive in Colton, CA. APN: 471-100-059.

### ISSUES OF RELEVANCE:

The property is located in a High Fire Area and has been reviewed and conditioned by Riverside County Fire Department. The property is also located within a Flood Management Review Area; the project has been reviewed and conditioned by Riverside County Flood Control.

### RECOMMENDATIONS:

**APPROVAL** of Plot Plan No. 24706, 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: Estate Density Residential (2 Acres Minimum) on the Reche Canyon/Badlands Area Plan.

SA  
10/5/10



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 zone.
5. The proposed accessory uses are consistent with the development standards set forth in the A-1 zone.
6. The proposed 480 square foot guest dwelling with 250 square foot of storage and a 500 square foot carport are considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The accessory building is located less than 30 feet from the main building.
8. The accessory building is compatible with the architecture of the main residence.
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.

10/05/10  
11:47

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:ADMINISTRATIVE Case #: PP24706

Parcel: 471-100-059

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. 24706 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24706, Exhibit A, dated September 15, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to permit an unpermitted 480 square foot guest dwelling with 250 square foot of storage and a 500 square foot carport on 4.99 acres, associated with the 1,708 square foot residence located at 8900 Arroyo Drive in Colton, CA. APN: 471-100-059

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 PP24706. 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.

10/05/10  
11:47

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:ADMINISTRATIVE Case #: PP24706

Parcel: 471-100-059

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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

This is a proposal to convert an existing garage to guest house with storage and carport on a 4.99 acres site in Reche Canyon area. The site is located southeast corner of Reche Canyon Road and Arroyo Drive.

The project is protected from northeast by the District's Reche Canyon storm drain that runs along Reche Canyon Road, but runoff from approximately 25 acres impacts the project from southeast. It appears that the existing structures may be subject to flooding in a major event. Since the structures are existing and consist of less than 5000 sq. ft. of impervious area no mitigation for water quality is required. If this project creates or adds 5000 square feet or more of impervious area, a preliminary site specific Water Quality Management Plan (WQMP) shall be submitted for review and approval.

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - GUEST DWELLING RECOMMND

THIS APPROVAL IS FOR A GUEST DWELLING ONLY NO COOKING FACILITIES ARE ALLOWED.

From Ordinance 348: SECTION 21.31. DWELLING, GUEST. A building which contains no cooking facilities and which is used exclusively for housing members of a single family and their nonpaying guests.

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. 24706 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null

PLOT PLAN:ADMINISTRATIVE Case #: PP24706

Parcel: 471-100-059

10. GENERAL CONDITIONS

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

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

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

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

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

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

f. No signs other than one unlighted identification sign,

10/05/10  
11:47

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:ADMINISTRATIVE Case #: PP24706

Parcel: 471-100-059

10. GENERAL CONDITIONS

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

not more than two square feet in area, shall be erected on the premises.

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

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

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

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

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

10.PLANNING. 6                    USE - CAUSES FOR REVOCATION                    RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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



10/05/10  
11:47

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP24706

Parcel: 471-100-059

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

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50A- WATER TANK SYSTEM

RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. A private water storage/well system must be installed. Review and approval of the water tank installation will need to be given to the Riverside County Fire Department. Contact the fire department for verification guidelines.

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

10/05/10  
11:47

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:ADMINISTRATIVE Case #: PP24706

Parcel: 471-100-059

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1                    PPA - CONFORM TO ELEVATIONS (cont.)                    RECOMMND

conformance with the elevations shown on APPROVED EXHIBIT B, dated September 15, 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 September 15, 2010.

80.PLANNING. 3                    PPA - EXISTING STRUCTURE                    RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1                    USE-#27-EXTINGUISHERS                    RECOMMND

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



Mike Lara  
Director

## COUNTY OF RIVERSIDE BUILDING AND SAFETY DEPARTMENT

### **PLOT PLAN REVIEW**

---

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.

---

**SITE: 8900 Arroyo Dr.      COMMENTS: PP 24706      Date: 09/29/2010**  
**Colton**

---

**The plot plan submittal is to include what appears to be as two separate structures two feet apart. One described as a 730 square foot structure with 480 square feet of guest house and 250 square feet of storage. The second structure is described as a 500 square foot car-port. Both structures were constructed without a building permit. The guest house structure would be classified as a group R-3/U-1 occupancy, the car-port would be classified as a group "U" occupancy per the 2007 California Building Code (CBC). All structures constructed without a building permit shall comply with current adopted building codes and ordinances.**

**This property is located within a high fire severity zone. Verification of the building permit date for the main residence shall be required to determine the applicability of high fire resistive requirements for the unpermitted buildings.**

**In addition to the minimum Building Department plan submittal requirements, where a structure(s) is built without building permits, the following information is required :**

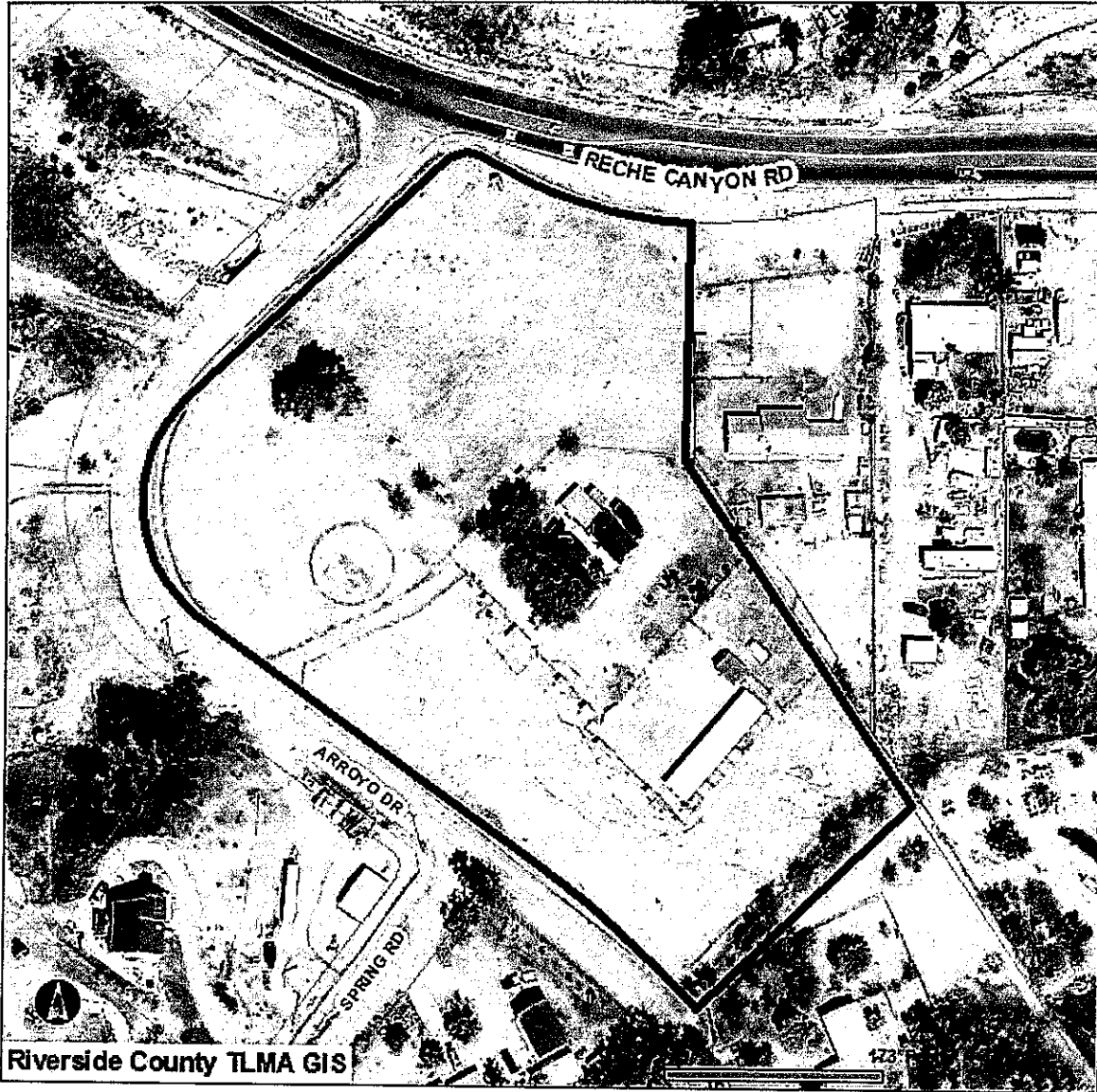
**Structural calculations complying with all current adopted building codes and county ordinances stamped and signed by a California licensed architect or civil engineer for each structure and/or building to justify the**

**adequacy of the design will be required. In addition to the structural calculations, the design professional will also be responsible for provided a stamped wet signed verification for the following :**

- 1.Foundation width and depth.**
- 2.Rebar size, placement, and spacing.**
- 3.Anchor bolt size, spacing and embedment depth.**
- 4.If applicable, all holdown types, and requirements.**
- 5.Any connection or application not visible.**
- 6.The METHOD of how all verification was achieved MUST be documented by the design professional.**
- 7.Be aware that in addition to the written verification, per section 109 of the 2007 California Building Code, "It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expenses entailed in the removal or replacement of any material to allow inspection."**
- 8.Be prepared to remove all interior drywall and other material as required for building inspection.**
- 9.All buildings constructed without permits shall comply with all current adopted building codes and ordinances.**



**This is NOT to be considered a building department plan review. All building department building plan submittal requirements and fees shall be submitted to the building department for review and approval. Requirements include but are not limited to complete building plans, structural calculations, supporting documents and fees. All requirements can be found on the building department web-site.**

Rose Pena



Selected parcel(s):  
471-100-059

LEGEND

-  SELECTED PARCEL
-  CITY

 INTERSTATES

 HIGHWAYS

 PARCELS

**\*IMPORTANT\***

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

STANDARD WITH PERMITS REPORT

**APNs**  
471-100-059-5

**OWNER NAME**  
NOT AVAILABLE ONLINE



1050

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

**APPLICATION FOR MINOR PLOT PLAN**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 24706

DATE SUBMITTED: 9/13/10

**APPLICATION INFORMATION**

Applicant's Name: ROSE PENA

E-Mail: \_\_\_\_\_

Mailing Address: 24510 ZUPPARDO WAY

MORENO VALLEY  
City

CA.  
State

92587  
ZIP

Daytime Phone No: (951) 264-5974

Fax No: (951) 640-6060

Engineer/Representative's Name: CHARLES LOZITO

E-Mail: CHUCK LOZITO @ 50

YAHOO.COM

Mailing Address: 1040 ELM AVE.

BEAUMONT  
City

CA.  
State

92223  
ZIP

Daytime Phone No: (951) 845-3075

Fax No: (951) 845-3075

Property Owner's Name: ~~ROSE PENA~~ NORBERT PENA

E-Mail: \_\_\_\_\_

Mailing Address: 24510 ZUPPARDO WAY

MORENO VALLEY  
City

CA.  
State

92587  
ZIP

Daytime Phone No: (951) 264-5974

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).

✓ ROSE PEÑA  
PRINTED NAME OF APPLICANT

*Rose Peña*  
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):

✓ NORBERTO PEÑA  
PRINTED NAME OF PROPERTY OWNER(S)

*Norberto Peña*  
SIGNATURE OF PROPERTY OWNER(S)

✓ \_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_ SIGNATURE OF PROPERTY OWNER(S)

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

**PROJECT INFORMATION**

Proposal (describe the project and reference the applicable Ord. No. 348 section): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Related cases or underlying case: \_\_\_\_\_

**PROPERTY INFORMATION**

Assessor's Parcel Number(s): 471-100-059

Section: 18 Township: 25. Range: 3.W.

Approximate Gross Acreage: 4.99 AC. ±

General location (nearby or cross streets): ~~North of~~ CORNER OF RECHE CANYON RD, ~~South of~~ FARROY DR.

**APPLICATION FOR MINOR PLOT PLAN**

\_\_\_\_\_, East of \_\_\_\_\_, West of \_\_\_\_\_.

Thomas Brothers Map, edition year, page no., and coordinates: PG. 687, GRID F-2

**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):  
471-100-059

**\*IMPORTANT\***

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

STANDARD WITH PERMITS REPORT

**APNs**

471-100-059-5

**OWNER NAME / ADDRESS**

NORBERTO PENA  
8900 ARROYO DR  
COLTON, CA. 92324

**MAILING ADDRESS**

(SEE OWNER)  
8900 ARROYO DR  
COLTON CA.. 92324

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION IS NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 4.99 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 1708 SQFT., 4 BDRM/ 1.75 BATH, 1 STORY, DETACHED GARAGE(760 SQ. FT), CONST'D 1979SHAKE, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 687 GRID: F2

**CITY BOUNDARY/SPHERE**NOT WITHIN A CITY  
NOT WITHIN A CITY SPHERE  
NO ANNEXATION DATE AVAILABLE  
NO LAFCO CASE # AVAILABLE  
NO PROPOSALS**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

MARION ASHLEY, DISTRICT 5

**TOWNSHIP/RANGE**

T2SR3W SEC 18

**ELEVATION RANGE**

1884/1904 FEET

**PREVIOUS APN**

471-100-016

---

***PLANNING***

---

**LAND USE DESIGNATIONS**Zoning not consistent with the General Plan.  
RC-EDR**AREA PLAN (RCIP)**

RECHE CANYON / BADLANDS

**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**

EDGEMONT-SUNNYMEAD 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**  
N

**WRMSHCP CELL NUMBER**  
289

**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.CENTRAL

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**  
RECHE CANYON/BADLANDS

**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**  
46

**TRANSPORTATION AGREEMENTS**  
NOT IN A TRANSPORTATION AGREEMENT

NOT IN A CETAP CORRIDOR.

---

## **HYDROLOGY**

---

### **FLOOD PLAIN REVIEW**

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

### **WATER DISTRICT**

DATA NOT AVAILABLE

### **FLOOD CONTROL DISTRICT**

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

### **WATERSHED**

SANTA ANA RIVER

---

## **GEOLOGIC**

---

### **FAULT ZONE**

NOT IN A FAULT ZONE

### **FAULTS**

WITHIN A 1/2 MILE OF  
RECHE CYN. (CASA LOMA?) FAULT  
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

### **LIQUEFACTION POTENTIAL**

LOW  
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**

MORENO VALLEY UNIFIED

### **COMMUNITIES**

RECHE CANYON

### **COUNTY SERVICE AREA**

NOT IN A COUNTY SERVICE AREA.

### **LIGHTING (ORD. 655)**

NOT APPLICABLE, 48.45 MILES FROM MT. PALOMAR OBSERVATORY

### **2000 CENSUS TRACT**

042412

### **FARMLAND**

OTHER LANDS

### **TAX RATE AREAS**

068-004

- COLTON JOINT UNIFIED SCHOOL
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 1
- FLOOD CONTROL ZONE 1 DEBT SERV
- GENERAL
- GENERAL PURPOSE

- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CORONA RESOURCE CONSER
- SAN BERNARDINO VAL COM COLLEGE

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
CV0900954	NEIGHBORHOOD ENFORCEMENT	Feb. 4, 2009

**BUILDING PERMITS**

Case #	Description	Status
BZ325453	200 AMP SERVICE	FINAL
229429	CONV GARAGE TO GUEST HOUSE	APPLIED
090015	AGRIC HORSE BARN (19X96) AGRIC M-1 V-N 1824 19152	FINALED

**ENVIRONMENTAL HEALTH PERMITS**

NO ENVIRONMENTAL PERMITS

**PLANNING PERMITS**

Case #	Description	Status
CZ05680	CHANGE ZONE FROM R-A-5 TO A-1 CHANGE OF ZONE FROM R-A-5 TO A-1-5 EA 34664	APPROVED
EA34664	EA FOR CZ 5680 ENVIRONMENTAL ASSESSMENT FOR CZ 05680 EA 34664	APPROVED

REPORT PRINTED ON...Mon Sep 13 15:36:23 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. 24706** – CEQA Exempt – Applicant: Rose Pena – Owner: Norberto and Rose Pena – Fifth Supervisorial District – Edgemont-Sunnymead District – Reche Canyon/Bandlands Area Plan – Rural Community: Estate Density Residential (2 Acres Minimum) (RC:EDR) - Located Southerly of Reche Canyon Road, northeasterly of Arroyo Drive – 4.99 Acres – Zoning: Light Agricultural (A-1-5) (5 acres minimum) – **REQUEST:** The Plot Plan is a proposal to permit and unpermitted 480 square foot guest dwelling with 250 square foot storage and a 500 square foot carport on 4.99 acres, associated with the 1,708 square foot residence located at 8900 Arroyo Drive in Colton, CA. APN: 471-100-059. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: November 1, 2010  
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 LEMON STREET  
1<sup>st</sup> FLOOR CONFERENCE ROOM 2A  
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto: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](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 Thursday, 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 10/5/2010,

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

APN (s) or case numbers PP 24706 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 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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



## 600 feet buffer



### Selected Parcels

471-100-050	471-100-029	471-100-006	471-090-012	471-100-017	471-100-063	471-180-020	471-100-041	471-100-062	471-180-014
471-100-022	471-100-061	471-180-017	471-180-051	471-180-040	471-100-035	471-180-048	471-100-013	471-100-012	471-100-058
471-100-064	471-100-028	471-100-060	471-180-029	471-180-049	471-180-050	471-100-053	471-090-011	471-100-015	471-180-052
471-100-065	471-100-059	471-090-017	471-100-068	471-100-005	471-100-004	471-100-003	471-100-054	471-100-066	471-100-067
471-100-008	471-100-007	471-100-049	471-180-019	471-100-055	471-100-057	471-180-013	471-100-031	471-080-013	



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: 471100050, ASMT: 471100050  
AURELIO GARCIA, ETAL  
8392 RECHE VISTA DR  
COLTON CA. 92324

APN: 471100041, ASMT: 471100041  
DIOSDADO PEREZ, ETAL  
11444 EDMONSON AVE  
MORENO VALLEY CA 92555

APN: 471100029, ASMT: 471100029  
BALTAZAR BRAVO, ETAL  
8869 RECHE CANYON RD  
COLTON CA. 92324

APN: 471100062, ASMT: 471100062  
ELEANOR S GRAVES  
8855 RECHE CANYON RD  
COLTON CA. 92324

APN: 471100006, ASMT: 471100006  
BENJAMIN W ASHLEY, ETAL  
8911 SPRING RD  
COLTON CA. 92324

APN: 471180014, ASMT: 471180014  
EMMANUEL LEVENTAKIS, ETAL  
9050 SPRING RD  
COLTON CA. 92324

APN: 471090012, ASMT: 471090012  
CHUN HSIN LIU  
24800 MANTON LN  
COLTON CA. 92324

APN: 471100022, ASMT: 471100022  
FRANK S ABACHERLI, ETAL  
P O BOX 327  
MIRA LOMA CA 91752

APN: 471100017, ASMT: 471100017  
COUNTY OF RIVERSIDE  
C/O DEPT OF FAC MGT  
3133 MISSION INN AVE  
RIVERSIDE CA 92507

APN: 471100061, ASMT: 471100061  
GRISELDA FARIAS  
8850 RECHE CANYON RD  
COLTON CA. 92324

APN: 471100063, ASMT: 471100063  
DANIEL THOMAS FOX, ETAL  
W11999 COUNTY RD D  
COLUMBUS WI 53925

APN: 471180040, ASMT: 471180040  
JAMES JEROME GRAFIUS, ETAL  
24721 SPRING RD  
COLTON CA 92324

APN: 471180020, ASMT: 471180020  
DENISE NETTIE WOLFE  
9073 ARROYO DR  
COLTON CA. 92324

APN: 471100013, ASMT: 471100013  
JERRY K HIGGINS, ETAL  
8981 ARROYO DR  
COLTON CA 92324

APN: 471100012, ASMT: 471100012  
JOE ABREGO, ETAL  
24791 SPRING RD  
COLTON CA. 92324

APN: 471100015, ASMT: 471100015  
MAUREEN A GARRITY, ETAL  
8970 ARROYO DR  
RIVERSIDE CA. 92506

APN: 471100058, ASMT: 471100058  
JOHN E COOPER  
8840 RECHE CANYON RD  
COLTON CA. 92324

APN: 471180052, ASMT: 471180052  
MICHAEL C REESE, ETAL  
9000 SPRING RD  
COLTON CA 92324

APN: 471100064, ASMT: 471100064  
JOSEPH EUGENE LIVING TRUST  
C/O MARY JOSEPH BACON  
18334 JOHN F KENNEDY DR  
RIVERSIDE CA 92508

APN: 471100065, ASMT: 471100065  
MICHAEL D MALONE, ETAL  
8311 RECHE VISTA DR  
COLTON CA. 92324

APN: 471100028, ASMT: 471100028  
KENNETH VANUFFELEN  
8873 RECHE CANYON RD  
COLTON CA. 92324

APN: 471100059, ASMT: 471100059  
NORBERTO PENA  
8900 ARROYO DR  
COLTON CA. 92324

APN: 471100060, ASMT: 471100060  
LEONARD CHAVEZ, ETAL  
8860 RECHE CANYON RD  
COLTON CA. 92324

APN: 471090017, ASMT: 471090017  
NORMA J CROSSAN, ETAL  
C/O PHILLIP CROSSAN  
8700 RECHE CANYON RD  
COLTON CA. 92324

APN: 471100053, ASMT: 471100053  
LOUIE C ROMO, ETAL  
773 S 7TH ST  
COLTON CA 92324

APN: 471100068, ASMT: 471100068  
PAUL LOVATO  
12560 INDIANA AVE  
MORENO VALLEY CA 92553

APN: 471090011, ASMT: 471090011  
MARK W DEMARCO, ETAL  
24825 MANTON RD  
COLTON CA. 92324

APN: 471100005, ASMT: 471100005  
PETER WESCH, ETAL  
8921 ARROYO DR  
COLTON CA. 92324

APN: 471100004, ASMT: 471100004  
RANDOLPH MARTINEZ, ETAL  
8913 ARROYO DR  
COLTON CA 92324

APN: 471100057, ASMT: 471100057  
ROBERT B WALTERS  
P O BOX 1195  
MORENO VALLEY CA 92556

APN: 471100003, ASMT: 471100003  
RAYMOND DAVID SIMPSON  
8809 RECHE CANYON RD  
COLTON CA 92324

APN: 471180013, ASMT: 471180013  
RONALD D HELDER, ETAL  
9085 ARROYO DR  
COLTON CA 92324

APN: 471100054, ASMT: 471100054  
RAYMOND DAVID SIMPSON  
8809 RECHE CANYON DR  
COLTON CA. 92324

APN: 471100031, ASMT: 471100031  
RONALD L CLARK, ETAL  
8870 RECHE CANYON RD  
COLTON CA. 92324

APN: 471100007, ASMT: 471100007  
RAYMOND DAVID SIMPSON  
8809 RECHE CANYON RD  
COLTON CA 92324

APN: 471080013, ASMT: 471080013  
THOMAS P MERCADANTE, ETAL  
C/O PETER MERCADANTE  
29132 MAPLEWOOD PL  
HIGHLAND CA 92346

APN: 471100049, ASMT: 471100049  
REBECCA E STEWART  
8378 RECHE VISTA DR  
COLTON CA. 92324

APN: 471180019, ASMT: 471180019  
RICHARD L BARBER, ETAL  
9021 ARROYO DR  
COLTON CA. 92324

APN: 471100055, ASMT: 471100055  
RIVERSIDE COUNTY FLOOD CONT  
1995 MARKET ST  
RIVERSIDE CA 92501

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

Plot Plan Number: 24601  
Applicant: Genaro Gonzalez  
Directors Hearing: November 1, 2010  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to permit an unpermitted 942 square foot guest dwelling on .91 acre, associated with the 1,529 square foot residence located at 10668 48<sup>th</sup> Street in Mira Loma, CA. APN: 159-111-003

### ISSUES OF RELEVANCE:

There are no issues of relevance at this time.

### RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24601, 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: Low Density Residential (1/2 Acre Minimum) on the Jurupa Area Plan.
3. The proposed accessory uses are permitted uses in the general plan designation.

SA  
10/5/10



4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Light Agricultural zone.
5. The proposed accessory uses are consistent with the development standards set forth in the A-1 zone.
6. The proposed 942 square foot guest dwelling is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The accessory building is located more than 30 feet 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 #: PP24601

Parcel: 159-111-003

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. 24601 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24601, Exhibit A, dated September 23, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a plot plan to permit an unpermitted 942 square foot detached guest dwelling on .91 acre, associated with the 1,529 square foot residence located at 10668 48th Street in Mira Loma, CA.  
APN: 159-111-003

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 PP24601. 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. 1 PPA - GUEST DWELLING RECOMMND

THIS APPROVAL IS FOR A GUEST DWELLING ONLY NO COOKING FACILITIES ARE ALLOWED.

From Ordinance 348: SECTION 21.31. DWELLING, GUEST. A building which contains no cooking facilities and which is used exclusively for housing members of a single family and their nonpaying guests.

10/06/10  
10:16

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:ADMINISTRATIVE Case #: PP24601

Parcel: 159-111-003

10. GENERAL CONDITIONS

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. 24601 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 3

PPA - NO HOME OCCUPATIONS

RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

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

10/06/10  
10:16

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:ADMINISTRATIVE Case #: PP24601

Parcel: 159-111-003

10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

10.PLANNING. 6 USE - CAUSES FOR REVOCATION RECOMMND

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24601

Parcel: 159-111-003

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.

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 USE - 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:

PLOT PLAN:ADMINISTRATIVE Case #: PP24601

Parcel: 159-111-003

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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.

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.



PLOT PLAN:ADMINISTRATIVE Case #: PP24601

Parcel: 159-111-003

60. PRIOR TO GRADING PRMT ISSUANCE

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

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.

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

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 September 23, 2010.

10/06/10  
10:16

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 7

PLOT PLAN:ADMINISTRATIVE Case #: PP24601

Parcel: 159-111-003

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated September 23, 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

PLANNING DEPARTMENT

90.PLANNING. 1 USE - PALEO MONITORING REPORT

RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

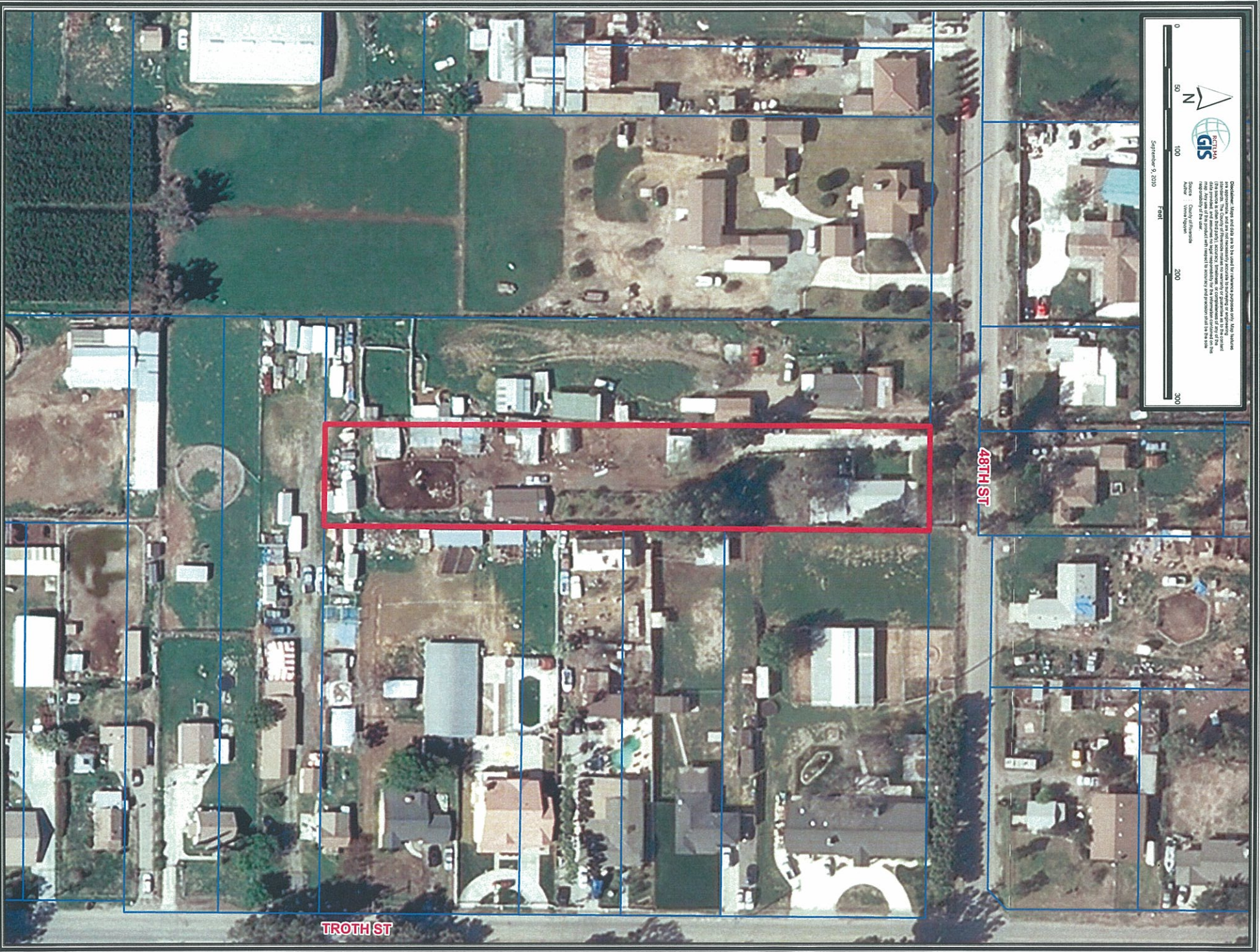
The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist 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.

90.PLANNING. 1 PPA - UNPERMITTED PATIO REMOVE

RECOMMND

Prior to final inspection of the guest dwelling, the Building Inspector will verify that the unpermitted patio cover to the guest dwelling has been removed.





0 50 100 200 300  
 Feet  
 September 9, 2010

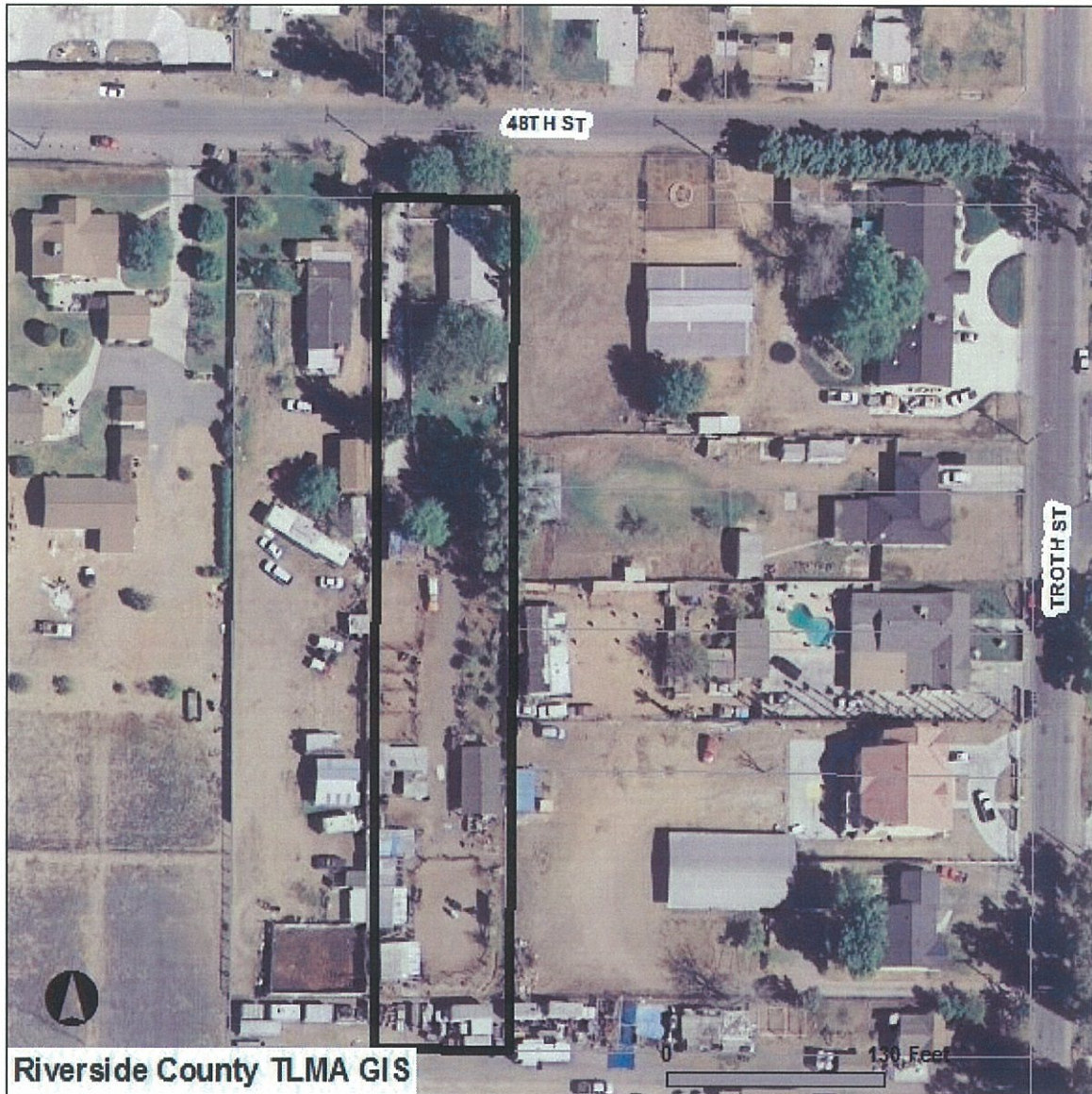
Disclaimer: This map and data are to be used for reference purposes only. They do not constitute a warranty of any kind, expressed or implied, and no responsibility is assumed by the City of Phoenix for any errors or omissions in the data provided and assumed to have been independently verified and confirmed for the user. The City of Phoenix is not responsible for any damages or losses resulting from the use of this data. City of Phoenix  
 Office: 150 North Central Avenue  
 Phoenix, Arizona 85004

TROTH ST

48TH ST



RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
159-111-003

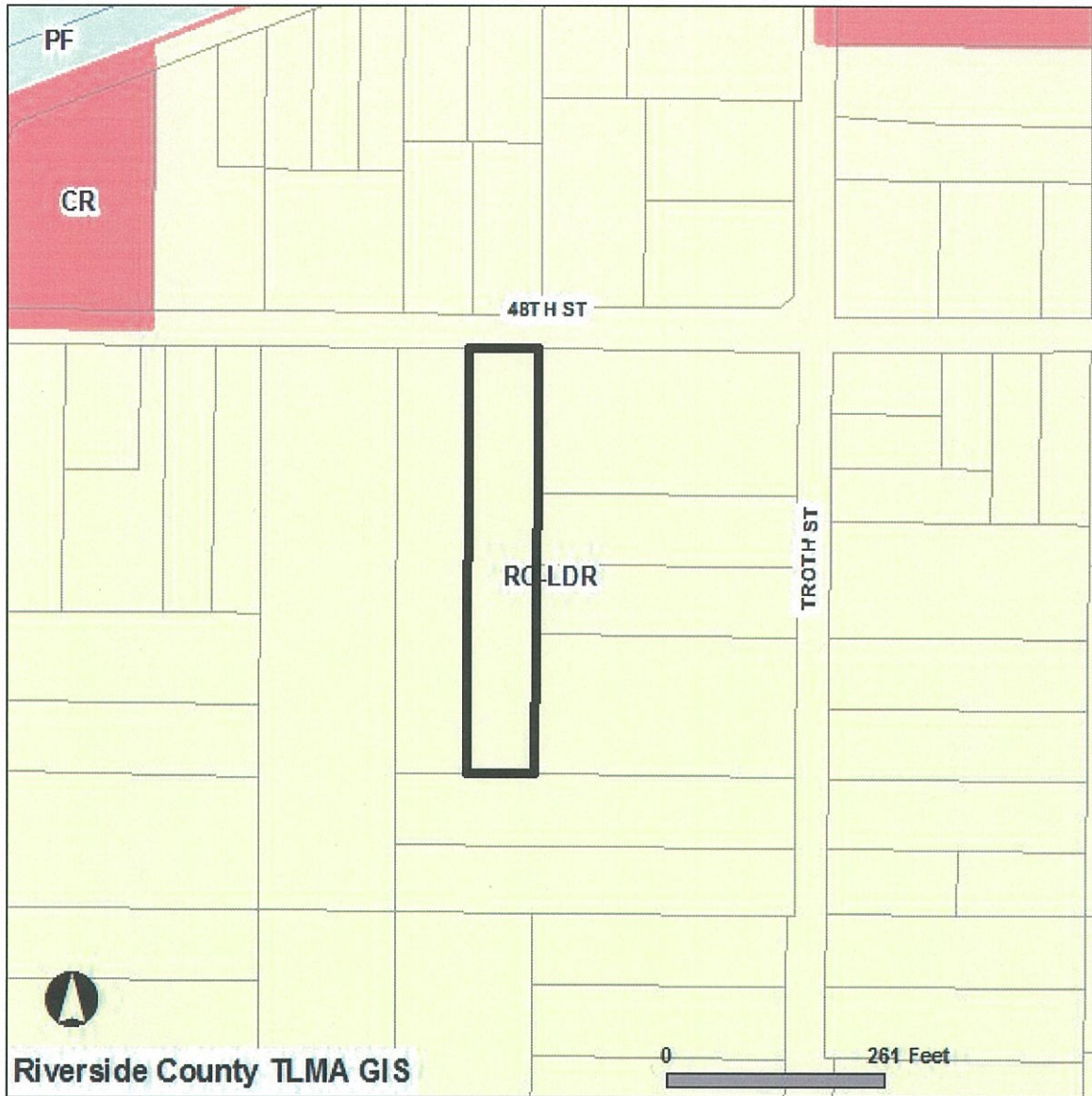
**\*IMPORTANT\***

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...Tue Sep 28 12:38:41 2010

Version 100412

RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
159-111-003

**\*IMPORTANT\***

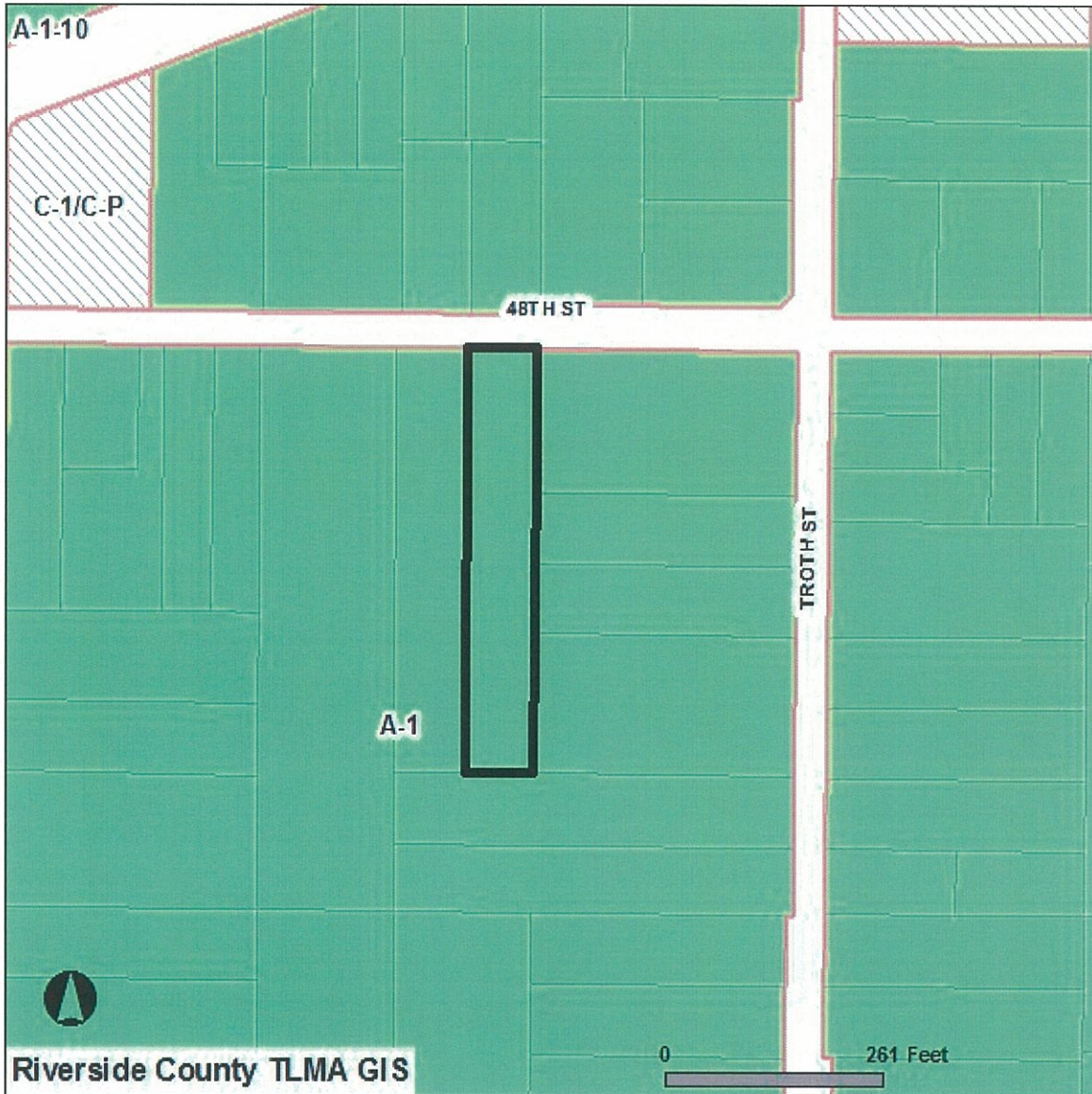
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness 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...Tue Sep 28 12:39:29 2010

Version 100412



RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
159-111-003

**\*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...Tue Sep 28 12:40:06 2010

Version 100412

\TO THE APPLICANT :

The Building & Safety Department has reviewed the proposed project. The comments below are guidelines for possible additional items that may need to be addressed during the building department plan check review. All building plans and applicable documents shall comply with the 2007 California Building Codes and Riverside County Ordinances.

COUNTY OF RIVERSIDE, DEPARTMENT OF BUILDING AND SAFETY

>> Plot Plan Review Comments <<

+ SITE : 10668 48<sup>TH</sup> ST. Miraloma + P/C Log # : PP24601A

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

---

The plot plan is for a 960 square foot private garage which includes 286 square feet of workshop area constructed without permit. The garage would be classified as a group "U" structure and would comply with size limitations per the 2007 California Building Code (CBC).

In addition to plan check submittal requirements, structure constructed without building permits require structural calculations stamped and signed by a California licensed civil engineer or architect. The plan check submittal shall also include a letter wet signed by the design professional verifying all footings and items of construction not visible to the field inspectors. Footing dimensions, rebar size and placement, as well as any anchor bolt or anchor devices used and the embedment of each. The verification letter will indicate how all the information was achieved. All plan sheets and applicable documentation and information shall be labeled as "Constructed without permit".

Please be aware, that as a group "U" occupancy, no permanent heating or cooling equipment is allowed.

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.



## Boothe, Bahelila

---

**From:** Jones, David  
**Sent:** Wednesday, June 23, 2010 12:58 PM  
**To:** Boothe, Bahelila  
**Subject:** PP24601

I reviewed the case exhibit and GIS database relative to the proposed minor plot plan. I offer the following comments for consideration:

The site is located in the County's subsidence potential zone and moderate liquefaction potential zone – the building must be designed and constructed per current CBC which requires a geotechnical study as a matter of grading permit and/or building permit. No GEO studies should be required at this time for the entitlement, but please inform the applicant of the CBC requirement.

This site is located in the County's high potential for significant paleontological resources at a shallow depth beneath the ground surface. However, this project is exempt from CEQA, hence no study or CEQA-driven mitigation measures are required. Although, the County's General Plan policies require the site be monitored to collect and preserve any significant fossils encountered during site grading. Hence, I have placed conditions on the plot plan that require this (if a grading permit is not required, the plan and report are not triggered).

Please let me know if you have any questions (billed .5 hr to this case).

David L. Jones  
Chief Engineering Geologist  
TLMA - Planning

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

**APPLICATION FOR MINOR PLOT PLAN**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 24601 DATE SUBMITTED: 15/06/10

**APPLICATION INFORMATION**

Applicant's Name: Genaro Gonzalez E-Mail: \_\_\_\_\_

Mailing Address: 10668 48th ST  
Mira Loma CA 91752  
City State ZIP

Daytime Phone No: (951) 360 5842 Fax No: ( ) \_\_\_\_\_

Engineer/Representative's Name: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Street  
City State ZIP

Daytime Phone No: (951) 360-5842 Fax No: ( ) \_\_\_\_\_

Property Owner's Name: Genaro Gonzalez E-Mail: \_\_\_\_\_

Mailing Address: 10668 48th ST  
Mira Loma CA 91752  
City State ZIP

Daytime Phone No: ( ) \_\_\_\_\_ Fax No: ( ) \_\_\_\_\_

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

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

**APPLICATION FOR MINOR PLOT PLAN**

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

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

Genaro Gonzalez Genaro Gonzalez  
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):

Genaro Gonzalez Genaro Gonzalez  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

**PROJECT INFORMATION**

Proposal (describe the project and reference the applicable Ord. No. 348 section): Legalize a new 2 car garage and new extension with work shop at the back of the main house

Related cases or underlying case: \_\_\_\_\_

**PROPERTY INFORMATION**

Assessor's Parcel Number(s): 159-111-003-5

Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

Approximate Gross Acreage: 0.95

General location (nearby or cross streets): North of TROTH ST, South of \_\_\_\_\_

RIVERSIDE COUNTY GIS



Selected parcel(s):  
159-111-003

**\*IMPORTANT\***

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

STANDARD WITH PERMITS REPORT

**APNs**

159-111-003-5

**OWNER NAME / ADDRESS**

ADOLFO LOERA  
GENARO GONZALEZ  
10668 48TH ST  
MIRA LOMA, CA. 91752

**MAILING ADDRESS**

C/O GENARO GONZALEZ  
10668 48TH ST  
MIRA LOMA CA.. 91752

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 13/37  
SUBDIVISION NAME: RESERVOIR FARMS  
LOT/PARCEL: 32, BLOCK: NOT AVAILABLE  
, Por. TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 0.91 ACRES

**PROPERTY CHARACTERISTICS**

CONCRETE BLOCK THROUGHOUT, 995 SQFT., 2 BDRM/ 1 BATH, 1 STORY, DETACHED GARAGE(150 SQ. FT), CONST'D 1947TILE, ROOF

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 683 GRID: J2

**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**

732/732 FEET

**PREVIOUS APN**

073-900-135

***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, 58.09 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
BZ362798	SPECIAL INSPECTION PATIO ROOM	FINAL
BAR100112	398 SF RM ADD 274 SF PATIO 318 SF PORCH & REMODEL ROOM ADD IS MASTER BEDROOM AND BATHROOM ALONG WITHN INTEIOR REMODEL	PLANCK

**ENVIRONMENTAL HEALTH PERMITS**

NO ENVIRONMENTAL PERMITS

**PLANNING PERMITS**

REPORT PRINTED ON...Tue Jun 15 11:36:48 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. 24601** – CEQA Exempt – Applicant: Genaro Gonzalez – Owner: Genaro Gonzalez – Second Supervisorial District – Prado-Mira Loma District – Jurupa Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) (RC:LDR) - Located Southerly of 48<sup>th</sup> Street, northerly of 50<sup>th</sup> Street, easterly of Martin Street, westerly of Troth Street – .91 Acre – Zoning: Light Agricultural (A-1) (1/2 acre minimum) – **REQUEST:** The Plot Plan is proposal to permit an unpermitted 942 square foot guest dwelling on .91 acre, associated with the 1,529 square foot residence located at 10668 48<sup>th</sup> Street in Mira Loma, CA. APN: 159-111-003. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: November 1, 2010  
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 LEMON STREET  
1<sup>st</sup> FLOOR CONFERENCE ROOM 2A  
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rcplma.org](mailto: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](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 Thursday, 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 9/29/2010.

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

APN (s) or case numbers PP24601 For

Company or Individual's Name Planning Department,

Distance buffered 1200'.

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

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

NAME: Vinnie Nguyen

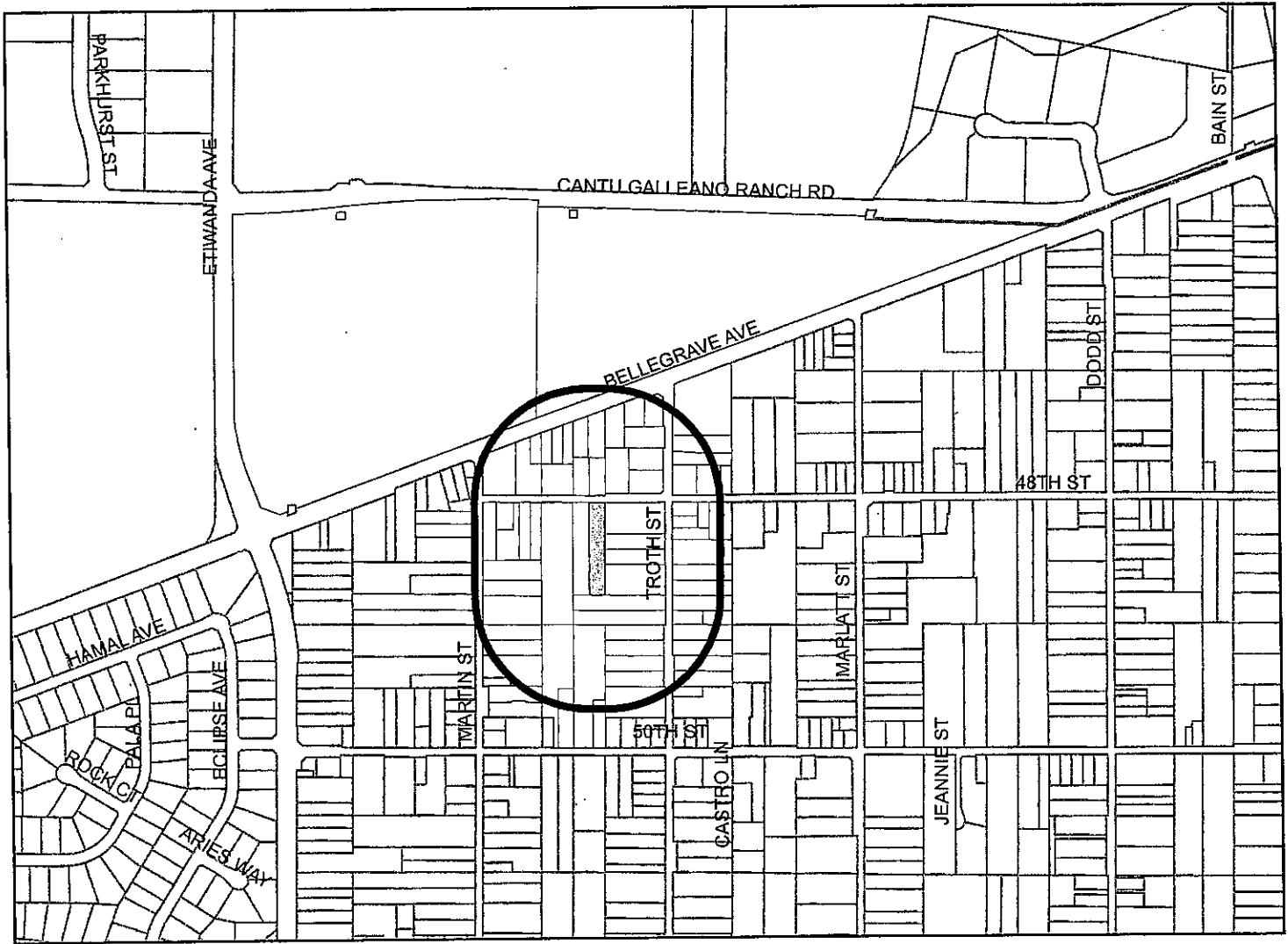
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

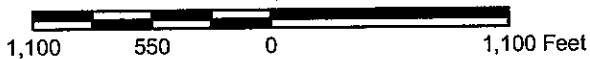
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

# 600 feet buffer



## Selected Parcels

159-111-003	159-112-009	159-112-010	159-152-018	159-142-003	159-111-004	159-061-020	159-102-008	159-020-010	159-111-001
159-111-009	159-101-018	159-062-007	159-102-003	159-142-002	159-112-004	159-102-005	159-102-006	159-061-008	159-062-004
159-111-002	159-151-019	159-102-002	159-062-002	159-062-003	159-151-008	159-111-008	159-151-009	159-061-006	159-061-004
159-061-009	159-112-021	159-102-004	159-142-009	159-061-019	159-112-008	159-101-028	159-151-007	159-151-016	159-151-018
159-151-001	159-151-002	159-061-018	159-101-020	159-112-017	159-112-011	159-061-013	159-061-015	159-152-019	159-061-007
159-111-007	159-111-006	159-142-001	159-061-011	159-112-005	159-102-007	159-020-009	159-152-006	159-101-019	159-062-005
159-061-021	159-061-003	159-061-002	159-151-015	159-061-010	159-101-017	159-111-005	159-112-003	159-112-001	159-112-002
159-061-012	159-061-001	159-152-001	159-061-017	159-152-002	159-102-001				



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: 159111003, ASMT: 159111003  
ADOLFO LOERA, ETAL  
C/O GENARO GONZALEZ  
10668 48TH ST  
MIRA LOMA CA. 91752

APN: 159020010, ASMT: 159020010  
COUNTY OF RIVERSIDE ASSET LEASING CORP  
C/O COUNTY ADM OFFICE  
4080 LEMON ST 12TH FL  
RIVERSIDE CA 92501

APN: 159112010, ASMT: 159112010  
ALBERT L THOMALE, ETAL  
4804 TROTH ST  
MIRA LOMA CA. 91752

APN: 159111001, ASMT: 159111001  
DANIEL M OSTRANDER, ETAL  
10718 48TH ST  
MIRA LOMA CA. 91752

APN: 159152018, ASMT: 159152018  
ANGEL ALBA, ETAL  
4930 TROTH ST  
MIRA LOMA CA. 91752

APN: 159111009, ASMT: 159111009  
DAVID EARLS, ETAL  
4891 TROTH ST  
MIRA LOMA CA. 91752

APN: 159142003, ASMT: 159142003  
ARLEEN O GARCIA  
4932 MARTIN ST  
MIRA LOMA CA. 91752

APN: 159101018, ASMT: 159101018  
DEANNE RENEE KERSHNER  
8445 MISSION BLV  
RIVERSIDE CA 92509

APN: 159111004, ASMT: 159111004  
CHRISTOPER A DINAN, ETAL  
4809 TROTH ST  
MIRA LOMA CA. 91752

APN: 159062007, ASMT: 159062007  
DELMAR D VANDAM, ETAL  
9753 E AVENUE F8  
LANCASTER CA 93535

APN: 159061020, ASMT: 159061020  
COLOMBIAN CENTURY CORP  
P O BOX 744  
MIRA LOMA CA 91752

APN: 159102003, ASMT: 159102003  
DENNIS R GRISCO, ETAL  
4850 MARTIN ST  
MIRA LOMA CA. 91752

APN: 159102008, ASMT: 159102008  
CONSTANCIO ESCALANTE, ETAL  
10726 48TH ST  
MIRA LOMA CA. 91752

APN: 159142002, ASMT: 159142002  
EDWARD R VASQUEZ, ETAL  
4920 MARTIN ST  
MIRA LOMA CA. 91752



APN: 159112004, ASMT: 159112004  
EFRAIN RODRIGUEZ  
4864 TROTH ST  
MIRA LOMA CA. 91752

APN: 159062002, ASMT: 159062002  
GAIL BOYD PARRISH  
7848 SALT LAKE AVE  
HUNTINGTON PARK CA 90255

APN: 159102006, ASMT: 159102006  
ELIDA DENIZ  
10776 48TH ST  
MIRA LOMA CA 91752

APN: 159062003, ASMT: 159062003  
GAYLE SANTIAGO  
4774 TROTH ST  
MIRA LOMA CA. 91752

APN: 159061008, ASMT: 159061008  
ENERIO MACHADO, ETAL  
10716 BELLEGRAVE AVE  
MIRA LOMA CA. 91752

APN: 159151008, ASMT: 159151008  
GREGORIO MARTINEZ, ETAL  
4941 TROTH ST  
MIRA LOMA CA. 91752

APN: 159062004, ASMT: 159062004  
ERNEST C CRISWELL, ETAL  
4784 TROTH ST  
MIRA LOMA CA. 91752

APN: 159111008, ASMT: 159111008  
HELEN TUCKER  
667 SHANNON CT  
MIDLOTHIAN TX 76065

APN: 159111002, ASMT: 159111002  
EULOJIO PEREZ, ETAL  
10688 48TH ST  
MIRA LOMA CA 91752

APN: 159151009, ASMT: 159151009  
HENRY D FLETCHER  
4957 TROTH ST  
MIRA LOMA CA. 91752

APN: 159151019, ASMT: 159151019  
FRANCISCO GODINES, ETAL  
10673 50TH ST  
MIRA LOMA CA. 91752

APN: 159061004, ASMT: 159061004  
HOUSING AUTHORITY OF COUNTY OF RIVERSIDE  
5555 ARLINGTON AVE  
RIVERSIDE CA 92504

APN: 159102002, ASMT: 159102002  
FRANK AGUIRRE, ETAL  
4868 MARTIN ST  
MIRA LOMA CA. 91752

APN: 159061009, ASMT: 159061009  
IRMA GUDINO  
1873 E JAY7 ST  
ONTARIO CA 91764

APN: 159112021, ASMT: 159112021  
ISIDRO ESPANTA, ETAL  
P O BOX 802  
MIRA LOMA CA 91752

APN: 159151016, ASMT: 159151016  
JEAN M FORTIN, ETAL  
4917 TROTH ST  
MIRA LOMA CA. 91752

APN: 159102004, ASMT: 159102004  
ISMET YAKTIYOL, ETAL  
10786 48TH ST  
MIRA LOMA CA. 91752

APN: 159151018, ASMT: 159151018  
JESUS GONZALES, ETAL  
10687 50TH ST  
MIRA LOMA CA. 91752

APN: 159142009, ASMT: 159142009  
JACK DALE MILLER  
4950 MARTIN ST  
MIRA LOMA CA. 91752

APN: 159151001, ASMT: 159151001  
JOE PENA  
10725 50TH ST  
MIRA LOMA CA. 91752

APN: 159061019, ASMT: 159061019  
JACK K WATSON, ETAL  
10657 48TH ST  
MIRA LOMA CA. 91752

APN: 159151002, ASMT: 159151002  
JOE PENA  
10709 50TH ST  
MIRA LOMA CA. 91752

APN: 159112008, ASMT: 159112008  
JAMES W DANIEL, ETAL  
4820 TROTH ST  
MIRA LOMA CA. 91752

APN: 159061018, ASMT: 159061018  
JOHN C CRISWELL, ETAL  
4785 TROTH ST  
MIRA LOMA CA. 91752

APN: 159101028, ASMT: 159101028  
JANE C BURKHEIMER  
P O BOX 51638  
RIVERSIDE CA 92517

APN: 159101020, ASMT: 159101020  
JOHN R SEIPEL  
9108 COPLEY LN  
RIVERSIDE CA 92503

APN: 159151007, ASMT: 159151007  
JANETTE MARTIN, ETAL  
4931 TROTH ST  
MIRA LOMA CA. 91752

APN: 159112017, ASMT: 159112017  
JORGE ANTONIO LARA, ETAL  
10576 48TH ST  
MIRA LOMA CA. 91752



APN: 159112011, ASMT: 159112011  
JORGE LARIOS, ETAL  
10580 48TH ST  
MIRA LOMA CA. 91752

APN: 159142001, ASMT: 159142001  
JOSE R BONILLA, ETAL  
625 ROMULO ST  
LOS ANGELES CA 90065

APN: 159061013, ASMT: 159061013  
JOSE ANGEL VENEGAS, ETAL  
10630 BELLEGRAVE AVE  
MIRA LOMA CA. 91752

APN: 159061011, ASMT: 159061011  
JOSEPH ALMIRANTEARENA, ETAL  
10676 BELLEGRAVE AVE  
MIRA LOMA CA. 91752

APN: 159061015, ASMT: 159061015  
JOSE BRAULIO ZUNIGA, ETAL  
4751 TROTH ST  
MIRA LOMA CA. 91752

APN: 159112005, ASMT: 159112005  
JUAN FACIO  
4856 TROTH ST  
MIRA LOMA CA. 91752

APN: 159152019, ASMT: 159152019  
JOSE G AGUIRRE, ETAL  
4940 TROTH ST  
MIRA LOMA CA. 91752

APN: 159102007, ASMT: 159102007  
JUDITH C BROOKS  
4406 MOCKINGBIRD LN  
BANNING CA 92220

APN: 159061007, ASMT: 159061007  
JOSE L RUBALCAVA  
10724 BELLEGRAVE AVE  
MIRA LOMA CA. 91752

APN: 159020009, ASMT: 159020009  
JURUPA UNIFIED SCHOOL DIST  
3924 RIVERVIEW DR  
RIVERSIDE CA 92509

APN: 159111007, ASMT: 159111007  
JOSE ORTIZ, ETAL  
4875 TROTH ST  
MIRA LOMA CA. 91752

APN: 159152006, ASMT: 159152006  
KENNETH M BECERRIL, ETAL  
4954 TROTH ST  
MIRA LOMA CA. 91752

APN: 159111006, ASMT: 159111006  
JOSE P RODRIGUEZ, ETAL  
4847 TROTH ST  
MIRA LOMA CA. 91752

APN: 159101019, ASMT: 159101019  
LUIS CRUZ  
4811 MARTIN ST  
MIRA LOMA CA. 91752

APN: 159062005, ASMT: 159062005  
NELSON NAVARRO CAMINERO  
10591 48TH ST  
MIRA LOMA CA. 91752

APN: 159111005, ASMT: 159111005  
RUBEN BONALES SANCHEZ  
4827 TROTH ST  
MIRA LOMA CA. 91752

APN: 159061021, ASMT: 159061021  
RACHEL CHASTINE, ETAL  
4790 MARTIN ST  
MIRA LOMA CA 91752

APN: 159112003, ASMT: 159112003  
RUBEN PEREZ ZEPEDA, ETAL  
5131 TROTH ST  
MIRA LOMA CA 91752

APN: 159061003, ASMT: 159061003  
RICARDO G GONZALEZ, ETAL  
10711 48TH ST  
MIRA LOMA CA. 91752

APN: 159112002, ASMT: 159112002  
SAMUEL MANCILLAS, ETAL  
340 N AVENUE 53  
LOS ANGELES CA 90042

APN: 159061002, ASMT: 159061002  
RICHARD D QUILLMAN  
9367 52ND ST  
RIVERSIDE CA 92509

APN: 159061012, ASMT: 159061012  
SELETI DAVID FEVALEAKI  
10656 BELLEGRAVE AVE  
MIRA LOMA CA. 91752

APN: 159151015, ASMT: 159151015  
RICHARD MARTIN, ETAL  
4905 TROTH ST  
MIRA LOMA CA. 91752

APN: 159061001, ASMT: 159061001  
STEVEN B PETERSEN  
10675 48TH ST  
MIRA LOMA CA. 91752

APN: 159061010, ASMT: 159061010  
ROBERT JOHN BAZLEY, ETAL  
10696 BELLEGRAVE AVE  
MIRA LOMA CA. 91752

APN: 159152001, ASMT: 159152001  
TITO L CUSTODE, ETAL  
4908 TROTH ST  
MIRA LOMA CA. 91752

APN: 159101017, ASMT: 159101017  
ROSE HETZLER  
5535 RIDGEVIEW AVE  
MIRA LOMA CA 91752

APN: 159061017, ASMT: 159061017  
TOM JENSEN  
4771 TROTH ST  
MIRA LOMA CA. 91752



APN: 159152002, ASMT: 159152002  
VIRIDIANA ALBA, ETAL  
4920 TROTH ST  
MIRA LOMA CA. 91752

APN: 159102001, ASMT: 159102001  
YESENIA GONZALEZ  
1603 SPYGLASS DR  
CORONA CA 92883



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

Plot Plan Number: 24575  
Applicant: Jorge Luis Quinonez  
Directors Hearing: November 1, 2010  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to permit an unpermitted 485 square foot storage room with a 177 square foot carport on 1.25 acre, associated with the 1,596 square foot residence located at 9007 64<sup>th</sup> Street in Riverside, CA. APN: 163-070-027

### ISSUES OF RELEVANCE:

The property has a code violation (CV0808093) for construction without permits. The property also has an unpermitted addition to existing detached garage, as per site exhibit this structure is to be removed and a condition has been added prior to final inspection of the storage room.

### RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24575, 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: Low Density Residential (1/2 Acre Minimum) on the Jurupa Area Plan.
3. The proposed accessory uses are permitted uses in the general plan designation.

SA  
10/4/10



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 485 square foot storage room with 177 square foot carport is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The accessory building is located more than 30 feet 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 #: PP24575

Parcel: 163-070-027

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. 24575 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24575, Exhibit A, dated August 23, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to permit an unpermitted 485 square foot storage room with a 177 square foot carport on 1.25 acre, associated with the 1,596 square foot residence located at 9007 64th Street in Riverside, CA. APN: 163-070-027

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 PP2475. 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. 24575 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 #: PP24575

Parcel: 163-070-027

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.

10/06/10  
10:16

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:ADMINISTRATIVE Case #: PP24575

Parcel: 163-070-027

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24575

Parcel: 163-070-027

20. PRIOR TO A CERTAIN DATE

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

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

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

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 August 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, August 23, 2010.

10/06/10  
10:16

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP24575

Parcel: 163-070-027

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

PLANNING DEPARTMENT

90.PLANNING. 2

PPA - UNPERMITTED ADDITION

RECOMMND

Prior to Final Inspection, verify that unpermitted garage addition to existing detached garage has been removed as shown on Approved Exhibit A, dated 8/23/10.



**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 : 9007 64<sup>th</sup> St  
Riverside, Ca

COMMENTS

PP244575

BY:  
R.KLAARENBECK

PHONE: (951) 955-1833

DATE: 06/15/10

**The plot plan indicates a 480 square foot garage with a 180 square foot porch constructed without permits. There is no garage door to which a vehicle can enter this building therefore it will not be considered a private garage. It MAY be considered as a storage building. As a storage building the structure would be classified as a group "U" occupancy and would comply with size limitations per that occupancy group in the 2007 California Building Code (CBC).**

**The building department may classify a building as it most resembles. Currently per the included photographs, this does not appear as a storage structure. There are multiple building on this site, and the photo's are not labeled. If all photo's are of the submitted structure, then the included plans do not correlate. The photo's also indicate a numerous vent pipes, electrical service, satellite television and draperies in the windows. This has the appearance of a guest house.**

**To be classified as a storage building, interior walls shall be removed as will the covered porch/carport. All utilities are to be removed as well as any installed mechanical and/or plumbing equipment.**

**In addition to the Riverside County building plan submittal requirements, structural calculations shall be submitted for the structure ( As well as the retaining wall if no permit is on record) to justify the**



**adequacy of the structural design and construction , including but not limited to the foundations, seismic load, wind load, dead load, live load, and where applicable, snow load.**

**All building plans shall include verification of foundations to include but not limited to:**

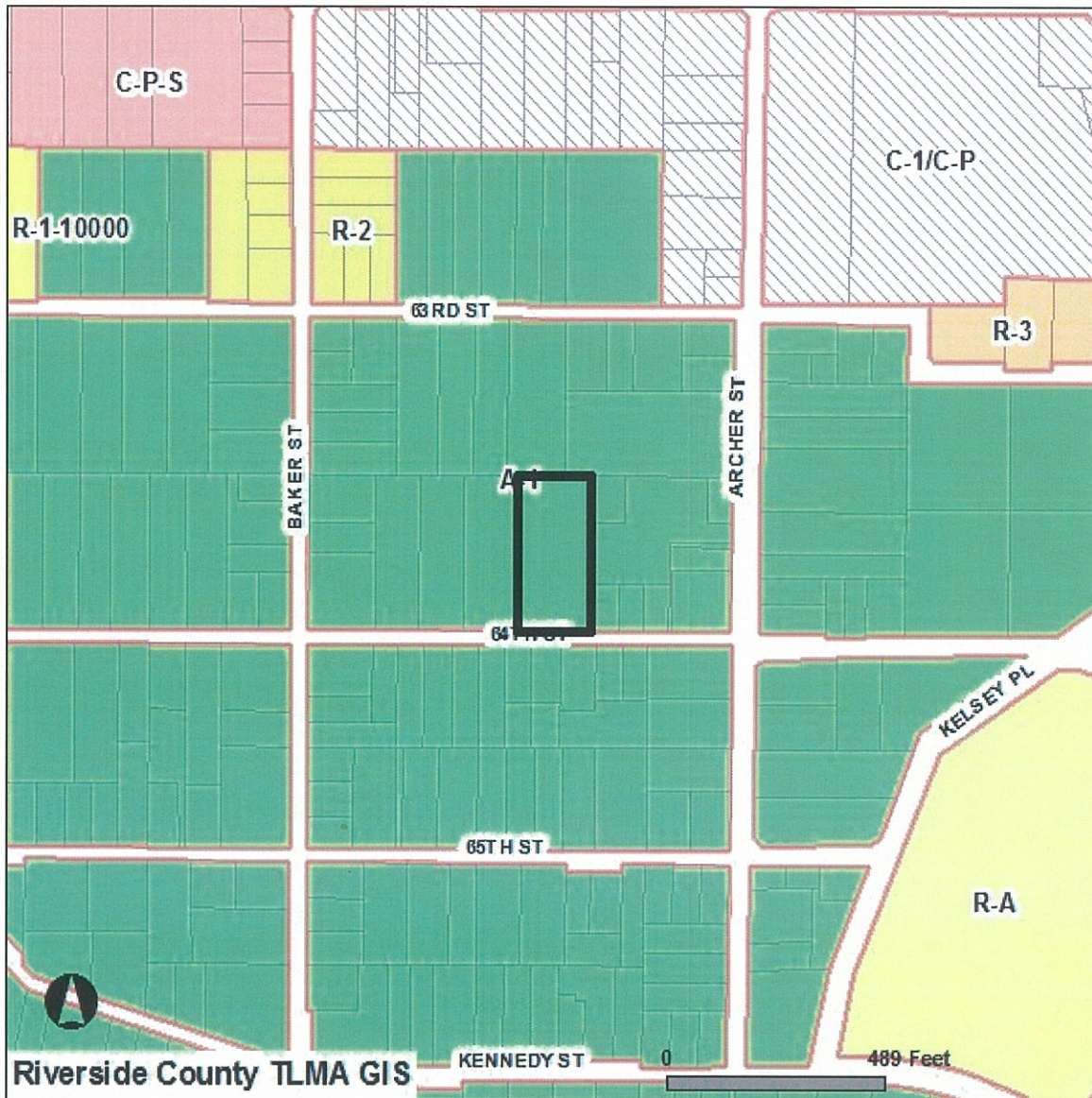
- 1. Foundation width & depth**
- 2. Rebar size, placement & spacing**
- 3. Anchor bolt size, spacing & embedment**
- 4. If applicable: Hold down types & requirements**

**Method of how verification was achieved shall be included**

**All buildings and building plans shall comply with 2007 California Building Codes and adopted ordinances.**

**This is NOT to be considered a building department plan review. All building department building plan submittal requirements and fees shall be submitted to the building department for review and approval. Requirements include but are not limited to complete building plans, structural calculations, supporting documents and fees. All requirements can be found on the building department web-site.**

RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
163-070-027

**\*IMPORTANT\***

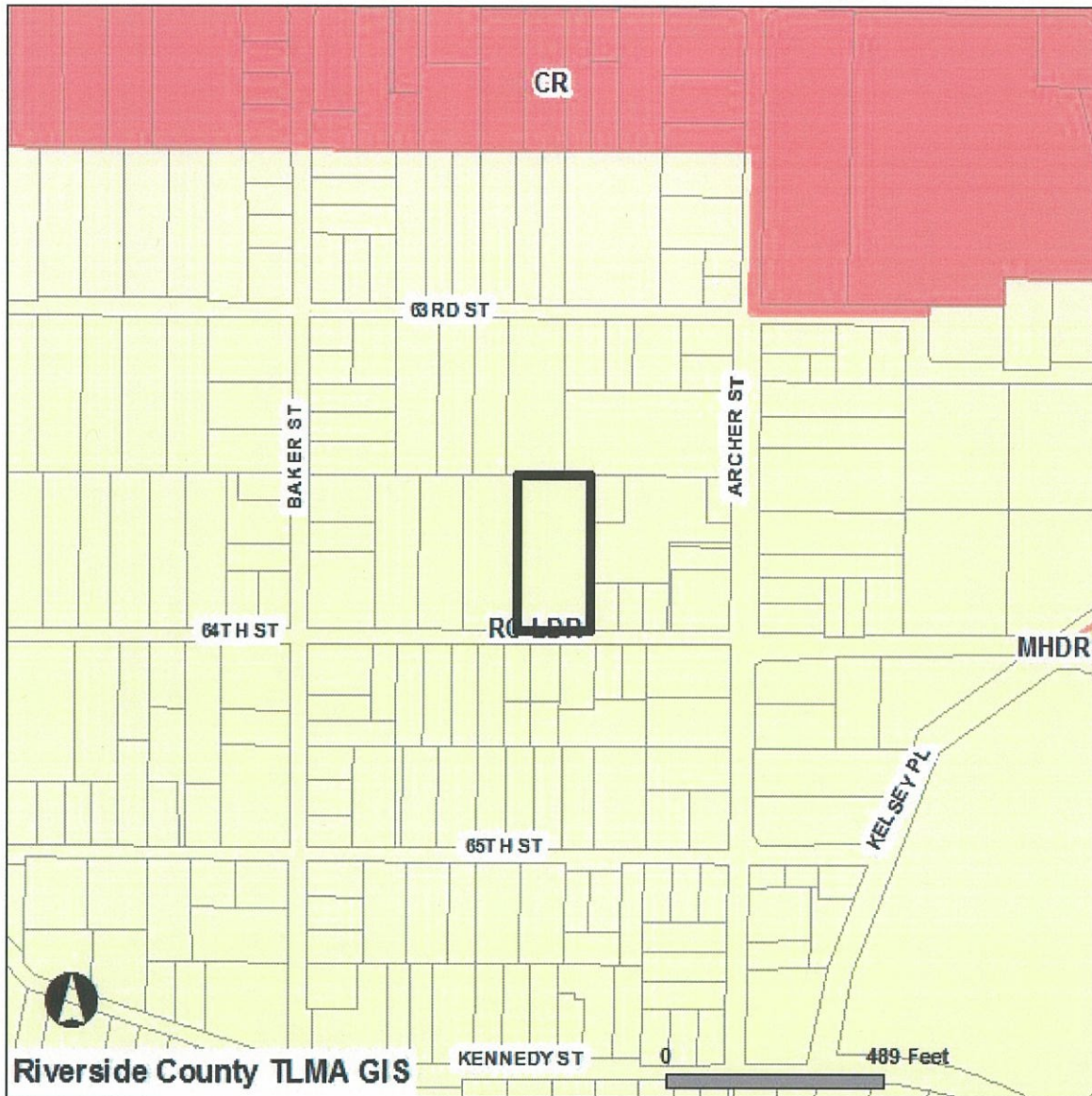
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness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

REPORT PRINTED ON...Thu Sep 23 15:48:29 2010

Version 100412



RIVERSIDE COUNTY GIS



Selected parcel(s):  
163-070-027

**\*IMPORTANT\***

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

REPORT PRINTED ON...Thu Sep 23 15:48:56 2010

Version 100412



RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
163-070-027

**\*IMPORTANT\***

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

REPORT PRINTED ON...Thu Sep 23 15:50:03 2010

Version 100412

\$ 210 =  
\$ 2500 =

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

**APPLICATION FOR MINOR PLOT PLAN**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 245-15 DATE SUBMITTED: 6/1/10

**APPLICATION INFORMATION**

Applicant's Name: JORGE QUINONES E-Mail: \_\_\_\_\_

Mailing Address: 9007 64TH. STREET  
RIVERSIDE, CALIFORNIA 92509  
City State ZIP

Daytime Phone No: (714) 336-2814 Fax No: ( ) \_\_\_\_\_

Engineer/Representative's Name: H.R. ASSOCIATES E-Mail: H.R. ASSOCIATES@ATT.NET

Mailing Address: 7177 BROCKTON AVE. STE. #228  
RIVERSIDE CA. 92506  
City State ZIP

Daytime Phone No: (951) 684-6965 Fax No: (951) 602-6965

Property Owner's Name: JORGE QUINONES & CANDALINA LOZA E-Mail: \_\_\_\_\_

Mailing Address: 9007 64TH. STREET  
RIVERSIDE, CALIFORNIA 92509  
City State ZIP

Daytime Phone No: (714) 336-2876 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

**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).

Jorge L. Quinonez                      Jorge Luis Quinonez  
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):

Jorge L. Quinonez                      Jorge Luis Quinonez  
PRINTED NAME OF PROPERTY OWNER(S)                      SIGNATURE OF PROPERTY OWNER(S)  
Candelario Lopez                      Candelario Lopez  
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): \_\_\_\_\_

STORAGE CONSTRUCTED WITHOUT PERMIT 15' X 32' GROSS  
DIMENSIONS AND COVER/PORCH. 15' X 12' GROSS DIM.

Related cases or underlying case: \_\_\_\_\_

**PROPERTY INFORMATION**

Assessor's Parcel Number(s): 163-070-027

Section: SEC. 26      Township: T25      Range: R6W

Approximate Gross Acreage: 1.25 AC.

General location (nearby or cross streets): North of 65TH STREET, South of \_\_\_\_\_

**APPLICATION FOR MINOR PLOT PLAN**

63RD STREET, East of BAKER ST., West of ARCHER ST

Thomas Brothers Map, edition year, page no., and coordinates: Pg. 684 - E6

**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**

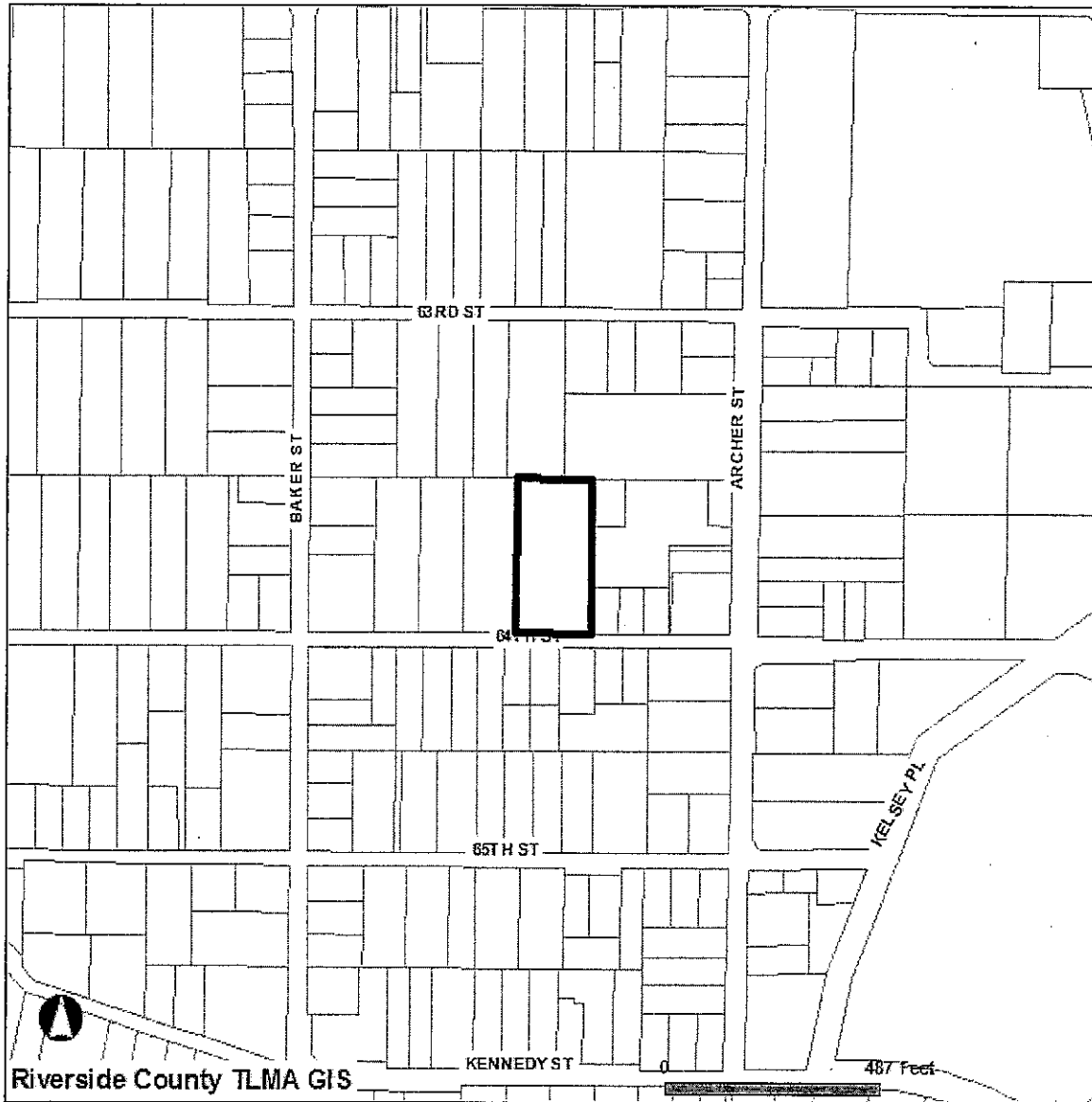
1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details 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):  
163-070-027

**\*IMPORTANT\***

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

STANDARD WITH PERMITS REPORT

**APNs**

163-070-027-2

**OWNER NAME**

NOT AVAILABLE ONLINE

**ADDRESS**

163-070-027  
9007 64TH ST  
RIVERSIDE, CA. 92509

**MAILING ADDRESS**

(SEE OWNER)

9007 64TH ST  
RIVERSIDE CA. 92509

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 11/63  
SUBDIVISION NAME: SPARRLAND POULTRY COLONY  
LOT/PARCEL: 7, BLOCK: P  
Por. TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 1.25 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 1596 SQFT., 4 BDRM/ 1.75 BATH, 1 STORY, DETACHED GARAGE(640 SQ. FT), CONST'D 1925 COMPOSITION, ROOF

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 684 GRID: E6

**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 26

**ELEVATION RANGE**

708/708 FEET

**PREVIOUS APN**

073-500-355

---

**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**

PEDLEY 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

**AIRPORT INFLUENCE AREAS**  
RIVERSIDE MUNICIPAL

**AIRPORT COMPATIBILITY ZONES**  
RIVERSIDE MUNICIPAL ZONE E

---

## **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

15A

**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**  
HIGH**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**  
PEDLEY**COUNTY SERVICE AREA**  
NOT IN A COUNTY SERVICE AREA.**LIGHTING (ORD. 655)**  
NOT APPLICABLE, 55.27 MILES FROM MT. PALOMAR OBSERVATORY**2000 CENSUS TRACT**  
040402**FARMLAND**  
URBAN-BUILT UP LAND**TAX RATE AREAS**  
099-101  

- 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 COMMUNITY SERVICES
- JURUPA CSD #1
- JURUPA UNIFIED SCHOOL
- 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.

**BUILDING PERMITS**

**ENVIRONMENTAL HEALTH PERMITS**

NO ENVIRONMENTAL PERMITS

**PLANNING PERMITS**

Case #	Description	Status
PP24575	CODE CASE STORAGE-STRUCTURE W/ATTACHED CARPORT	APPLIED

REPORT PRINTED ON...Wed Jun 02 16:41:14 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. 24575** – CEQA Exempt – Jorge Luis Quinonez – Engineer/Rep: H R Associates – Second Supervisorial District – Pedley District – Jurupa Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) (RC:LDR) - Located Northerly of 65<sup>th</sup> Street, southerly of 63<sup>rd</sup> Street, easterly of Baker Street, westerly of Archer Street – 1.25 Acre – Zoning: Light Agricultural (1/2 Acre Minimum) – **REQUEST:** The Plot Plan is a proposal to permit an unpermitted 485 square foot storage room with a 177 square foot carport on 1.25 acre, associated with the 1,596 square foot residence located at 9007 64<sup>th</sup> Street in Riverside, CA. APN: 163-070-027. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: November 1, 2010  
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 LEMON STREET  
1<sup>st</sup> FLOOR CONFERENCE ROOM 2A  
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto: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](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 Thursday, 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 8/26/2010,

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

APN (s) or case numbers PP24575 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

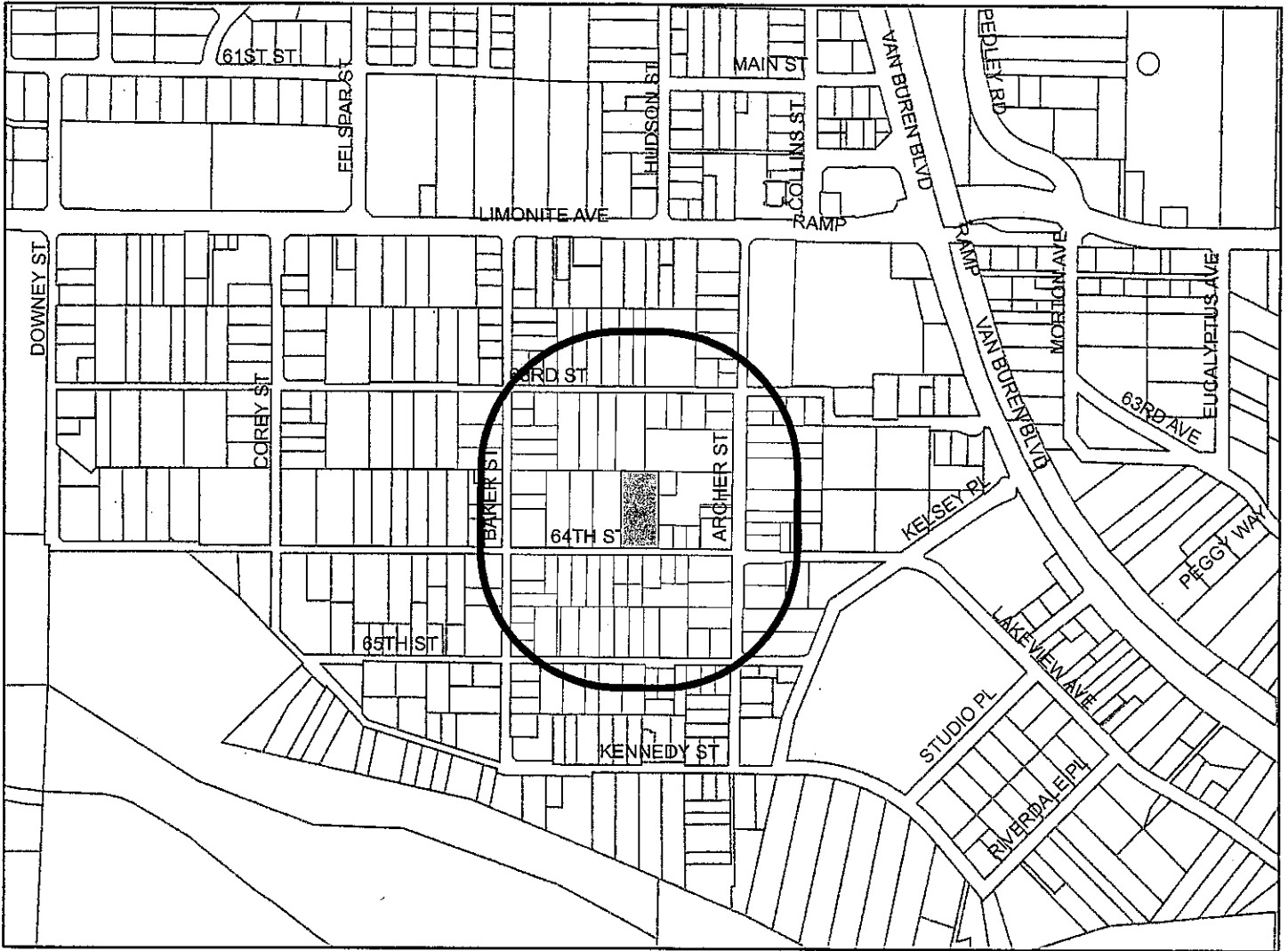
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

## 600 feet buffer



### Selected Parcels

163-100-014	163-070-019	163-070-020	163-130-010	163-100-015	163-130-009	163-100-018	163-070-024	163-080-002	163-100-032
163-100-022	163-080-003	163-032-016	163-100-030	163-100-029	163-080-011	163-100-031	163-041-006	163-080-012	163-092-021
163-111-006	163-060-015	163-032-021	163-060-017	163-080-014	163-080-008	163-070-007	163-080-006	163-111-009	163-070-028
163-100-026	163-080-013	163-070-030	163-032-020	163-100-025	163-070-014	163-100-016	163-070-016	163-100-019	163-060-018
163-060-012	163-100-010	163-070-006	163-070-010	163-080-010	163-032-018	163-130-005	163-032-024	163-080-001	163-032-019
163-070-026	163-100-035	163-070-008	163-070-009	163-080-009	163-100-012	163-100-013	163-100-009	163-070-017	163-032-023
163-070-027	163-070-013	163-130-015	163-070-025	163-100-023	163-070-004	163-100-002	163-070-012	163-130-012	163-032-017
163-100-027	163-111-007	163-070-005	163-100-017	163-100-024	163-070-002	163-070-015	163-070-029	163-100-003	163-041-005
163-070-001	163-070-021	163-060-013	163-130-008	163-100-028	163-070-031	163-100-001	163-070-033	163-080-007	163-060-014

rst 90 parcels shown



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: 163100014, ASMT: 163100014  
ABEL LUPERCIO, ETAL  
9008 64TH ST  
RIVERSIDE CA. 92509

APN: 163080002, ASMT: 163080002  
ALMA R ESPINDOLA  
6316 ARCHER ST  
RIVERSIDE CA. 92509

APN: 163070020, ASMT: 163070020  
ADOLFO MUNOZ, ETAL  
6381 ARCHER ST  
RIVERSIDE CA. 92509

APN: 163100032, ASMT: 163100032  
ANGEL GIL  
6472 BAKER ST  
RIVERSIDE CA. 92509

APN: 163130010, ASMT: 163130010  
ALEJANDRO V CASTELAN  
9262 HASTINGS BLVD  
RIVERSIDE CA 92509

APN: 163100022, ASMT: 163100022  
ANGELINE CABRERA  
8975 65TH ST  
RIVERSIDE CA. 92509

APN: 163100015, ASMT: 163100015  
ALEX NICART, ETAL  
8994 64TH ST  
RIVERSIDE CA. 92509

APN: 163080003, ASMT: 163080003  
ANTONIO MADRIGAL  
6316 ARCHER ST  
RIVERSIDE CA 92509

APN: 163130009, ASMT: 163130009  
ALFREDO MEJIA, ETAL  
11212 PALA PL  
MIRA LOMA CA 91752

APN: 163032016, ASMT: 163032016  
APOLINAR TAVIRA  
9017 63RD ST  
RIVERSIDE CA. 92509

APN: 163100018, ASMT: 163100018  
ALFREDO MUNOZ, ETAL  
6409 ARCHER ST  
RIVERSIDE CA. 92509

APN: 163100029, ASMT: 163100029  
ARMANDO ALDAMA, ETAL  
9061 65TH ST  
RIVERSIDE CA. 92509

APN: 163070024, ASMT: 163070024  
ALLAN RICHARD VALENCIA  
8985 64TH ST  
RIVERSIDE CA. 92509

APN: 163080011, ASMT: 163080011  
ARNOLDO RAMIREZ  
6388 ARCHER ST  
RIVERSIDE CA. 92509



APN: 163100031, ASMT: 163100031  
AUDREY J SASSEN  
9071 65TH ST  
RIVERSIDE CA. 92509

APN: 163060017, ASMT: 163060017  
DANIEL ESPINOZA  
6383 BAKER ST  
RIVERSIDE CA. 92509

APN: 163041006, ASMT: 163041006  
AURORA LOAN SERVICES  
P O BOX 961233  
FORTH WORTH TX 76161

APN: 163080014, ASMT: 163080014  
DAVID CALDERAS  
8913 64TH ST  
RIVERSIDE CA. 92509

APN: 163080012, ASMT: 163080012  
BANK OF NEW YORK MELLON  
C/O RECONTRUST CO  
1800 TAPO CANYON SV2202  
SIMI VALLEY CA 93063

APN: 163080008, ASMT: 163080008  
DAVID O MADRIGAL, ETAL  
19931 SMITH RD  
PERRIS. CA 92570

APN: 163092021, ASMT: 163092021  
BARBARITA CRETTEY, ETAL  
C/O NORMAN MEIGIDE  
3855 HUNTER ST  
RIVERSIDE CA 92509

APN: 163070007, ASMT: 163070007  
DAVID SANCHEZ  
9058 63RD ST  
RIVERSIDE CA. 92509

APN: 163111006, ASMT: 163111006  
CARLOS B GARCIA  
6410 ARCHER ST  
RIVERSIDE CA. 92509

APN: 163080006, ASMT: 163080006  
DENNIS B MCDOWELL, ETAL  
6322 ARCHER ST  
RIVERSIDE CA. 92509

APN: 163060015, ASMT: 163060015  
CHRIS R CHRISTOFF  
16328 DARTOLO RD  
RAMONA CA 92065

APN: 163111009, ASMT: 163111009  
DONALD DAWKINS  
P O BOX 503  
BONSALL CA 92003

APN: 163032021, ASMT: 163032021  
CRISTOBAL ROMERO, ETAL  
9077 63RD ST  
RIVERSIDE CA. 92509

APN: 163070028, ASMT: 163070028  
EDDIE A ROGERS  
9039 64TH ST  
RIVERSIDE CA. 92509

APN: 163100026, ASMT: 163100026  
EDWARD PAUL OLDS, ETAL  
9023 65TH ST  
RIVERSIDE CA. 92509

APN: 163070016, ASMT: 163070016  
FRANCISCO HERNANDEZ  
6333 ARCHER ST  
RIVERSIDE CA. 92509

APN: 163080013, ASMT: 163080013  
EDWIN R YANEZ  
8921 64TH ST  
RIVERSIDE CA. 92509

APN: 163100019, ASMT: 163100019  
FREDDA M FOX  
6431 ARCHER ST  
RIVERSIDE CA. 92509

APN: 163070030, ASMT: 163070030  
EFRAIN HERNANDEZ  
9061 64TH ST  
RIVERSIDE CA. 92509

APN: 163060018, ASMT: 163060018  
GARY E CHRISTIAN, ETAL  
6393 BAKER ST  
RIVERSIDE CA. 92509

APN: 163032020, ASMT: 163032020  
ELIGIO PLASCENCIA, ETAL  
9067 63RD ST  
RIVERSIDE CA. 92509

APN: 163060012, ASMT: 163060012  
GERARDO COBIAN, ETAL  
6307 BAKER ST  
RIVERSIDE CA. 92509

APN: 163100025, ASMT: 163100025  
ELLIS R LEWIS  
9011 65TH ST  
RIVERSIDE CA. 92509

APN: 163100010, ASMT: 163100010  
GERARDO NAVA  
9020 64TH ST  
RIVERSIDE CA. 92509

APN: 163070014, ASMT: 163070014  
ENRIQUE GUITERREZ, ETAL  
6307 ARCHER ST  
RIVERSIDE CA. 92509

APN: 163070006, ASMT: 163070006  
GUADOLUPE CERVANTES URIBE, ETAL  
6360 BAKER ST  
RIVERSIDE CA. 92509

APN: 163100016, ASMT: 163100016  
FRANCISCA HERNANDEZ  
6149 BAIN ST  
MIRA LOMA CA 91752

APN: 163070010, ASMT: 163070010  
HEE Y OH, ETAL  
16154 ELZA DR  
HACIENDA HEIGHTS CA 91745



APN: 163080010, ASMT: 163080010  
HENRY SOTO  
6386 ARCHER ST  
RIVERSIDE CA. 92509

APN: 163100035, ASMT: 163100035  
JACK LAURENCE NORTHERN, ETAL  
9040 64TH ST  
RIVERSIDE CA. 92509

APN: 163032018, ASMT: 163032018  
HOUSING FUND INVESTORS  
319 MAIN ST  
EL SEGUNDO CA 90245

APN: 163070009, ASMT: 163070009  
JACK R HADLEY, ETAL  
6862 STUDIO PL  
RIVERSIDE CA 92509

APN: 163130005, ASMT: 163130005  
IGNACIO FLORES, ETAL  
9056 65TH ST  
RIVERSIDE CA. 92509

APN: 163080009, ASMT: 163080009  
JACK W BARTRUM, ETAL  
6384 ARCHER ST  
RIVERSIDE CA. 92509

APN: 163032024, ASMT: 163032024  
IGNACIO GARCIA  
6272 BAKER ST  
RIVERSIDE CA. 92509

APN: 163100009, ASMT: 163100009  
JAMES AVILA  
9030 64TH ST  
RIVERSIDE CA. 92509

APN: 163080001, ASMT: 163080001  
ILDEFONSO VILLALPANDO, ETAL  
6306 ARCHER ST  
RIVERSIDE CA. 92509

APN: 163070017, ASMT: 163070017  
JAMES PACKARD, ETAL  
6365 ARCHER ST  
RIVERSIDE CA. 92509

APN: 163032019, ASMT: 163032019  
IRMA ANGUIANO  
9049 63RD ST  
RIVERSIDE CA. 92509

APN: 163032023, ASMT: 163032023  
JIM S DELEON, ETAL  
9091 63RD ST  
RIVERSIDE CA. 92509

APN: 163070026, ASMT: 163070026  
JACK EUGENE SMITH  
6373 ARCHER ST  
RIVERSIDE CA. 92509

APN: 163070027, ASMT: 163070027  
JORGE LUIS QUINONEZ, ETAL  
9007 64TH ST  
RIVERSIDE CA. 92509



APN: 163070013, ASMT: 163070013  
JOSE FRANCISCO LOZA, ETAL  
8970 63RD ST  
RIVERSIDE CA. 92509

APN: 163130012, ASMT: 163130012  
LAWRENCE I BEEBE, ETAL  
355 W CLARK AVE NO 66  
ORCUTT CA 93455

APN: 163130015, ASMT: 163130015  
JOSE LUIS PADILLA  
8956 65TH ST  
RIVERSIDE CA. 92509

APN: 163032017, ASMT: 163032017  
LINDA KAYE JONES  
4849 PINNACLE ST  
RIVERSIDE CA 92509

APN: 163070025, ASMT: 163070025  
JOSE MARROQUIN  
8995 64TH ST  
RIVERSIDE CA. 92509

APN: 163100027, ASMT: 163100027  
LORENA ESPINOZA  
9035 65TH ST  
RIVERSIDE CA. 92509

APN: 163100023, ASMT: 163100023  
JUAN ISUNZA  
5756 ANGELA AVE  
RIVERSIDE CA 92509

APN: 163111007, ASMT: 163111007  
LUCILA GARCIA, ETAL  
6420 ARCHER ST  
RIVERSIDE CA. 92509

APN: 163070004, ASMT: 163070004  
JUAN J MONTEMAYOR, ETAL  
6324 BAKER ST  
RIVERSIDE CA. 92509

APN: 163070005, ASMT: 163070005  
LYNN M MADDAS, ETAL  
6334 BAKER ST  
RIVERSIDE CA. 92509

APN: 163100002, ASMT: 163100002  
JUAN MEDEL  
6430 BAKER ST  
RIVERSIDE CA. 92509

APN: 163100024, ASMT: 163100024  
MANIACI SAMUEL A LIVING TRUST  
C/O SAMUEL MANIACI  
P O BOX 3509  
RIVERSIDE CA 92519

APN: 163070012, ASMT: 163070012  
KIM F WILLIAMS  
8990 63RD ST  
RIVERSIDE CA. 92509

APN: 163070002, ASMT: 163070002  
MARCELINO ARELLANO  
6316 BAKER ST  
RIVERSIDE CA. 92509



APN: 163070015, ASMT: 163070015  
MARIA MENDEZ  
6317 ARCHER ST  
RIVERSIDE CA. 92509

APN: 163130008, ASMT: 163130008  
MATTHEW CHAI VANGKT  
9012 65TH ST  
RIVERSIDE CA. 92509

APN: 163070029, ASMT: 163070029  
MARIO ZAVALA  
9045 64TH ST  
RIVERSIDE CA. 92509

APN: 163100028, ASMT: 163100028  
MICHAEL R NICOLA, ETAL  
9049 65TH ST  
RIVERSIDE CA. 92509

APN: 163100003, ASMT: 163100003  
MARLEN DE NIZ LARIOS  
6440 BAKER ST  
RIVERSIDE CA. 92509

APN: 163070031, ASMT: 163070031  
MIDFIRST BANK  
C/O MIDLAND MTG CO  
999 NW GRAND BLV STE 110  
OKLAHOMA CITY OK 73118

APN: 163041005, ASMT: 163041005  
MARTHA JOANNE METROKA  
6277 ARCHER ST  
RIVERSIDE CA. 92509

APN: 163100001, ASMT: 163100001  
MIGUEL MARCELINO  
9080 64TH ST  
RIVERSIDE CA. 92509

APN: 163070001, ASMT: 163070001  
MARTHA ORTEGA, ETAL  
6310 BAKER ST  
RIVERSIDE CA. 92509

APN: 163070033, ASMT: 163070033  
MILDRED H MCCLAY  
6382 BAKER ST  
RIVERSIDE CA. 92509

APN: 163070021, ASMT: 163070021  
MARTIN DE LA TORRE GOMEZ, ETAL  
6395 ARCHER ST  
RIVERSIDE CA. 92509

APN: 163080007, ASMT: 163080007  
MONICA CABRERA  
6332 ARCHER ST  
RIVERSIDE CA. 92509

APN: 163060013, ASMT: 163060013  
MARYLOU OROZCO  
6327 BAKER ST  
RIVERSIDE CA. 92509

APN: 163060014, ASMT: 163060014  
MORTAZA KHANESSARI  
6337 BAKER ST  
RIVERSIDE CA. 92509

APN: 163092020, ASMT: 163092020  
NOEL CORRAL, ETAL  
6435 BAKER ST  
RIVERSIDE CA. 92509

APN: 163100005, ASMT: 163100005  
ROBERTO CAMPOS  
11476 TELEPHONE AVE  
CHINO CA 91710

APN: 163092019, ASMT: 163092019  
PHILLIP CHACON, ETAL  
9114 64TH ST  
RIVERSIDE CA. 92509

APN: 163130007, ASMT: 163130007  
RODRIGO HURTADO, ETAL  
C/O GREGORIO HURTADO  
P O BOX 2043  
CORONA CA 92878

APN: 163032014, ASMT: 163032014  
RAFAEL MADRIGAL, ETAL  
9007 63RD ST  
RIVERSIDE CA. 92509

APN: 163130013, ASMT: 163130013  
ROGEIRO CAMBEROS MARTINEZ, ETAL  
8976 65TH ST  
RIVERSIDE CA. 92509

APN: 163032015, ASMT: 163032015  
RAFAEL MADRIGAL, ETAL  
7217 CHABOT CT  
RIVERSIDE CA 92506

APN: 163130006, ASMT: 163130006  
ROY CARPENTER, ETAL  
9048 65TH ST  
RIVERSIDE CA. 92509

APN: 163080004, ASMT: 163080004  
RENE F CRUZ, ETAL  
8914 63RD ST  
RIVERSIDE CA. 92509

APN: 163070032, ASMT: 163070032  
ROY T STEPHENSON  
6372 BAKER ST  
RIVERSIDE CA. 92509

APN: 163032022, ASMT: 163032022  
RENE J REESE  
9085 63RD ST  
RIVERSIDE CA. 92509

APN: 163060016, ASMT: 163060016  
RUFINA GUTIERREZ  
6365 BAKER ST  
RIVERSIDE CA. 92509

APN: 163070011, ASMT: 163070011  
REYNALDO AGUIRRE, ETAL  
9006 63RD ST  
RIVERSIDE CA. 92509

APN: 163041007, ASMT: 163041007  
SALLY A SALEM  
8930 LIMONITE AVE  
RIVERSIDE CA 92509



APN: 163060019, ASMT: 163060019  
SALVADOR NAVA GOMEZ, ETAL  
9115 64TH ST  
RIVERSIDE CA. 92509

APN: 163100004, ASMT: 163100004  
TERESA SANTIAGO SUAREZ  
9072 64TH ST  
RIVERSIDE CA. 92509

APN: 163130004, ASMT: 163130004  
SAMUELLA LEE  
9060 65TH ST  
RIVERSIDE CA. 92509

APN: 163100007, ASMT: 163100007  
TRAVIS WAYNE WALTERS, ETAL  
9048 64TH ST  
RIVERSIDE CA. 92509

APN: 163100020, ASMT: 163100020  
SHAMIMA R LIZY  
6465 ARCHER ST  
RIVERSIDE CA. 92509

APN: 163111003, ASMT: 163111003  
U S BANK NATL ASSN  
3815 S WEST TEMPLE  
SALT LAKE CITY UT 84115

APN: 163070018, ASMT: 163070018  
STEVEN PAUL LEITNER  
4265 ELDER AVE  
SEAL BEACH CA 90740

APN: 163130014, ASMT: 163130014  
VICTOR VALLEJO  
8966 65TH ST  
RIVERSIDE CA. 92509

APN: 163100006, ASMT: 163100006  
TED VANDEWOUDE, ETAL  
9058 64TH ST  
RIVERSIDE CA. 92509

APN: 163100033, ASMT: 163100033  
VICTORIA A MILLER  
937 SW 1ST ST  
ONTARIO OR 97914

APN: 163070022, ASMT: 163070022  
TEODOSIO TORRES, ETAL  
8975 64TH ST  
RIVERSIDE CA 92509

APN: 163100034, ASMT: 163100034  
VICTORIA ROMERO  
6484 BAKER ST  
RIVERSIDE CA. 92509

APN: 163070003, ASMT: 163070003  
TEODULO GONZALEZ  
9084 63RD ST  
RIVERSIDE CA. 92509

APN: 163111008, ASMT: 163111008  
VIRGIL JAUREQUI, ETAL  
6480 ARCHER ST  
RIVERSIDE CA. 92509

Easy Peel™ Labels  
Use Avery® Template 5162®

▲  
Feed Paper



Bend along line to  
expose Pop-up Edge™



**AVERY® 5962®**

APN: 163100021, ASMT: 163100021  
WELLS FARGO BANK  
C/O CARRINGTON MORTGAGE SVCS  
1610 E ST ANDREW STE B150  
SANTA ANA CA 92705

Étiquettes faciles à peler  
Utilisez le gabarit AVERY® 5162®

▲  
Sens de

Repliez à la hachure afin de  
révéler le rebord Pop-up™

[www.avery.com](http://www.avery.com)  
1 800 GO AVERY

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

Plot Plan Number: 24703  
Applicant: Dale Sessions  
Directors Hearing: November 1, 2010  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 2,080 square foot detached garage/workshop on .46 acre, associated with the 1,745 square foot residence with attached 484 square foot garage located at 11608 Niagara Drive in Mira Loma, CA. APN: 160-210-061

### ISSUES OF RELEVANCE:

There are no issues of relevance at this time.

### RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24703, 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: Low Density Residential (1/2 Acre Minimum) on the Jurupa Area Plan.
3. The proposed accessory uses are permitted uses in the general plan designation.

SA  
10/4/10

4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Residential Agricultural zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed 2,080 square foot detached garage/workshop is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The accessory building is located more than 30 feet 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 #: PP24703

Parcel: 160-210-061

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. 24703 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24703, Exhibit A, dated September 15, 2010.

10. EVERY. 2                      PPA - PROJECT DESCRIPTION                      RECOMMND

The use hereby permitted is proposal to construct a 2,080 square foot detached garage/workshop on .46 acre, associated with the 1,745 square foot residence with attached 484 square foot garage located at 11608 Niagara Drive in Mira Loma, CA. APN: 160-021-061

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 PP24703. 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. 24703 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 #: PP24703

Parcel: 160-210-061

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.

10/06/10  
10:15

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:ADMINISTRATIVE Case #: PP24703

Parcel: 160-210-061

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

10/06/10  
10:15

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:ADMINISTRATIVE Case #: PP24703

Parcel: 160-210-061

20. PRIOR TO A CERTAIN DATE

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

RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 1 USE - 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

PLOT PLAN:ADMINISTRATIVE Case #: PP24703

Parcel: 160-210-061

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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.
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

PLOT PLAN:ADMINISTRATIVE Case #: PP24703

Parcel: 160-210-061

60. PRIOR TO GRADING PRMT ISSUANCE

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

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.

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.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALEO MONITORING REPORT RECOMMND

PRIOR TO GRADING FINAL:

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

10/06/10  
10:15

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 7

PLOT PLAN:ADMINISTRATIVE Case #: PP24703

Parcel: 160-210-061

70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1 USE - PALEO MONITORING REPORT (cont.) RECOMMND

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.

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 September 15, 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 September 15, 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.



RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
160-210-061

**\*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 Sep 29 07:55:22 2010

Version 100412



RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
160-210-061

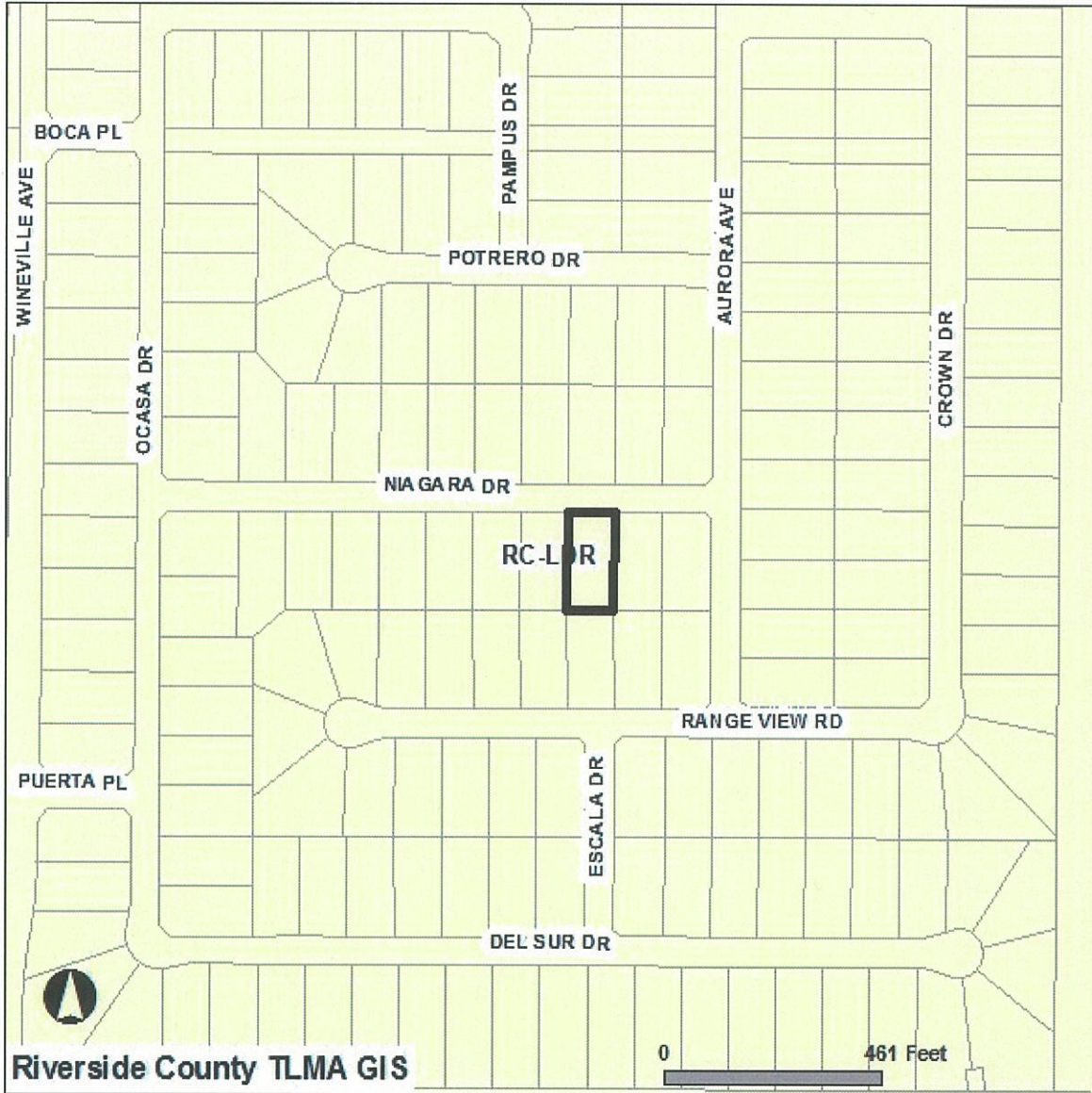
**\*IMPORTANT\***

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 Sep 29 07:56:15 2010  
Version 100412



RIVERSIDE COUNTY GIS



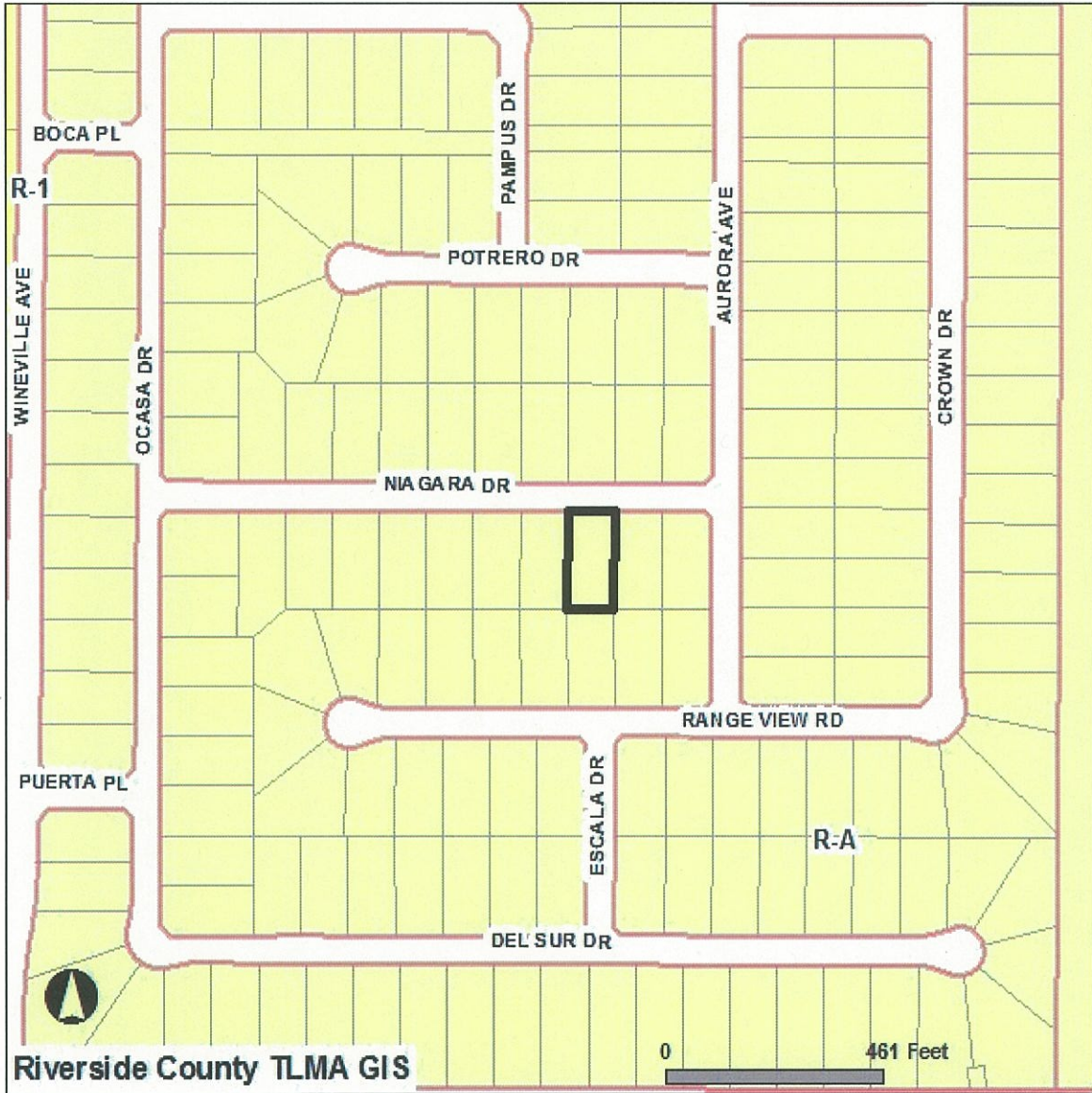
**Selected parcel(s):**  
160-210-061

**\*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 Sep 29 07:57:15 2010  
Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):  
160-210-061

**\*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 Sep 29 07:57:36 2010  
Version 100412



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

George A. Johnson · Agency Director

**Planning Department**  
Carolyn Sym Luna · Planning Director

Date: September 15, 2010

To: Building and Safety – R. Klarenbeek  
Geo – Dave Jones

From: Bahelila Boothe

RE: PLOT PLAN NO. 24703 – 2,080 sq. ft. detached garage/workshop – APN: 160-021-061

Here are plans for your review and comments. Please let me know the time being charged. Thank you.

*B's HAS NO ISSUES AT THIS TIME. BB 9/28/10*

210

*NO FEE*

## Boothe, Bahelila

---

**From:** Jones, David  
**Sent:** Monday, September 20, 2010 10:24 AM  
**To:** Boothe, Bahelila  
**Subject:** PP24703

I reviewed the GIS database and the case exhibit relative to the proposed minor plot plan (proposed detached garage). I offer the following comments for consideration:

The site is located in the County's subsidence potential zone and high liquefaction potential zone. The building should be designed and constructed per current CBC which requires a geotechnical study as a matter of grading permit and/or building permit. There should be no requirement for a GEO for this structure at this time.

This site is located in the County's high potential for significant paleontological resources at the ground surface. Hence, I have placed conditions on the plot plan requiring a PRIMP as a matter of grading permit issuance and a report of grading. If a grading permit is not required these conditions will not be triggered.

Please let me know if you have any questions (billed .5 hr to this case).

David L. Jones  
Chief Engineering Geologist  
TLMA - Planning

\$ 510.00  
2040.00

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

**APPLICATION FOR MINOR PLOT PLAN**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 24703 DATE SUBMITTED: 9-9-10

**APPLICATION INFORMATION**

Applicant's Name: DALE SESSIONS E-Mail: \_\_\_\_\_

Mailing Address: BOX 5980  
NORCO City CA State 92860 ZIP

Daytime Phone No: (909) 437-7072 Fax No: (951) 279-1362

Engineer/Representative's Name: DALE SESSIONS E-Mail: \_\_\_\_\_

Mailing Address: BOX 5980  
NORCO City CA State 92860 ZIP

Daytime Phone No: ( ) \_\_\_\_\_ Fax No: ( ) \_\_\_\_\_

Property Owner's Name: JOHN & JOY NUTTMANN E-Mail: \_\_\_\_\_

Mailing Address: 11608 NIAGARA DRIVE  
MIRA LOMA City CA State 91752 ZIP

Daytime Phone No: (951) 360-8606 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**

BOCA PLACE, East of Wineville Ave, West of Aurora Ave

Thomas Brothers Map, edition year, page no., and coordinates: 683 G-5 2009 EDU 9

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

**COMMERCIAL/INDUSTRIAL**

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

**ACCESSORY BUILDING**

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

**GUEST HOUSE**

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



**APPLICATION FOR MINOR PLOT PLAN**

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

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

DALE SESSIONS  
PRINTED NAME OF APPLICANT      Dale Sessions  
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):

JOHN NUTTMANN  
PRINTED NAME OF PROPERTY OWNER(S)      John Nuttmann  
SIGNATURE OF PROPERTY OWNER(S)  
JOY NUTTMANN  
PRINTED NAME OF PROPERTY OWNER(S)      Joy Nuttmann  
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):

ADDITION OF A WORKSHOP / GARAGE DETACHED  
ACCESSORY BUILDING & REAR YARD OF  
PROPERTY 2080 SQ. FT.

Related cases or underlying case:

**PROPERTY INFORMATION**

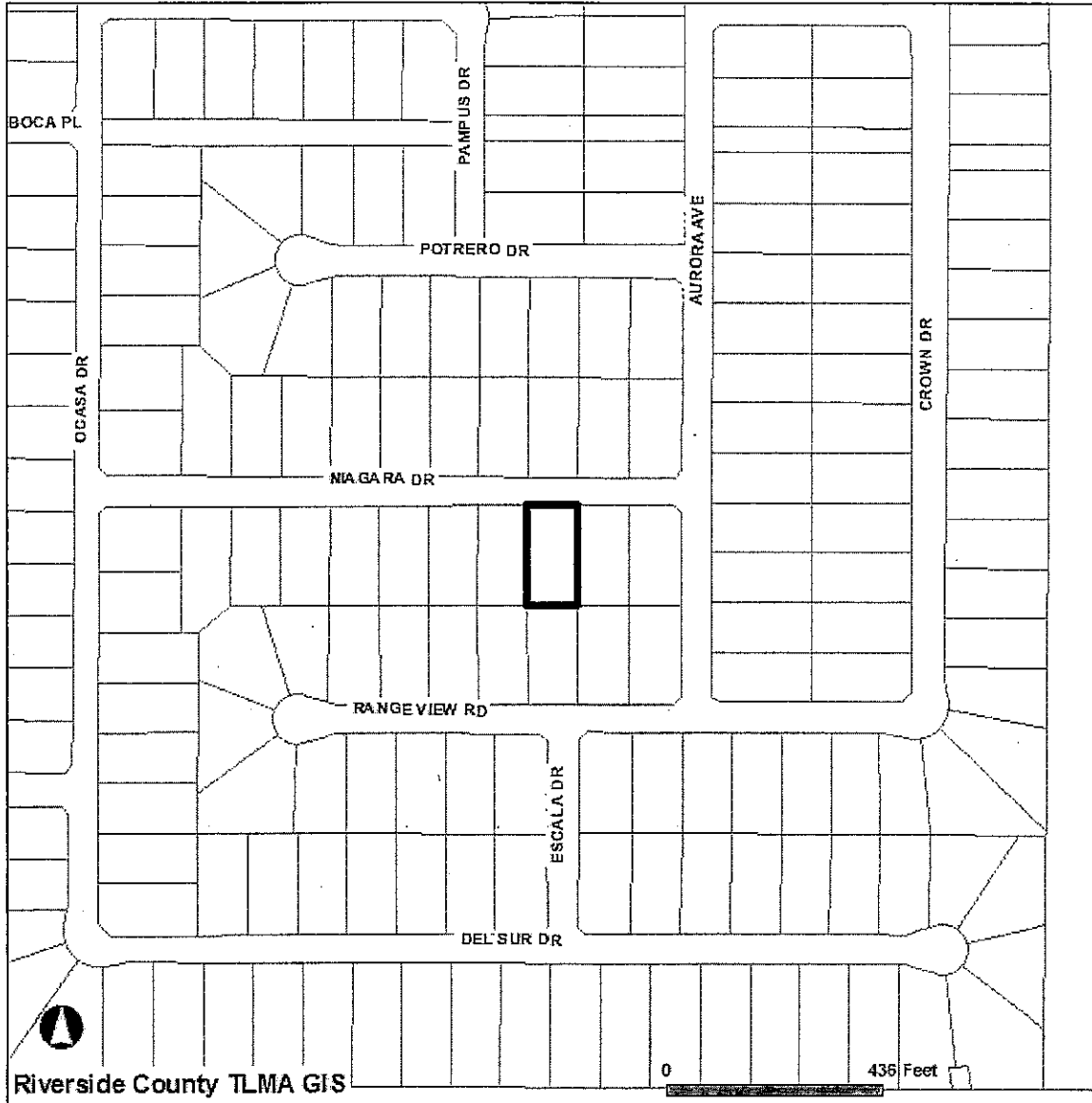
Assessor's Parcel Number(s): 160-210-041-3

Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

Approximate Gross Acreage: .46 ACRES

General location (nearby or cross streets): North of LIMONITE, South of BELGRAVE

### RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
 160-210-061

**\*IMPORTANT\***

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

**STANDARD WITH PERMITS REPORT**

**APNs**

160-210-061-3

**OWNER NAME / ADDRESS**

JOHN A NUTTMANN  
 JOY NUTTMANN  
 11608 NIAGARA DR  
 MIRA LOMA, CA. 91752

**MAILING ADDRESS**

(SEE OWNER)  
 11608 NIAGARA DR  
 MIRA LOMA CA.. 91752

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 156/41  
SUBDIVISION NAME: TR 19928-2  
LOT/PARCEL: 18, BLOCK: NOT AVAILABLE  
TRACT NUMBER: 19928

**LOT SIZE**

RECORDED LOT SIZE IS 0.46 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 1749 SQFT., 3 BDRM/ 1.75 BATH, 1 STORY, ATTACHED GARAGE(484 SQ. FT), CONST'D 1986SHAKE, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 683 GRID: G5

**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 20

**ELEVATION RANGE**

664 FEET

**PREVIOUS APN**

160-201-018

**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)**

R-A

**ZONING DISTRICTS AND ZONING AREAS**

PRADO-MIRA LOMA DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**

SKY COUNTRY  
PLAN NUMBER: #125  
PLANNING AREA: NOT AVAILABLE  
ADOPTED DATE: 12/19/1978

**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

## **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**  
14A

**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**

HIGH

### **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, 57.74 MILES FROM MT. PALOMAR OBSERVATORY

### **2000 CENSUS TRACT**

040604

### **FARMLAND**

URBAN-BUILT UP LAND

### **TAX RATE AREAS**

099-012

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 1
- FLOOD CONTROL ZONE 1 DEBT SERV
- GENERAL
- GENERAL PURPOSE
- INLAND EMPIRE RCD
- JURUPA AREA REC & PARK
- JURUPA COMM SERV IMP 2

- JURUPA COMM SERV IMP 2 DEBT SERV
- JURUPA COMM SERV IMP 3
- JURUPA COMMUNITY SERVICES
- JURUPA UNIFIED SCHOOL
- JURUPA UNION JT-COMP UNIF
- 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
373138	SPECIAL INSPECTION FIRE DAMAGE	FINALED
353291	CWP: CONVERT BONUS ROOM TO FAMILY ROOM DWELL490 R-3 WOOD 211 10697	FINALED
217474	SHED 256 SQ FT SHEDY M-1 V-N 256 2330	FINALED
414022	TEM. CONSTRUCTION TRAILER	ISSUED
121333	DWLG & ATT GAR DWELL R-3 WOOD 1433 45856 AIR R-3 R 1433 3439 PRIGR M-1 WOOD 679 7130 PRCH PR V-N 30 168	FINALED
121336	DWLG & ATT GAR DWELL R-3 WOOD 1410 45120 AIR R-3 R 1410 3384 PRIGR M-1 WOOD 647 6794 PRCH PR V-N 79 442	FINALED
125380	NOT AVAILABLE	FINALED
414021	TEMP USE OF PERM. GAS & YARD LINE	FINALED
121339	DWLG & ATT GAR DWELL R-3 WOOD 1745 55840 PRIGR M-1 WOOD 484 5082 PRCH PR V-N 45 252 AIR R-3 R 1745 4188	FINALED
BXX014626	RE-ROOF	FINAL
373366	TEMPORARY POWER POLE	FINALED
303753	HORSE STABLE AGRICY1 M-3 V-N 384 3847	ISSUED
165954	SPECIAL INSPCTION FOR FINAL	FINALED
BXX058413	148 LIN FT 6' TALL BLOCK GARDEN WALL ALONG E PL	FINAL
388820	DETACHED GARAGE PRIGR490 M-1 WOOD 1288 23184	FINALED
BAR010246	RENEW - REPAIR FIRE-DAMAGED DWLG (REF LOG#379548)	FINAL
339050	DWELLING & ATTACHED CARPORT 2ND UNIT AIR490 R-3 R 640 1792 CARPRT490 M-1 V-N 416 5366 DWELL490 R-3 WOOD 640 32448 PAT490 M V-N 192 2476	FINALED
BHR010183	MIS. INSPECTION DUE TO EXPIRED PERMIT/FIRE DAMAGE	FINAL
379548	REHAB DWELLING PER SI LOG #373138	ISSUED
413662	RE-ROOF RESIDENTIAL	ISSUED
125286	1 METER POLE & 9 SPAN	FINALED

**ENVIRONMENTAL HEALTH PERMITS**

NO ENVIRONMENTAL PERMITS

**PLANNING PERMITS**

Case #	Description	Status
SBA03568	NOT AVAILABLE	NOTINLMS
SP00125	SP ON 554 ACRES WITH 823 DU'S ON 528.77 AC OF RESIDENTIAL, 5 AC OF PARK & 20.23 AC OF FLOOD CHANNEL EA 7648, EIR 70 N/A	APPROVED

REPORT PRINTED ON...Thu Sep 09 16:40:45 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. 24703** – CEQA Exempt – Applicant: Dale Sessions – Owner: John Nuttmann – Second Supervisorial District – Prado-Mira Loma District – Jurupa Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) (RC:LDR) - Located Northerly of Limonite, southerly of Boca Place, easterly of Wineville, westerly of Aurora Avenue – .46 Acre – Zoning: Residential Agricultural (R-A ) (1/2 acre minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 2,080 square foot detached garage/workshop on .46 acre, associated with the 1,745 square foot residence with attached 484 square foot garage located at 11608 Niagara Drive in Mira Loma, CA. APN: 160-210-061. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: November 1, 2010  
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 LEMON STREET  
1<sup>ST</sup> FLOOR CONFERENCE ROOM 2A  
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto: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](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 Thursday, 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 9/29/2010

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

APN (s) or case numbers PP 24703 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.

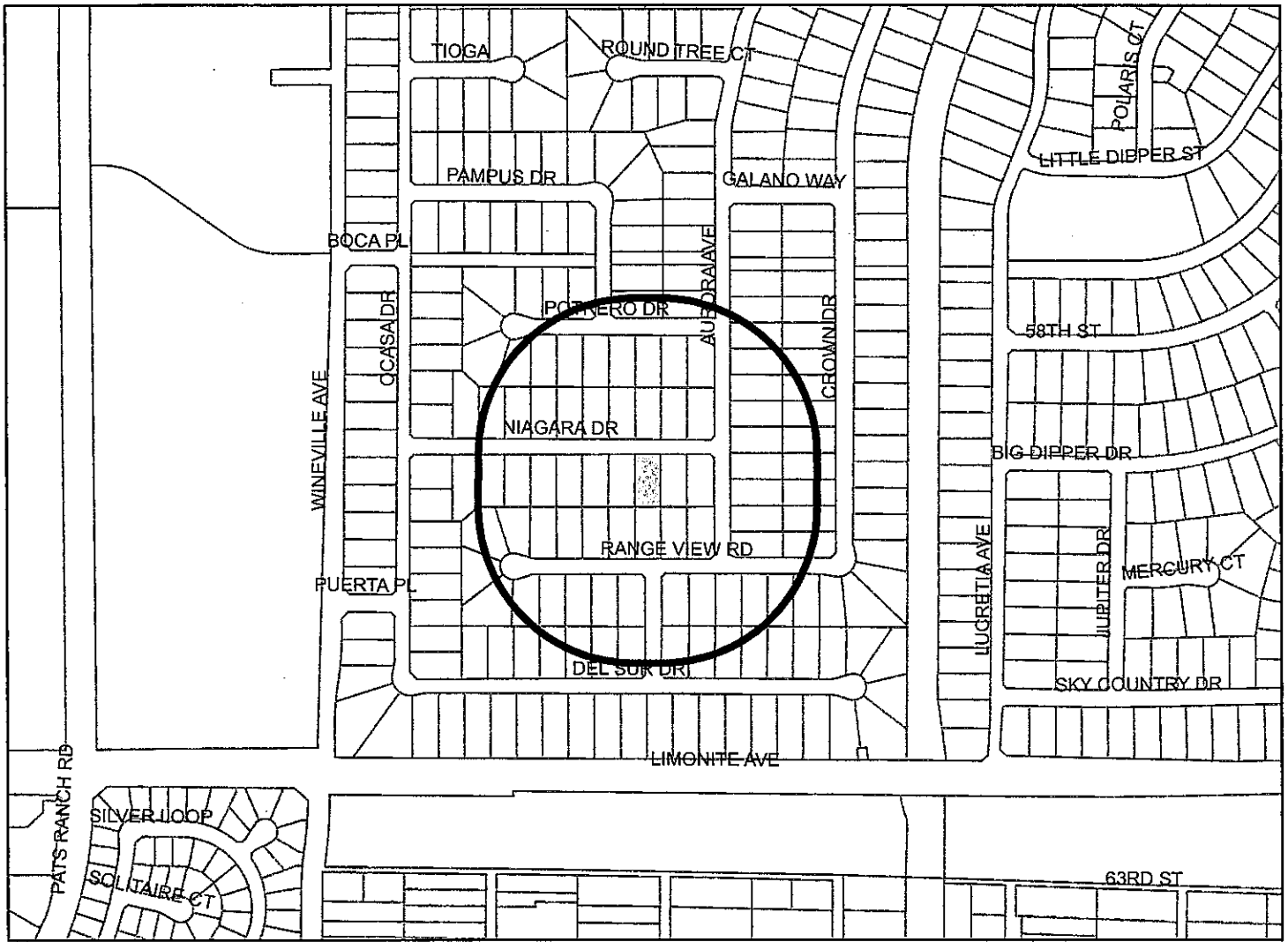
NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor  
Riverside, Ca. 92502

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

# 600 feet buffer



## Selected Parcels

<del>960-280-002</del>	160-210-068	<del>960-280-005</del>	160-210-081	<del>960-280-008</del>	160-210-054	<del>960-280-012</del>	160-210-058	<del>960-186-034</del>	160-186-008
<del>960-280-008</del>	160-280-020	<del>960-280-030</del>	160-220-061	<del>960-280-018</del>	160-220-086	<del>960-280-068</del>	160-185-001	<del>960-210-060</del>	160-210-089
<del>960-290-009</del>	160-210-055	<del>960-220-057</del>	160-210-007	<del>960-290-002</del>	160-210-002	<del>960-240-095</del>	160-187-001	<del>960-290-082</del>	160-220-049
<del>960-290-085</del>	160-210-067	<del>960-186-087</del>	160-210-059	<del>960-290-026</del>	160-210-008	160-210-052	160-210-083	160-184-034	160-220-050
160-186-013	160-183-027	160-186-009	160-220-088	160-210-089	160-220-051	160-210-091	<del>160-280-002</del>	160-220-053	160-210-087
160-210-084	<del>160-280-053</del>	160-220-062	160-220-050	160-210-064	<del>160-280-050</del>	160-210-060	160-210-094	160-210-063	160-210-098
160-184-035	160-210-080	160-220-056	<del>160-280-080</del>	160-210-088	160-220-052	160-210-086	<del>160-280-082</del>	160-210-066	160-210-090
160-186-021	<del>160-280-002</del>	160-210-056	160-210-057	160-186-018	<del>160-280-032</del>	160-210-092	160-186-012	160-210-096	160-210-082
160-184-033									



840 270 405 0 0 540 Feet 810 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: 160186010, ASMT: 160186010  
ANDRES CERVANTES  
5996 AURORA AVE  
MIRA LOMA CA. 91752

APN: 160210058, ASMT: 160210058  
CECILIA STEVENSON  
14335 ENGLISH SETTER  
CORONA CA 92880

APN: 160210068, ASMT: 160210068  
ANDRES LUGO, ETAL  
11696 NIAGARA DR  
MIRA LOMA CA. 91752

APN: 160186014, ASMT: 160186014  
CHARLES E MCCARTY  
6066 AURORA AVE  
MIRA LOMA CA. 91752

APN: 160186005, ASMT: 160186005  
ANDREW T REY, ETAL  
5916 AURORA AVE  
MIRA LOMA CA. 91752

APN: 160186008, ASMT: 160186008  
CILIA ISLAS  
5962 AURORA AVE  
MIRA LOMA CA. 91752

APN: 160210081, ASMT: 160210081  
ANTONIO L LOPEZ, ETAL  
11673 DEL SUR DR  
MIRA LOMA CA. 91752

APN: 160186006, ASMT: 160186006  
CONSUELO M GODOY  
5924 AURORA AVE  
MIRA LOMA CA. 91752

APN: 160210085, ASMT: 160210085  
ARTURO ACOSTA, ETAL  
11628 RANGE VIEW RD  
MIRA LOMA CA. 91752

APN: 160186020, ASMT: 160186020  
CRAIG J MCCART, ETAL  
5973 CROWN DR  
MIRA LOMA CA. 91752

APN: 160210054, ASMT: 160210054  
BARRY R SHERMAN  
11655 NIAGARA DR  
MIRA LOMA CA. 91752

APN: 160186015, ASMT: 160186015  
DALE B MCQUEEN, ETAL  
6075 CROWN DR  
MIRA LOMA CA. 91752

APN: 160186019, ASMT: 160186019  
BERNABE VILLALOBOS  
5995 CROWN DR  
MIRA LOMA CA. 91752

APN: 160220061, ASMT: 160220061  
DAVID B COLEMAN, ETAL  
11653 POTRERO DR  
MIRA LOMA CA. 91752

APN: 160186016, ASMT: 160186016  
DAVID J MARCROFT, ETAL  
6059 CROWN DR  
MIRA LOMA CA. 91752

APN: 160210055, ASMT: 160210055  
GARY S STOCKMAN, ETAL  
11643 NIAGARA DR  
MIRA LOMA CA. 91752

APN: 160220055, ASMT: 160220055  
DAVID L GWILT, ETAL  
11654 POTRERO DR  
MIRA LOMA CA 91752

APN: 160220057, ASMT: 160220057  
GAYLORD J BUCKHALTER  
11678 POTRERO DR  
MIRA LOMA CA. 91752

APN: 160210065, ASMT: 160210065  
DAVID R WILLIAMSON  
11656 NIAGARA DR  
MIRA LOMA CA. 91752

APN: 160210077, ASMT: 160210077  
GEOFFREY JAMES ADAMS, ETAL  
11701 DEL SUR DR  
MIRA LOMA CA. 91752

APN: 160185001, ASMT: 160185001  
DONLEY VANDERSTOEP  
11582 POTRERO RD  
MIRA LOMA CA. 91752

APN: 160210001, ASMT: 160210001  
GEORGE A COSTA  
11594 RANGE VIEW RD  
MIRA LOMA CA. 91752

APN: 160210062, ASMT: 160210062  
EZEQUIEL JAUREGUI, ETAL  
11620 NIAGARA DR  
MIRA LOMA CA. 91752

APN: 160210002, ASMT: 160210002  
GEORGE E FICKETT, ETAL  
11617 DEL SUR DR  
MIRA LOMA CA. 91752

APN: 160210097, ASMT: 160210097  
FEDERAL NATL MORTGAGE ASSN  
C/O AURORA LOAN SERVICES  
10350 PARK MEADOWS DR  
LITTLETON CO 80124

APN: 160210093, ASMT: 160210093  
GERARDO GOMEZ, ETAL  
11657 RANGE VIEW RD  
MIRA LOMA CA. 91752

APN: 160210003, ASMT: 160210003  
GARY L ARMSTRONG, ETAL  
11603 DEL SUR DR  
MIRA LOMA CA. 91752

APN: 160187001, ASMT: 160187001  
HARRY C MCMULLAN, ETAL  
11580 NIAGARA DR  
MIRA LOMA CA. 91752

APN: 160210053, ASMT: 160210053  
HARRY F FERGUSON  
11667 NIAGARA DR  
MIRA LOMA CA. 91752

APN: 160210004, ASMT: 160210004  
JOSE MARINEZ, ETAL  
11589 DEL SUR DR  
MIRA LOMA CA. 91752

APN: 160220049, ASMT: 160220049  
JOE A BASALDUA, ETAL  
11515 PAMPUS DR  
MIRA LOMA CA. 91752

APN: 160210052, ASMT: 160210052  
JOSE R NAVARRO, ETAL  
11679 NIAGARA DR  
MIRA LOMA CA. 91752

APN: 160210061, ASMT: 160210061  
JOHN A NUTTMANN, ETAL  
11608 NIAGARA DR  
MIRA LOMA CA. 91752

APN: 160210083, ASMT: 160210083  
JOSEPH CHARLES GRASSER, ETAL  
11645 DEL SUR DR  
MIRA LOMA CA. 91752

APN: 160210067, ASMT: 160210067  
JOHN T HUFF, ETAL  
11680 NIAGARA DR  
MIRA LOMA CA. 91752

APN: 160184034, ASMT: 160184034  
JOSEPH J URBAN, ETAL  
11570 RANGE VIEW RD  
MIRA LOMA CA. 91752

APN: 160186007, ASMT: 160186007  
JORGE MORAN  
5948 AURORA AVE  
MIRA LOMA CA. 91752

APN: 160220054, ASMT: 160220054  
JUAN L MALDONADO, ETAL  
11642 POTRERO DR  
MIRA LOMA CA. 91752

APN: 160210059, ASMT: 160210059  
JORGE RAMIREZ, ETAL  
11595 NIAGARA DR  
MIRA LOMA CA. 91752

APN: 160186013, ASMT: 160186013  
LEONARD E PATITO, ETAL  
6048 AURORA AVE  
MIRA LOMA CA. 91752

APN: 160210095, ASMT: 160210095  
JOSE HUMBERTO NAVARRO, ETAL  
11633 RANGE VIEW RD  
MIRA LOMA CA. 91752

APN: 160183027, ASMT: 160183027  
LESLIE C COVEY, ETAL  
5915 AURORA AVE  
MIRA LOMA CA. 91752

APN: 160186009, ASMT: 160186009  
LINDA KODIS  
628 E GATES AVE  
ORANGE CA 92865

APN: 160210087, ASMT: 160210087  
MELTON E WATSON, ETAL  
C/O OSCAR PEREZ  
11648 RANGE VIEW RD  
MIRA LOMA CA. 91752

APN: 160210005, ASMT: 160210005  
LISA WOOD, ETAL  
11575 DEL SUR DR  
MIRA LOMA CA. 91752

APN: 160210084, ASMT: 160210084  
MICAELA REZA  
11616 RANGE VIEW RD  
MIRA LOMA CA. 91752

APN: 160210089, ASMT: 160210089  
LOUIS MONTERONE, ETAL  
11672 RANGE VIEW RD  
MIRA LOMA CA. 91752

APN: 160186011, ASMT: 160186011  
MICHAEL A GOOSIEFF  
6012 AURORA AVE  
MIRA LOMA CA. 91752

APN: 160220051, ASMT: 160220051  
MARIA DEJESUS FLORES, ETAL  
11606 POTRERO DR  
MIRA LOMA CA. 91752

APN: 160220062, ASMT: 160220062  
MICHAEL CHUDZICKI, ETAL  
1600 DODGE WAY  
NORCO CA 92860

APN: 160210091, ASMT: 160210091  
MARK STOYKOVICH, ETAL  
11681 RANGE VIEW RD  
MIRA LOMA CA. 91752

APN: 160220050, ASMT: 160220050  
MICHAEL EDWARD JERALDS, ETAL  
11594 POTRERO DR  
MIRA LOMA CA. 91752

APN: 160187002, ASMT: 160187002  
MARSHALL O ZIMMER, ETAL  
11581 RANGE VIEW RD  
MIRA LOMA CA. 91752

APN: 160210064, ASMT: 160210064  
MICHAEL W CURTIS, ETAL  
11644 NIAGARA DR  
MIRA LOMA CA. 91752

APN: 160220053, ASMT: 160220053  
MARY ANN DUNCAN  
44355 EL PRADO  
TEMECULA CA 92590

APN: 160186017, ASMT: 160186017  
NEIL L HART, ETAL  
6039 CROWN DR  
MIRA LOMA CA. 91752

APN: 160210060, ASMT: 160210060  
NEVA J HELMS  
11596 NIAGARA DR  
MIRA LOMA CA. 91752

APN: 160184031, ASMT: 160184031  
RENA TOMJACK  
11536 RANGE VIEW RD  
MIRA LOMA CA. 91752

APN: 160210094, ASMT: 160210094  
NORMAN FARIA, ETAL  
11645 RANGE VIEW RD  
MIRA LOMA CA. 91752

APN: 160210088, ASMT: 160210088  
RICARDO KALIM DELACERDA, ETAL  
11660 RANGE VIEW RD  
MIRA LOMA CA. 91752

APN: 160210063, ASMT: 160210063  
OSCAR E TOWNZEN, ETAL  
11632 NIAGARA DR  
MIRA LOMA CA. 91752

APN: 160220052, ASMT: 160220052  
RICHARD D PIERCE, ETAL  
11501 GEYSER DR  
MIRA LOMA CA 91752

APN: 160210098, ASMT: 160210098  
OSCAR FRANCO, ETAL  
11597 RANGE VIEW RD  
MIRA LOMA CA. 91752

APN: 160210086, ASMT: 160210086  
RICHARD M TORRES, ETAL  
11636 RANGE VIEW RD  
MIRA LOMA CA. 91752

APN: 160184035, ASMT: 160184035  
PAUL HAMERSKI  
11584 RANGE VIEW RD  
MIRA LOMA CA. 91752

APN: 160186022, ASMT: 160186022  
RICHARD N DAMON, ETAL  
5947 CROWN DR  
MIRA LOMA CA. 91752

APN: 160210080, ASMT: 160210080  
PEDRO ADAME, ETAL  
11687 DEL SUR DR  
MIRA LOMA CA. 91752

APN: 160210066, ASMT: 160210066  
ROBERT B CAMERON  
11668 NIAGARA DR  
MIRA LOMA CA. 91752

APN: 160220056, ASMT: 160220056  
RANDY A OLIVEIRA, ETAL  
11666 POTRERO DR  
MIRA LOMA CA. 91752

APN: 160210090, ASMT: 160210090  
ROBERT DAVIS, ETAL  
11688 RANGE VIEW RD  
MIRA LOMA CA. 91752



APN: 160186021, ASMT: 160186021  
ROBERT GORDON MCGINNIS  
5961 CROWN DR  
MIRA LOMA CA. 91752

APN: 160186012, ASMT: 160186012  
THOMAS WILLIAM MEYER, ETAL  
6038 AURORA AVE  
MIRA LOMA CA. 91752

APN: 160185002, ASMT: 160185002  
ROBERT LEE RAPHAEL, ETAL  
11583 NIAGARA DR  
MIRA LOMA CA. 91752

APN: 160210096, ASMT: 160210096  
UBALDO VAZQUEZ  
11621 RANGE VIEW RD  
MIRA LOMA CA. 91752

APN: 160210056, ASMT: 160210056  
RODRIGO VERA  
11631 NIAGARA DR  
MIRA LOMA CA. 91752

APN: 160210082, ASMT: 160210082  
WILLIAM E PORRAS  
11659 DEL SUR DR  
MIRA LOMA CA. 91752

APN: 160210057, ASMT: 160210057  
SANDRA E CAMPBELL  
11619 NIAGARA DR  
MIRA LOMA CA. 91752

APN: 160184033, ASMT: 160184033  
WILLIAM S BROWN  
11562 RANGE VIEW RD  
MIRA LOMA CA. 91752

APN: 160186018, ASMT: 160186018  
SOUTHERN ALFRED F & MADELINE TRUST, ETAL  
C/O ALFRED F SOUTHERN  
6017 CROWN DR  
MIRA LOMA CA. 91752

APN: 160184032, ASMT: 160184032  
SUZANNE DAVIS KOWAHL, ETAL  
11550 RANGE VIEW RD  
MIRA LOMA CA. 91752

APN: 160210092, ASMT: 160210092  
TERRY L JAMES, ETAL  
11669 RANGE VIEW RD  
MIRA LOMA CA. 91752

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

Plot Plan Number: 24702  
Applicant: Dale Sessions  
Directors Hearing: November 1, 2010  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 1,500 square foot detached garage/workshop on .46 acre, associated with the 1,848 square foot residence with attached 415 square foot garage located at 11668 Niagara Drive in Mira Loma, CA. APN: 160-210-066

### ISSUES OF RELEVANCE:

There are no issues of relevance at this time.

### RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24702, 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: Low Density Residential (1/2 Acre Minimum) on the Jurupa Area Plan.
3. The proposed accessory uses are permitted uses in the general plan designation.

SA  
10/5/10

4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Residential Agricultural zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed 1,500 square foot detached garage/workshop is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The accessory building is located more than 30 feet 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 #: PP24702

Parcel: 160-210-066

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. 24702 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24702, Exhibit A, dated September 15, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 1,500 square foot detached garage/workshop on .46 acre, associated with the 1,848 square foot residence with attached 415 square foot garage located at 11668 Niagara Drive in Mira Loma, CA. APN: 160-210-066

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 PP24702. 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. 24702 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 #: PP24702

Parcel: 160-210-066

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.

10/06/10  
10:15

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:ADMINISTRATIVE Case #: PP24702

Parcel: 160-210-066

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.

10/06/10  
10:15

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:ADMINISTRATIVE Case #: PP24702

Parcel: 160-210-066

20. PRIOR TO A CERTAIN DATE

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

RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 1 USE - 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



PLOT PLAN:ADMINISTRATIVE Case #: PP24702

Parcel: 160-210-066

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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.
- 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

PLOT PLAN:ADMINISTRATIVE Case #: PP24702

Parcel: 160-210-066

60. PRIOR TO GRADING PRMT ISSUANCE

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

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.

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.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALEO MONITORING REPORT RECOMMND

PRIOR TO GRADING FINAL:

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

10/06/10  
10:15

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 7

PLOT PLAN:ADMINISTRATIVE Case #: PP24702

Parcel: 160-210-066

70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1 USE - PALEO MONITORING REPORT (cont.) RECOMMND

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.

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 September 15, 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 September 15, 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.

RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
160-210-066

**\*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 Oct 04 17:26:50 2010

Version 100826

\$510<sup>00</sup>

\$2040<sup>00</sup>

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

**APPLICATION FOR MINOR PLOT PLAN**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 24702 DATE SUBMITTED: 9-9-10

**APPLICATION INFORMATION**

Applicant's Name: DALE SESSIONS E-Mail: \_\_\_\_\_

Mailing Address: BOX 5980  
NORCO CA 92860  
City State ZIP

Daytime Phone No: (909) 437-7072 Fax No: (951) 279-1302

Engineer/Representative's Name: DALE SESSIONS E-Mail: \_\_\_\_\_

Mailing Address: BOX 5980  
NORCO CA 92860  
City State ZIP

Daytime Phone No: ( ) \_\_\_\_\_ Fax No: ( ) \_\_\_\_\_

Property Owner's Name: ROBERT CAMERON E-Mail: \_\_\_\_\_

Mailing Address: 11668 NIAGARA DRIVE  
MIRA LOMA CA 91752  
City State ZIP

Daytime Phone No: (951) 217-0817 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

BOCA PLACE East of Wineville Ave., West of Aurora Ave.

Thomas Brothers Map, edition year, page no., and coordinates: 683 G-5 2009 EDITION

### **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):  
160-210-066

**\*IMPORTANT\***

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

STANDARD WITH PERMITS REPORT

**APNs**

160-210-066-8

**OWNER NAME / ADDRESS**

ROBERT B CAMERON  
11668 NIAGARA DR  
MIRA LOMA, CA. 91752

**MAILING ADDRESS**

(SEE OWNER)  
11668 NIAGARA DR  
MIRA LOMA CA.. 91752



**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 156/41  
SUBDIVISION NAME: TR 19928-2  
LOT/PARCEL: 23, BLOCK: NOT AVAILABLE  
TRACT NUMBER: 19928

**LOT SIZE**

RECORDED LOT SIZE IS 0.46 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 1898 SQFT., 4 BDRM/ 1.75 BATH, 1 STORY, ATTACHED GARAGE(399 SQ. FT), CONST'D 1986SHAKE, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 683 GRID: G5

**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 20

**ELEVATION RANGE**

663 FEET

**PREVIOUS APN**

160-201-023

---

***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)**

R-A

**ZONING DISTRICTS AND ZONING AREAS**

PRADO-MIRA LOMA DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**

SKY COUNTRY  
PLAN NUMBER: #125  
PLANNING AREA: NOT AVAILABLE  
ADOPTED DATE: 12/19/1978

**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

---

## **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**  
14A

**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, 57.80 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**  
040604

**FARMLAND**  
URBAN-BUILT UP LAND

**TAX RATE AREAS**  
099-012  
• COUNTY FREE LIBRARY  
• COUNTY STRUCTURE FIRE PROTECTION  
• COUNTY WASTE RESOURCE MGMT DIST  
• CSA 152  
• FLOOD CONTROL ADMINISTRATION  
• FLOOD CONTROL ZONE 1  
• FLOOD CONTROL ZONE 1 DEBT SERV  
• GENERAL  
• GENERAL PURPOSE  
• INLAND EMPIRE RCD  
• JURUPA AREA REC & PARK  
• JURUPA COMM SERV IMP 2

- JURUPA COMM SERV IMP 2 DEBT SERV
- JURUPA COMM SERV IMP 3
- JURUPA COMMUNITY SERVICES
- JURUPA UNIFIED SCHOOL
- JURUPA UNION JT-COMP UNIF
- 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
BSP071181	POOL & SPA	FINAL
121325	DWLG & ATT GAR DWELL R-3 WOOD 1410 45120 AIR R-3 R 1410 3384 PRIGR M-1 WOOD 647 6794 PRCH PR V-N 79 442	FINALED
BXX015139	TEAROFF RESHEET AND RECOVER WITH COMP SHINGLES	FINAL
372039	RENEWAL LOG#360803 - DETACHED GARAGE PRIGR490 M-1 WOOD 720 12960	FINALED
BXX013937	TEAROFF SHAKES RESHEET AND RECOVER WITH COMP	FINAL
BAR040684	ROOM ADDITION TO DWLG - 336 SQ FT	VOID
365986	RE-ROOF	FINALED
BXX038403	BLOCK WALL	FINAL
BXX970127	REROOF DWELL AND ATTACH GARAGE	EXPIRED
BXX970383	DETACHED GARAGE/WORKSHOP	EXPIRED
360803	DETACHED GARAGE PRIGR490 M-1 WOOD 720 12960	ISSUED

**ENVIRONMENTAL HEALTH PERMITS**

NO ENVIRONMENTAL PERMITS

**PLANNING PERMITS**

Case #	Description	Status
PP23851	760 S.F. GARAGE	APPROVED
SBA04434	1 FT SIDE YARD SET BACK FOR GARAGE CONSTRUCTION SIDE YARD SETBACK	APPROVED
SP00125	SP ON 554 ACRES WITH 823 DU'S ON 528.77 AC OF RESIDENTIAL, 5 AC OF PARK & 20.23 AC OF FLOOD CHANNEL EA 7648, EIR 70 N/A	APPROVED

REPORT PRINTED ON...Thu Sep 09 16:39:05 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. 24702** – CEQA Exempt – Applicant: Dale Sessions – Owner: Robert Cameron – Second Supervisorial District – Prado-Mira Loma District – Jurupa Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) (RC:LDR) - Located Northerly of Limonite, southerly of Boca Place, easterly of Wineville, westerly of Aurora Avenue – .46 Acre – Zoning: Residential Agricultural (R-A ) (1/2 acre minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 1,500 square foot detached garage an workshop on .46 acre, associated with the 1,848 square foot residence with attached 415 square foot garage located at 11668 Niagara Drive in Mira Loma, CA. APN: 160-210-066. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: November 1, 2010  
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 LEMON STREET  
1<sup>st</sup> FLOOR CONFERENCE ROOM 2A  
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto: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](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 Thursday, 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 9/29/2010,

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

APN (s) or case numbers PP24702 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

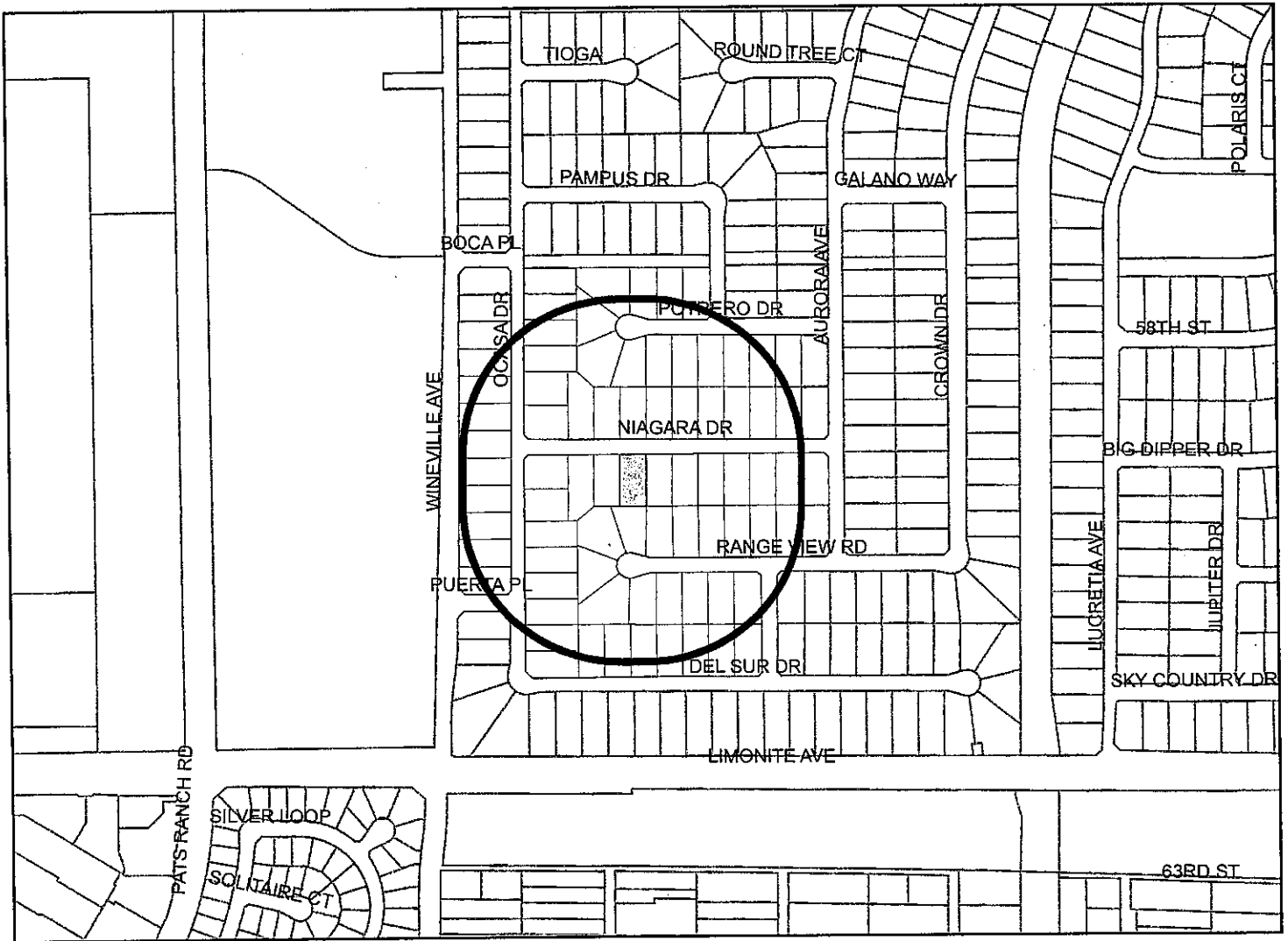
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

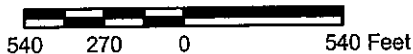
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

## 600 feet buffer



### Selected Parcels

160-210-048	160-210-043	160-210-068	160-210-081	160-210-085	160-210-054	160-210-044	160-210-041	160-210-040	160-210-058
160-210-035	160-210-073	160-220-061	160-220-055	160-210-065	160-210-046	160-210-071	160-210-062	160-210-097	160-210-079
160-210-055	160-220-057	160-210-077	160-210-001	160-210-034	160-210-093	160-220-059	160-187-001	160-210-053	160-220-060
160-210-039	160-210-061	160-210-067	160-210-042	160-210-059	160-210-095	160-210-069	160-210-049	160-210-052	160-210-050
160-210-083	160-210-070	160-220-054	160-220-058	160-210-089	160-210-076	160-220-051	160-210-075	160-210-038	160-210-091
160-210-051	160-220-053	160-210-087	160-210-084	160-220-062	160-220-050	160-210-047	160-210-064	160-210-060	160-210-078
160-210-094	160-210-063	160-210-098	160-210-080	160-220-056	160-210-088	160-220-052	160-210-086	160-210-066	160-210-090
160-210-056	160-210-036	160-210-057	160-210-092	160-210-096	160-210-037	160-210-072	160-210-074	160-210-082	



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: 160210048, ASMT: 160210048  
ALBERTO PEREZ, ETAL  
5954 OCASA DR  
MIRA LOMA CA. 91752

APN: 160210041, ASMT: 160210041  
CARL A STEIN, ETAL  
5995 OCASA DR  
MIRA LOMA CA. 91752

APN: 160210043, ASMT: 160210043  
ALLAN A HUERTAS, ETAL  
5955 OCASA DR  
MIRA LOMA CA. 91752

APN: 160210040, ASMT: 160210040  
CARL STEIN, ETAL  
6015 OCASA DR  
MIRA LOMA CA. 91752

APN: 160210068, ASMT: 160210068  
ANDRES LUGO, ETAL  
11696 NIAGARA DR  
MIRA LOMA CA. 91752

APN: 160210058, ASMT: 160210058  
CECILIA STEVENSON  
14335 ENGLISH SETTER  
CORONA CA 92880

APN: 160210081, ASMT: 160210081  
ANTONIO L LOPEZ, ETAL  
11673 DEL SUR DR  
MIRA LOMA CA. 91752

APN: 160210035, ASMT: 160210035  
CHARLES W BRANTLEY, ETAL  
P O BOX 1120  
JULIAN CA 92036

APN: 160210085, ASMT: 160210085  
ARTURO ACOSTA, ETAL  
11628 RANGE VIEW RD  
MIRA LOMA CA. 91752

APN: 160210073, ASMT: 160210073  
COSIMO J CORCIULO, ETAL  
316 N MOUNT SHASTA DR  
NORCO CA 92860

APN: 160210054, ASMT: 160210054  
BARRY R SHERMAN  
11655 NIAGARA DR  
MIRA LOMA CA. 91752

APN: 160220061, ASMT: 160220061  
DAVID B COLEMAN, ETAL  
11653 POTRERO DR  
MIRA LOMA CA. 91752

APN: 160210044, ASMT: 160210044  
BRIAN J TOLSON, ETAL  
5935 OCASA DR  
MIRA LOMA CA. 91752

APN: 160220055, ASMT: 160220055  
DAVID L GWILT, ETAL  
11654 POTRERO DR  
MIRA LOMA CA 91752

APN: 160210065, ASMT: 160210065  
DAVID R WILLIAMSON  
11656 NIAGARA DR  
MIRA LOMA CA. 91752

APN: 160220057, ASMT: 160220057  
GAYLORD J BUCKHALTER  
11678 POTRERO DR  
MIRA LOMA CA. 91752

APN: 160210046, ASMT: 160210046  
DEBRA ANN ANDERSON, ETAL  
3138 N ARGONNE DR  
MILWAUKEE WI 53222

APN: 160210077, ASMT: 160210077  
GEOFFREY JAMES ADAMS, ETAL  
11701 DEL SUR DR  
MIRA LOMA CA. 91752

APN: 160210071, ASMT: 160210071  
DONALD D NOYES, ETAL  
6076 OCASA DR  
MIRA LOMA CA. 91752

APN: 160210001, ASMT: 160210001  
GEORGE A COSTA  
11594 RANGE VIEW RD  
MIRA LOMA CA. 91752

APN: 160210062, ASMT: 160210062  
EZEQUIEL JAUREGUI, ETAL  
11620 NIAGARA DR  
MIRA LOMA CA. 91752

APN: 160210034, ASMT: 160210034  
GERALD J CAMPBELL, ETAL  
275 GULFSTREAM LN  
NORCO CA 92860

APN: 160210097, ASMT: 160210097  
FEDERAL NATL MORTGAGE ASSN  
C/O AURORA LOAN SERVICES  
10350 PARK MEADOWS DR  
LITTLETON CO 80124

APN: 160210093, ASMT: 160210093  
GERARDO GOMEZ, ETAL  
11657 RANGE VIEW RD  
MIRA LOMA CA. 91752

APN: 160210079, ASMT: 160210079  
FRANCISCO FERNANDEZ, ETAL  
11729 DEL SUR DR  
MIRA LOMA CA. 91752

APN: 160220059, ASMT: 160220059  
GONZALO BAUTISTA, ETAL  
11675 POTRERO DR  
MIRA LOMA CA. 91752

APN: 160210055, ASMT: 160210055  
GARY S STOCKMAN, ETAL  
11643 NIAGARA DR  
MIRA LOMA CA. 91752

APN: 160187001, ASMT: 160187001  
HARRY C MCMULLAN, ETAL  
11580 NIAGARA DR  
MIRA LOMA CA. 91752

APN: 160210053, ASMT: 160210053  
HARRY F FERGUSON  
11667 NIAGARA DR  
MIRA LOMA CA. 91752

APN: 160210095, ASMT: 160210095  
JOSE HUMBERTO NAVARRO, ETAL  
11633 RANGE VIEW RD  
MIRA LOMA CA. 91752

APN: 160220060, ASMT: 160220060  
JAMILET P ZORIO  
11665 POTRERO DR  
MIRA LOMA CA. 91752

APN: 160210069, ASMT: 160210069  
JOSE L RAYA, ETAL  
6034 OCASA DR  
MIRA LOMA CA. 91752

APN: 160210039, ASMT: 160210039  
JAVIER PEINADO, ETAL  
6035 OCASA DR  
MIRA LOMA CA. 91752

APN: 160210049, ASMT: 160210049  
JOSE NUNEZ, ETAL  
5974 OCASA DR  
MIRA LOMA CA. 91752

APN: 160210061, ASMT: 160210061  
JOHN A NUTTMANN, ETAL  
11608 NIAGARA DR  
MIRA LOMA CA. 91752

APN: 160210052, ASMT: 160210052  
JOSE R NAVARRO, ETAL  
11679 NIAGARA DR  
MIRA LOMA CA. 91752

APN: 160210067, ASMT: 160210067  
JOHN T HUFF, ETAL  
11680 NIAGARA DR  
MIRA LOMA CA. 91752

APN: 160210050, ASMT: 160210050  
JOSE V PEREZ, ETAL  
5994 OCASA DR  
MIRA LOMA CA. 91752

APN: 160210042, ASMT: 160210042  
JON STORMS  
7040 MEZZANINE WAY  
LONG BEACH CA 90808

APN: 160210083, ASMT: 160210083  
JOSEPH CHARLES GRASSER, ETAL  
11645 DEL SUR DR  
MIRA LOMA CA. 91752

APN: 160210059, ASMT: 160210059  
JORGE RAMIREZ, ETAL  
11595 NIAGARA DR  
MIRA LOMA CA. 91752

APN: 160210070, ASMT: 160210070  
JUAN ANGUIANO, ETAL  
6054 OCASA DR  
MIRA LOMA CA. 91752

APN: 160220054, ASMT: 160220054  
JUAN L MALDONADO, ETAL  
11642 POTRERO DR  
MIRA LOMA CA. 91752

APN: 160210091, ASMT: 160210091  
MARK STOYKOVICH, ETAL  
11681 RANGE VIEW RD  
MIRA LOMA CA. 91752

APN: 160220058, ASMT: 160220058  
KENNETH V KINOSHITA, ETAL  
11690 POTRERO DR  
MIRA LOMA CA. 91752

APN: 160210051, ASMT: 160210051  
MARLENE A WILSON  
11697 NIAGARA DR  
MIRA LOMA CA. 91752

APN: 160210089, ASMT: 160210089  
LOUIS MONTERONE, ETAL  
11672 RANGE VIEW RD  
MIRA LOMA CA. 91752

APN: 160220053, ASMT: 160220053  
MARY ANN DUNCAN  
44355 EL PRADO  
TEMECULA CA 92590

APN: 160210076, ASMT: 160210076  
MARA LYNN MYERS, ETAL  
6174 OCASA DR  
MIRA LOMA CA. 91752

APN: 160210087, ASMT: 160210087  
MELTON E WATSON, ETAL  
C/O OSCAR PEREZ  
11648 RANGE VIEW RD  
MIRA LOMA CA. 91752

APN: 160220051, ASMT: 160220051  
MARIA DEJESUS FLORES, ETAL  
11606 POTRERO DR  
MIRA LOMA CA. 91752

APN: 160210084, ASMT: 160210084  
MICAELA REZA  
11616 RANGE VIEW RD  
MIRA LOMA CA. 91752

APN: 160210075, ASMT: 160210075  
MARIA URDIANO, ETAL  
C/O MIGUEL CABRERA  
6154 OCASA DR  
MIRA LOMA CA. 91752

APN: 160220062, ASMT: 160220062  
MICHAEL CHUDZICKI, ETAL  
1600 DODGE WAY  
NORCO CA 92860

APN: 160210038, ASMT: 160210038  
MARK A LEBEAU, ETAL  
6055 OCASA DR  
MIRA LOMA CA. 91752

APN: 160220050, ASMT: 160220050  
MICHAEL EDWARD JERALDS, ETAL  
11594 POTRERO DR  
MIRA LOMA CA. 91752

APN: 160210047, ASMT: 160210047  
MICHAEL PROFETA, ETAL  
5934 OCASA DR  
MIRA LOMA CA. 91752

APN: 160210080, ASMT: 160210080  
PEDRO ADAME, ETAL  
11687 DEL SUR DR  
MIRA LOMA CA. 91752

APN: 160210064, ASMT: 160210064  
MICHAEL W CURTIS, ETAL  
11644 NIAGARA DR  
MIRA LOMA CA. 91752

APN: 160220056, ASMT: 160220056  
RANDY A OLIVEIRA, ETAL  
11666 POTRERO DR  
MIRA LOMA CA. 91752

APN: 160210060, ASMT: 160210060  
NEVA J HELMS  
11596 NIAGARA DR  
MIRA LOMA CA. 91752

APN: 160210088, ASMT: 160210088  
RICARDO KALIM DELACERDA, ETAL  
11660 RANGE VIEW RD  
MIRA LOMA CA. 91752

APN: 160210078, ASMT: 160210078  
NOE GUEVARA, ETAL  
11715 DEL SUR DR  
MIRA LOMA CA. 91752

APN: 160220052, ASMT: 160220052  
RICHARD D PIERCE, ETAL  
11501 GEYSER DR  
MIRA LOMA CA 91752

APN: 160210094, ASMT: 160210094  
NORMAN FARIA, ETAL  
11645 RANGE VIEW RD  
MIRA LOMA CA. 91752

APN: 160210086, ASMT: 160210086  
RICHARD M TORRES, ETAL  
11636 RANGE VIEW RD  
MIRA LOMA CA. 91752

APN: 160210063, ASMT: 160210063  
OSCAR E TOWNZEN, ETAL  
11632 NIAGARA DR  
MIRA LOMA CA. 91752

APN: 160210066, ASMT: 160210066  
ROBERT B CAMERON  
11668 NIAGARA DR  
MIRA LOMA CA. 91752

APN: 160210098, ASMT: 160210098  
OSCAR FRANCO, ETAL  
11597 RANGE VIEW RD  
MIRA LOMA CA. 91752

APN: 160210090, ASMT: 160210090  
ROBERT DAVIS, ETAL  
11688 RANGE VIEW RD  
MIRA LOMA CA. 91752

APN: 160210056, ASMT: 160210056  
RODRIGO VERA  
11631 NIAGARA DR  
MIRA LOMA CA. 91752

APN: 160210082, ASMT: 160210082  
WILLIAM E PORRAS  
11659 DEL SUR DR  
MIRA LOMA CA. 91752

APN: 160210036, ASMT: 160210036  
ROY V HURTIG  
6095 OCASA DR  
MIRA LOMA CA. 91752

APN: 160210057, ASMT: 160210057  
SANDRA E CAMPBELL  
11619 NIAGARA DR  
MIRA LOMA CA. 91752

APN: 160210092, ASMT: 160210092  
TERRY L JAMES, ETAL  
11669 RANGE VIEW RD  
MIRA LOMA CA. 91752

APN: 160210096, ASMT: 160210096  
UBALDO VAZQUEZ  
11621 RANGE VIEW RD  
MIRA LOMA CA. 91752

APN: 160210037, ASMT: 160210037  
VICTOR BARRON, ETAL  
6075 OCASA DR  
MIRA LOMA CA. 91752

APN: 160210074, ASMT: 160210074  
WALTER H HARRISON  
6096 OCASA DR  
MIRA LOMA CA 91752

Agenda Item No.: 3.6  
Supervisory District: Third  
Project Planner: Bahelila Boothe

Plot Plan Number: 24692  
Applicant: Dean Holdridge  
Directors Hearing: November 1, 2010  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 1,728 square foot detached storage shed on 5.68 acres, associated with the 3,046 square foot residence with attached 1,176 square foot garage, a 1,850 square foot detached garage and a 1,920 square foot detached barn located at 60499 Devils Ladder Road in Mountain Center, CA. APN: 577-320-003.

### ISSUES OF RELEVANCE:

The property is located in a High Fire Area and has been reviewed and conditions by Riverside County Fire Department.

### RECOMMENDATIONS:

**APPROVAL** of Plot Plan No. 24692, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### CONCLUSIONS:

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

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural: Rural Residential (5 Acres Minimum) on the REMAP Plan.
3. The proposed accessory uses are permitted uses in the general plan designation.

SA  
10/4/10



4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Residential Agricultural zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed 1,728 square foot detached storage shed is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The accessory building is located more than 30 feet 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 #: PP24692

Parcel: 577-320-003

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. 24692 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24692, Exhibit A, dated September 15, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is proposal to construct a 1,728 square foot detached storage shed on 5.68 acres, associated with the 3,046 square foot residence with attached 1,176 square foot garage, a 1,850 square foot detached garage and a 1,920 square foot detached barn located at 60499 Devils Ladder Road in Mountain Center, CA. APN: 577-320-003

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 PP24692. 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 #: PP24692

Parcel: 577-320-003

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.

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. 24692 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

10/06/10  
10:15

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:ADMINISTRATIVE Case #: PP24692

Parcel: 577-320-003

10. GENERAL CONDITIONS

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

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 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

10/06/10  
10:15

Riverside County LMS  
CONDITIONS OF APPROVAL

PLOT PLAN:ADMINISTRATIVE Case #: PP24692

Parcel: 577-320-003

10. GENERAL CONDITIONS

10.PLANNING. 6 USE - CAUSES FOR REVOCATION (cont.)

RECOMMND

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.

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

RECOMMND

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24692

Parcel: 577-320-003

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 USE - 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:

- 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.

PLOT PLAN:ADMINISTRATIVE Case #: PP24692

Parcel: 577-320-003

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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.

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.

10/06/10  
10:15

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 7

PLOT PLAN:ADMINISTRATIVE Case #: PP24692

Parcel: 577-320-003

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALEO MONITORING REPORT

RECOMMND

PRIOR TO GRADING FINAL:

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.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 2 MAP-#50A- WATER TANK SYSTEM

RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. A private water storage/well system must be installed. Review and approval of the water tank installation will need to be given to the Riverside County Fire Department. Contact the fire department for verification guidelines.

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 September 15, 2010.



10/06/10  
10:15

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 8

PLOT PLAN:ADMINISTRATIVE Case #: PP24692

Parcel: 577-320-003

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated September 15, 2010.

80.PLANNING. 3 PPA - EXISTING STRUCTURE

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

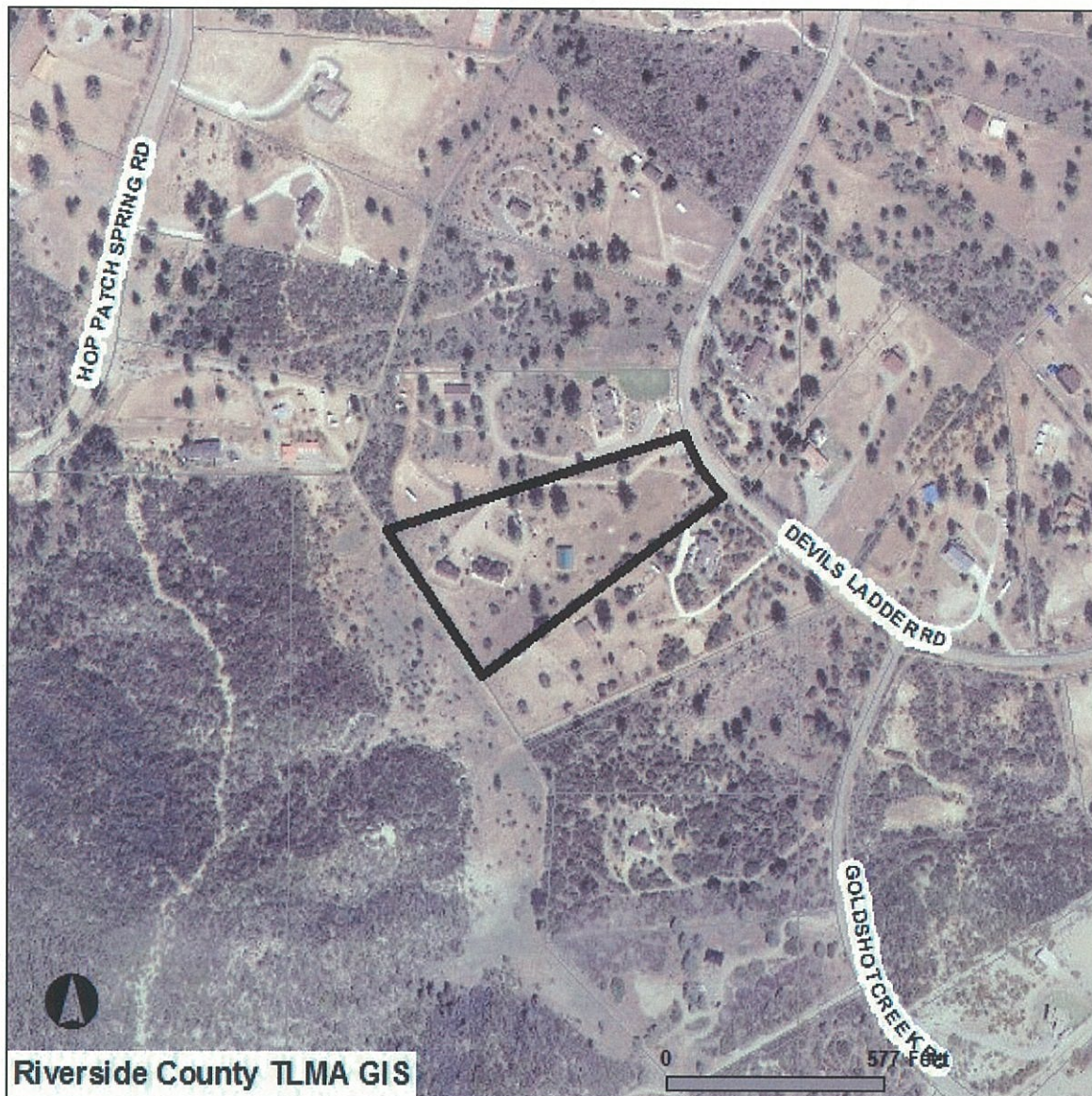
FIRE DEPARTMENT

90.FIRE. 1 USE-#27-EXTINGUISHERS

RECOMMND

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

RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
577-320-003

**\*IMPORTANT\***

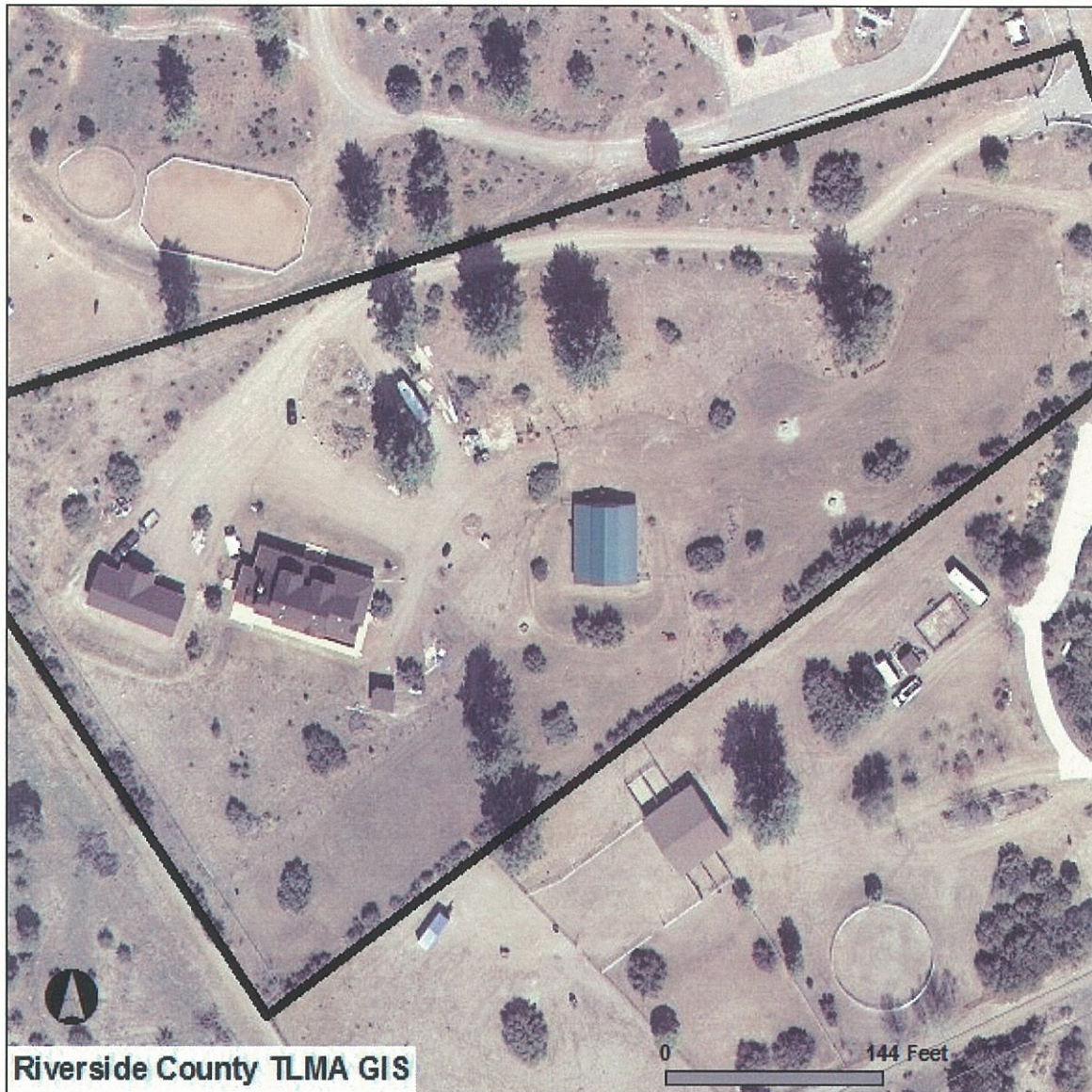
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness 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 Sep 29 17:00:57 2010

Version 100412



RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
577-320-003

**\*IMPORTANT\***

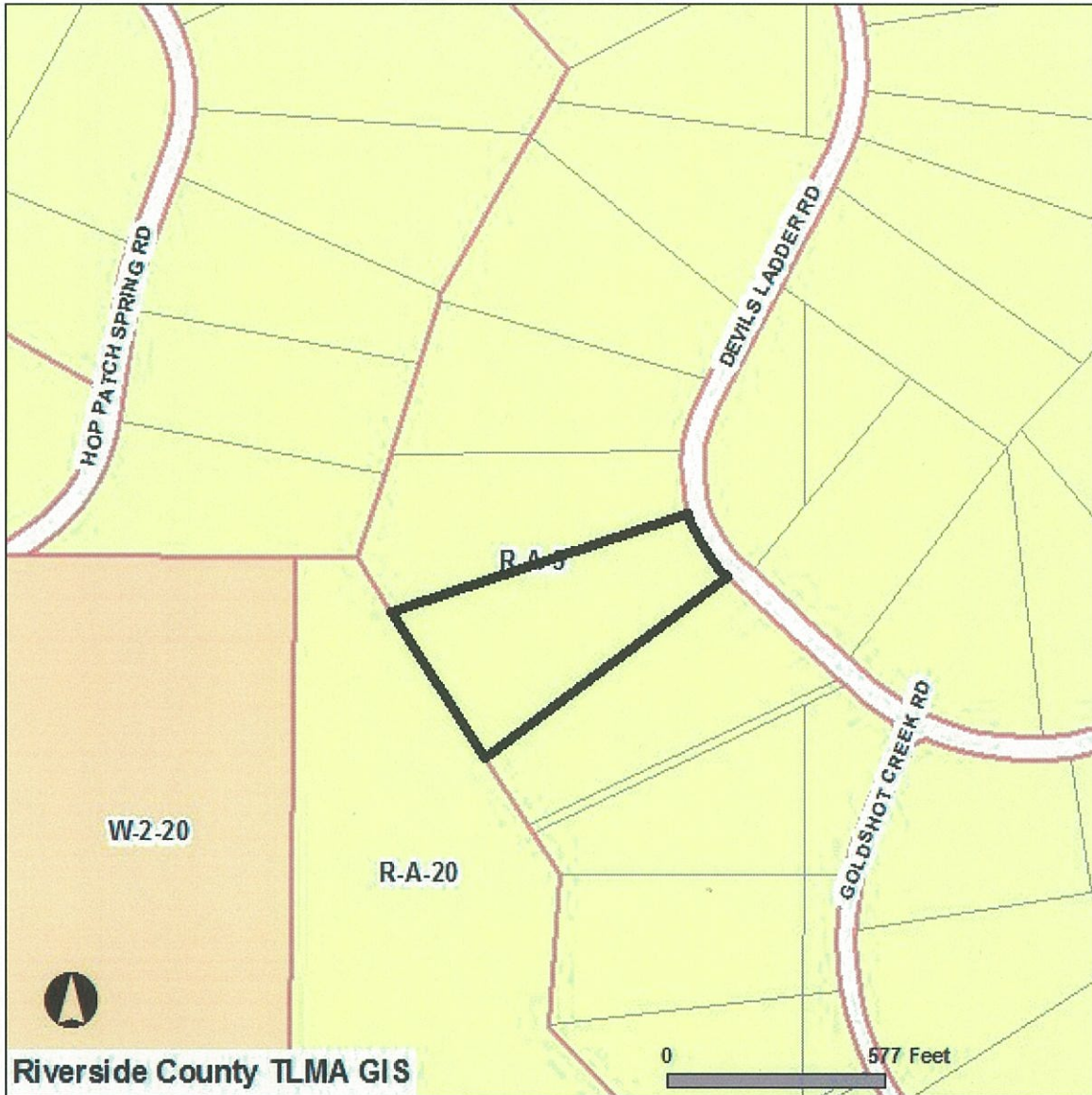
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness 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 Sep 29 17:02:00 2010

Version 100412



RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
577-320-003

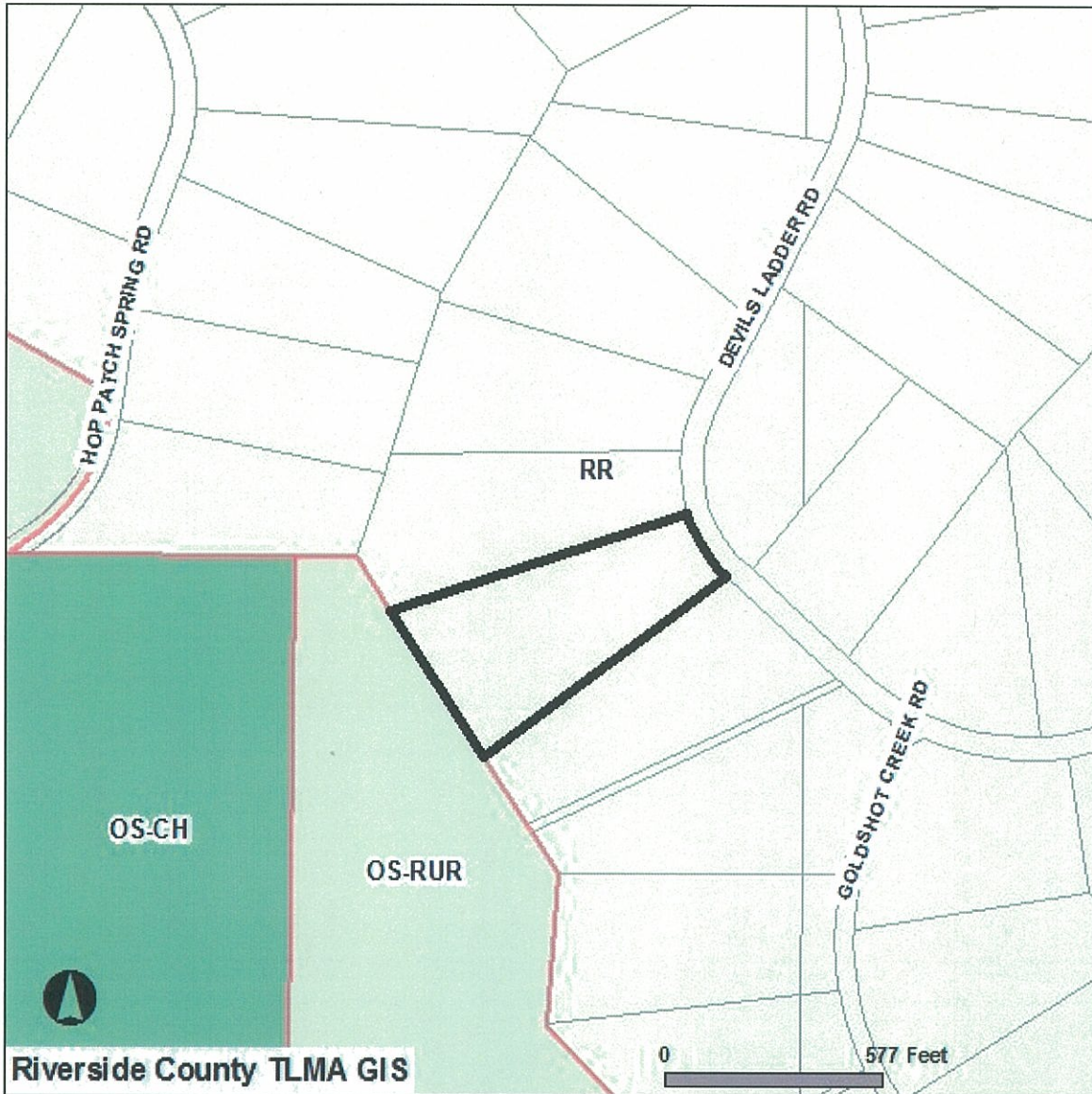
**\*IMPORTANT\***

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 Sep 29 17:02:53 2010

Version 100412

RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
577-320-003

**\*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 Sep 29 17:03:16 2010

Version 100412

7

**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: PP24692 DATE SUBMITTED: 9-7-10

**APPLICATION INFORMATION**

@AOL.COM

Applicant's Name: Dean Holdridge E-Mail: CharlieK Carter

Mailing Address: 60499 Devils Ladder  
Mountain Center CA 92561  
Street City State ZIP

Daytime Phone No: (909) 342-3077 Fax No: ( ) None

Engineer/Representative's Name: Charles Carter E-Mail: CharlieK Carter @ AOL.COM

Mailing Address: 60377 Devils Ladder  
Mountain Center CA 92561  
Street City State ZIP

Daytime Phone No: (714) 624-9409 Fax No: ( )

Property Owner's Name: Dean Holdridge E-Mail: CharlieK Carter @ AOL.COM

Mailing Address: 60499 Devils Ladder  
Mountain Center CA 92561  
Street City State ZIP

Daytime Phone No: (909) 342 3077 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 243 \_\_\_\_\_, West of 371 \_\_\_\_\_

Thomas Brothers Map, edition year, page no., and coordinates: 905 68

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

**COMMERCIAL/INDUSTRIAL**

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

**ACCESSORY BUILDING**

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

**GUEST HOUSE**

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

**APPLICATION FOR MINOR PLOT PLAN**

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

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

DEAN HoldRIDGE [Signature]  
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):

DEAN HoldRIDGE [Signature]  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

**PROJECT INFORMATION**

Proposal (describe the project and reference the applicable Ord. No. 348 section): \_\_\_\_\_

Storage shed 1728' 36x48

Related cases or underlying case: \_\_\_\_\_

**PROPERTY INFORMATION**

Assessor's Parcel Number(s): 577-330-003

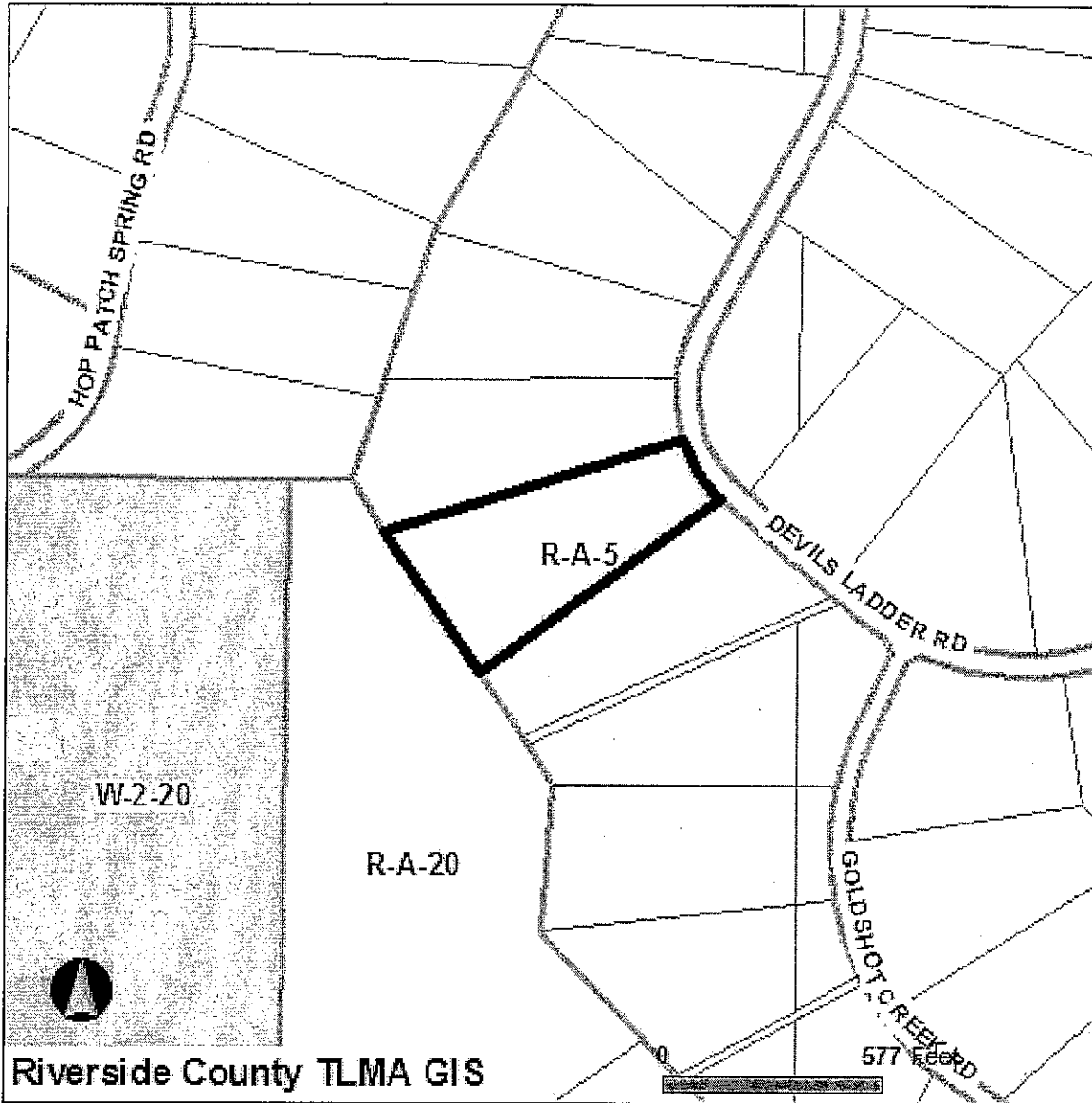
Section: 1 Township: 7S Range: 3E

Approximate Gross Acreage: 5.68

General location (nearby or cross streets): North of 79, South of \_\_\_\_\_



RIVERSIDE COUNTY GIS



Selected parcel(s):  
577-320-003

**\*IMPORTANT\***

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

STANDARD WITH PERMITS REPORT

**APNs**

577-320-003-7

**OWNER NAME / ADDRESS**

DEAN R HOLDRIDGE  
60499 DEVILS LADDER RD  
AGUANGA, CA. 92536

**MAILING ADDRESS**

(SEE OWNER)  
501 WILLOW GROVE AVE  
GLENORA CA. 91741

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 74/9  
SUBDIVISION NAME: TR 4498  
LOT/PARCEL: 43, BLOCK: NOT AVAILABLE  
TRACT NUMBER: 4498

**LOT SIZE**

RECORDED LOT SIZE IS 5.69 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 3046 SQFT., 3 BDRM/ 2 BATH, 2 STORY, ATTACHED GARAGE(1176 SQ. FT), CONST'D 2007COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 905 GRID: G6

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
NOT WITHIN A CITY SPHERE  
NO ANNEXATION DATE AVAILABLE  
NO LAFCO CASE # AVAILABLE  
NO PROPOSALS

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

JEFF STONE, DISTRICT 3

**TOWNSHIP/RANGE**

T7SR3E SEC 1

**ELEVATION RANGE**

4744/4796 FEET

**PREVIOUS APN**

NO DATA AVAILABLE

---

**PLANNING**

---

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
RR

**AREA PLAN (RCIP)**

REMAP

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-A-5

**ZONING DISTRICTS AND ZONING AREAS**

GARNER VALLEY DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**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)  
Chaparral  
Desert Scrub

---

## **FIRE**

---

HIGH FIRE AREA (ORD. 787)  
IN HIGH FIRE AREA - Grading And Building Permit Applications Require Fire Dept Clearance Prior To Permit Issuance.

FIRE RESPONSIBILITY AREA  
STATE RESPONSIBILITY AREA

---

## **DEVELOPMENT FEES**

---

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

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

ROAD & BRIDGE DISTRICT  
NOT IN A DISTRICT

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

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)  
NOT WITHIN THE WESTERN TUMF FEE AREA

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)  
REMAP

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663,10)  
NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS  
NOT IN A DEVELOPMENT AGREEMENT AREA

---

## **TRANSPORTATION**

---

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

ROAD BOOK PAGE  
162A

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

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

---

## **HYDROLOGY**

---

### FLOOD PLAIN REVIEW

NOT REQUIRED.

### WATER DISTRICT

DATA NOT AVAILABLE

### FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

### WATERSHED

SAN JACINTO VALLEY

---

## **GEOLOGIC**

---

### FAULT ZONE

SAN JACINTO FAULT ZONE  
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

### FAULTS

WITHIN A 1/2 MILE OF  
SAN JACINTO FAULT  
SAN JACINTO FAULTS  
THOMAS MOUNTAIN FAULT  
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

### 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.

LOW POTENTIAL.

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

---

## **MISCELLANEOUS**

---

### SCHOOL DISTRICT

HEMET UNIFIED

### COMMUNITIES

PINE MEADOWS

### COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

### LIGHTING (ORD. 655)

ZONE B, 21.59 MILES FROM MT. PALOMAR OBSERVATORY

### 2000 CENSUS TRACT

044402

### FARMLAND

NOT MAPPED

### TAX RATE AREAS

071-081

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION

- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- CSA 153
- EASTERN MUN WTR IMP DIST U-11
- EASTERN MUNICIPAL WATER
- ELS MURRIETA ANZA RESOURCE CONS
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 7
- GENERAL
- GENERAL PURPOSE
- HEMET UNIFIED SCHOOL
- LAKE HEMET MUN WATER IMP A
- LAKE HEMET MUN WATER IMP U-1
- LAKE HEMET MUNICIPAL WATER
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- VALLEY HEALTH SYSTEM HOSP DIST

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
CV1006717	NEIGHBORHOOD ENFORCEMENT	Aug. 12, 2010

**BUILDING PERMITS**

Case #	Description	Status
BGR041708	GRADING FOR SINGLE FAMILY DWELLING,GARAGE& BARN	FINAL
BXX055747	METAL BLDG - BARN	FINAL
BRS048318	2-STORY SINGLE FAMILY RES. (NO GARAGE)	FINAL
BXX052442	DETACHED GARAGE	FINAL

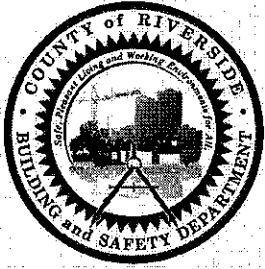
**ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
EHS046452	NOT AVAILABLE	APPLIED
EHS051419	NOT AVAILABLE	APPLIED
EHS047087	NOT AVAILABLE	APPLIED
EHS045993	NOT AVAILABLE	APPLIED
EHS045988	NOT AVAILABLE	APPLIED
EHS050952	NOT AVAILABLE	APPLIED

**PLANNING PERMITS**

Case #	Description	Status
MT070329	TR4498 LOT 43	PAID
MT070330	TR4498 LOT 43	PAID

REPORT PRINTED ON...Tue Sep 07 09:19:09 2010  
Version 100412



Mike Lara  
Director

## COUNTY OF RIVERSIDE BUILDING AND SAFETY DEPARTMENT

### **PLOT PLAN REVIEW**

---

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.

---

**SITE: 60499 Devils  
Ladder Rd. Mountain  
View**

**COMMENTS: PP 24692**

**Date: 09/29/2010**

---

**The plot plan submittal is for a proposed 1,728 square foot detached storage shed. This structure would be classified as a group "U" occupancy per the 2007 California Building Code (CBC).**

**This property is located within a high fire severity zone. Verification of the building permit date for the main residence shall be required to determine the applicability of high fire resistive requirements for any new buildings.**

**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.**

## 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. 24692** – CEQA Exempt – Applicant: Dean Holdridge – Eng-Rep: Charles Carter – Third Supervisorial District – Garner Valley District – REMAP Area Plan – Rural: Rural Residential (5 Acres Minimum) (R:RR) - Located Northerly of Highway 79, easterly of Highway 243, westerly of Highway 371 – 5.68 Acres – Zoning: Residential Agricultural (R-A-5) (5 acres minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 1,728 square foot detached storage shed on 5.68 acres, associated with the 3,046 square foot residence with attached 1,176 square foot garage, a detached 1,850 square foot garage and 1,920 square foot detached barn located at 60499 Devils Ladder Road in Mountain Center, CA. APN: 577-230-003. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: November 1, 2010  
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 LEMON STREET  
1<sup>st</sup> FLOOR CONFERENCE ROOM 2A  
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto: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](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 Thursday, 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 9/30/2010.

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

APN (s) or case numbers PP24692 For

Company or Individual's Name Planning Department.

Distance buffered 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

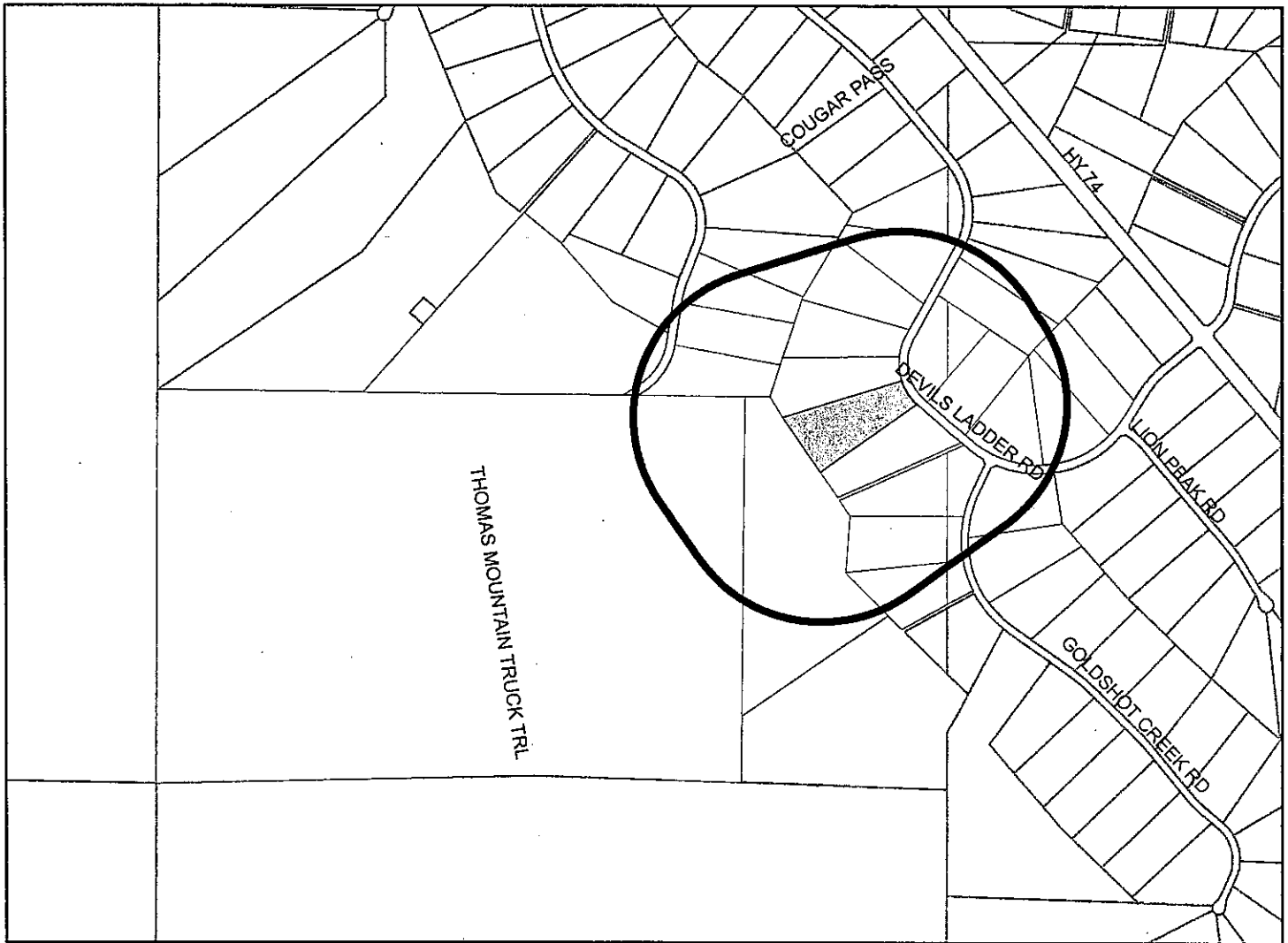
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

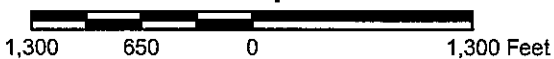
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

**1000 feet buffer**



**Selected Parcels**

577-300-018   ~~932-280-007~~   577-320-001   ~~932-280-008~~   577-320-012   ~~932-280-013~~   577-300-013   ~~932-280-070~~   575-300-006   ~~932-280-018~~  
 577-320-002   ~~932-280-006~~   575-300-004   ~~932-280-008~~   577-320-008   ~~932-280-028~~   575-300-002   ~~932-280-004~~   575-300-003   ~~932-280-088~~  
 577-300-022   ~~932-280-023~~   577-330-002   ~~932-280-006~~   577-300-004   ~~932-280-015~~   575-020-013   ~~932-280-006~~   577-320-007   ~~932-280-019~~  
 577-320-009



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: 577300018, ASMT: 577300018  
ARTHUR LEVITT, ETAL  
P O BOX 1119  
IDYLLWILD CA 92549

APN: 577300017, ASMT: 577300017  
JAMES F WILSON, ETAL  
61495 DEVILS LADDER  
MOUNTAIN CENTER CA 92561

APN: 577300001, ASMT: 577300001  
CHARLES CARTER  
P O BOX 180 STE 210  
BREA CA 92821

APN: 577320002, ASMT: 577320002  
JAMES H BARON, ETAL  
19830 VIA ESCUELA DR  
SARATOGA CA 95070

APN: 577320001, ASMT: 577320001  
DANIEL SCANNY  
72582 ROLLING KNOLL DR  
PALM DESERT CA 92260

APN: 575300005, ASMT: 575300005  
KAREN SAUSMAN  
60450 HOP PATCH SPRINGS  
MOUNTAIN CENTER CA 92561

APN: 577320003, ASMT: 577320003  
DEAN R HOLDRIDGE  
501 WILLOW GROVE AVE  
GLEN DORA CA 91741

APN: 575300004, ASMT: 575300004  
KAREN SAUSMAN  
60450 HOP PATCH SPRINGS RD  
MTN CENTER CA. 92561

APN: 577320011, ASMT: 577320011  
DICK HARTLEY  
36721 GOLDSHOT CREEK  
MT CENTER CA 92561

APN: 577300009, ASMT: 577300009  
KATHLEEN P CLARK  
82435 STRADIVARI RD  
INDIO CA 92203

APN: 577300012, ASMT: 577300012  
DON J ZAVATTO, ETAL  
60400 DEVILS LADDER RD  
MTN CENTER CA 92561

APN: 577320008, ASMT: 577320008  
LISA HOUSTON, ETAL  
64950 JACKSON  
THERMAL CA 92274

APN: 575300006, ASMT: 575300006  
EDWARD G PARKER, ETAL  
P O BOX 24  
LA QUINTA CA 92247

APN: 577300021, ASMT: 577300021  
NATIONAL CITY BANK  
C/O HOME LOAN SVCS  
150 ALLEGHENY CENTER  
PITTSBURG PA 15212

APN: 575300002, ASMT: 575300002  
PERRY COOPER, ETAL  
6535 WILSHIRE BLV NO 206  
LOS ANGELES CA 90048

APN: 577300016, ASMT: 577300016  
SUSAN T BERGSTROM  
60700 DEVILS LADDER RD  
MTN CENTER CA 92561

APN: 577330001, ASMT: 577330001  
RALPH MICHAEL STEIGER, ETAL  
27 VISTA ENCANTADA  
RANCHO MIRAGE CA 92270

APN: 577300004, ASMT: 577300004  
THOMAS A GOULD, ETAL  
60189 DEVILS LADDER RD  
MTN CENTER CA. 92561

APN: 575300003, ASMT: 575300003  
RAQUEL CASAS, ETAL  
20716 BELSHIRE AVE  
LAKEWOOD CA 90715

APN: 577320015, ASMT: 577320015  
U S BANK  
C/O BANK OF AMERICA HOME LOANS  
475 CROSSPOINT PARKWAY  
GETZVILLE NY 14068

APN: 575300007, ASMT: 575300007  
ROBERT JACK HABECKER, ETAL  
60266 HOP PATCH SPRINGS RD  
MTN CENTER CA. 92561

APN: 575020013, ASMT: 575020013  
USA 575  
NONE  
UNKNOWN  
0

APN: 577300022, ASMT: 577300022  
RUBEN R CUETO, ETAL  
202 RUSSELL AVE  
MONTEREY PARK CA 91754

APN: 577320007, ASMT: 577320007  
WILLIAM D WALTERS, ETAL  
P O BOX 27  
MOUNTAIN CENTER CA 92561

APN: 577300023, ASMT: 577300023  
SHELLEY E SCUDDER  
60528 DEVILS LADDER RD  
MTN CENTER CA. 92561

APN: 577320009, ASMT: 577320009  
WILLIAM F DARLIN, ETAL  
17991 LASSEN DR  
SANTA ANA CA 92705

APN: 577330002, ASMT: 577330002  
STEVEN J KIRKPATRICK, ETAL  
P O BOX 10430  
INDIO CA 92202

Agenda Item No.: 3.7  
Supervisory District: Third  
Project Planner: Bahelila Boothe

Plot Plan Number: 24624  
Applicant: Chris Thompson  
Directors Hearing: November 1, 2010  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to permit an unpermitted 360 square foot garden trellis, & 476 square foot storage enclosure attached to existing 837 square foot workshop on 4.5 acres, associated with the 2.942 square foot main residence located at 40205 Cabernet in Temecula, CA. APN: 943-210-009

### ISSUES OF RELEVANCE:

The property has a pending code violations CV063377 (Illegal Business) and CV0901235 (Construction without permits). The project has been conditioned for residential use only. The applicant has applied for SBA05958 to reduce rear yard setback for unpermitted garden trellis from the required 10 foot to 8 foot. The project will also be conditioned that SBA05958 shall be approved prior to issuance of building permit for accessory structures.

### RECOMMENDATIONS:

**APPROVAL** of Plot Plan No. 24624, 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  
10/5/10

2. The project site is designated Agricultural: Agricultural (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 Light Agricultural zone.
5. The proposed accessory uses are consistent with the development standards set forth in the C/V zone.
6. The proposed 360 square foot garden trellis and 476 square foot storage enclosure are considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The accessory building is located more than 30 feet 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 #: PP24624

Parcel: 943-210-009

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. 24624 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24624, Exhibit A, dated June 30, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to permit an unpermitted 360 square foot garden trelles & 476 square foot storage enclosure attached to existing 837 square foot workshop on 4.5 acres, associated with the 2,942 square foot main residence located at 40205 Cabernet in Temecula, CA.  
APN: 943-210-009

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 PP24624. 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.



10/06/10  
10:17

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:ADMINISTRATIVE Case #: PP24624

Parcel: 943-210-009

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.

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. 24624 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

PLOT PLAN:ADMINISTRATIVE Case #: PP24624

Parcel: 943-210-009

10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - LANDUSE APPROVAL ONLY (cont.)

RECOMMND

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

10.PLANNING. 3

PPA - NO HOME OCCUPATIONS

RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

c. A home occupation shall not be conducted in an accessory 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.

10/06/10  
10:17

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:ADMINISTRATIVE Case #: PP24624

Parcel: 943-210-009

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.

10.PLANNING. 7 PPA - NO COMMERCIAL USE RECOMMND

No commercial use whatsoever it approved with this approval.

PLOT PLAN:ADMINISTRATIVE Case #: PP24624

Parcel: 943-210-009

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.

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24624

Parcel: 943-210-009

60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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.

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. 1 PPA - SBA05958 APPROVED

RECOMMND

Prior to issuance of the 360 square foot garden trellis SBA05958 must be approved for the 8 foot rear yard setback.

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.



# COUNTY OF RIVERSIDE BUILDING AND SAFETY DEPARTMENT

Mike Lara  
Director

## **PLOT PLAN REVIEW**

---

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

---

**SITE: 40205 Calle  
Cabernet, Temecula**

**COMMENTS: PP 24624      Date: 8/02/2010**

---

**There was not a description as to what the proposed plot plan is to include. Per the site plan and photographs, it would appear the detached patio cover/trellis and block walls have been constructed without a building permit.**

**In addition to minimum building plan submittal requirements, where a structure is built without building permits, the following additional information is required:**

**Structural calculations complying with all current adopted building codes and county ordinances stamped and signed by a California licensed architect or civil engineer to justify the adequacy of the design as well as providing verification of foundations to include:**

- 1. Foundation width and depth.**
- 2. Rebar size, placement and spacing.**
- 3. Anchor bolt size, spacing and embedment.**
- 4. If applicable, Hold down types and requirements.**
- 5. Method of how verification was achieved**

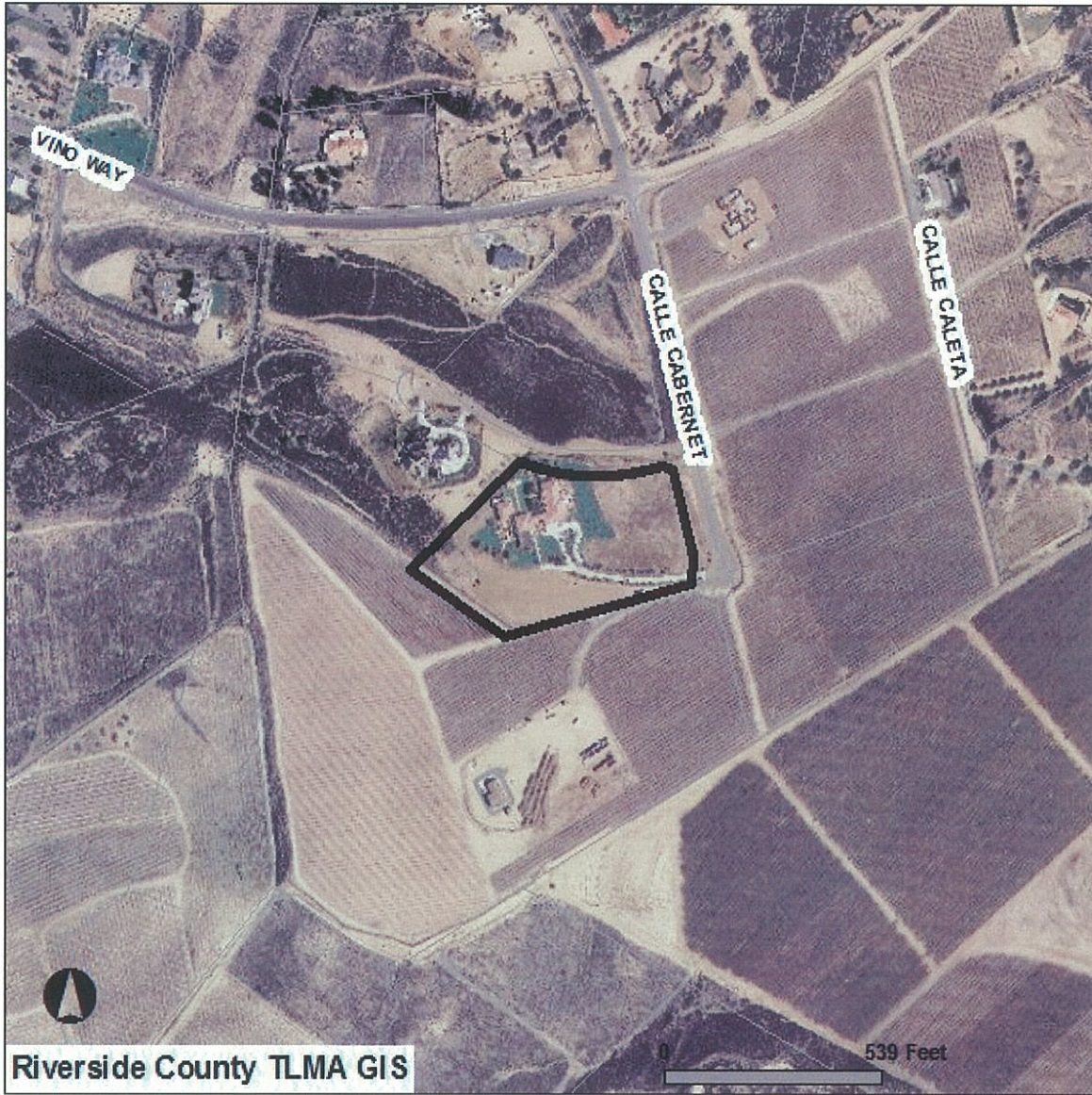
**This is NOT to be considered a building department plan review. All building department building plan submittal requirements and fees shall be submitted to the building department for review and approval. Requirements include but are not limited to complete building plans,**

**structural calculations, supporting documents and fees. All requirements can be found on the building department web-site.**

project the owner/applicant should make sure that the proposed construction shown on the plot plan matches the building plan submittal.



RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
943-210-009

**\*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...Tue Sep 28 16:03:39 2010

Version 100412



RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
943-210-009

**\*IMPORTANT\***

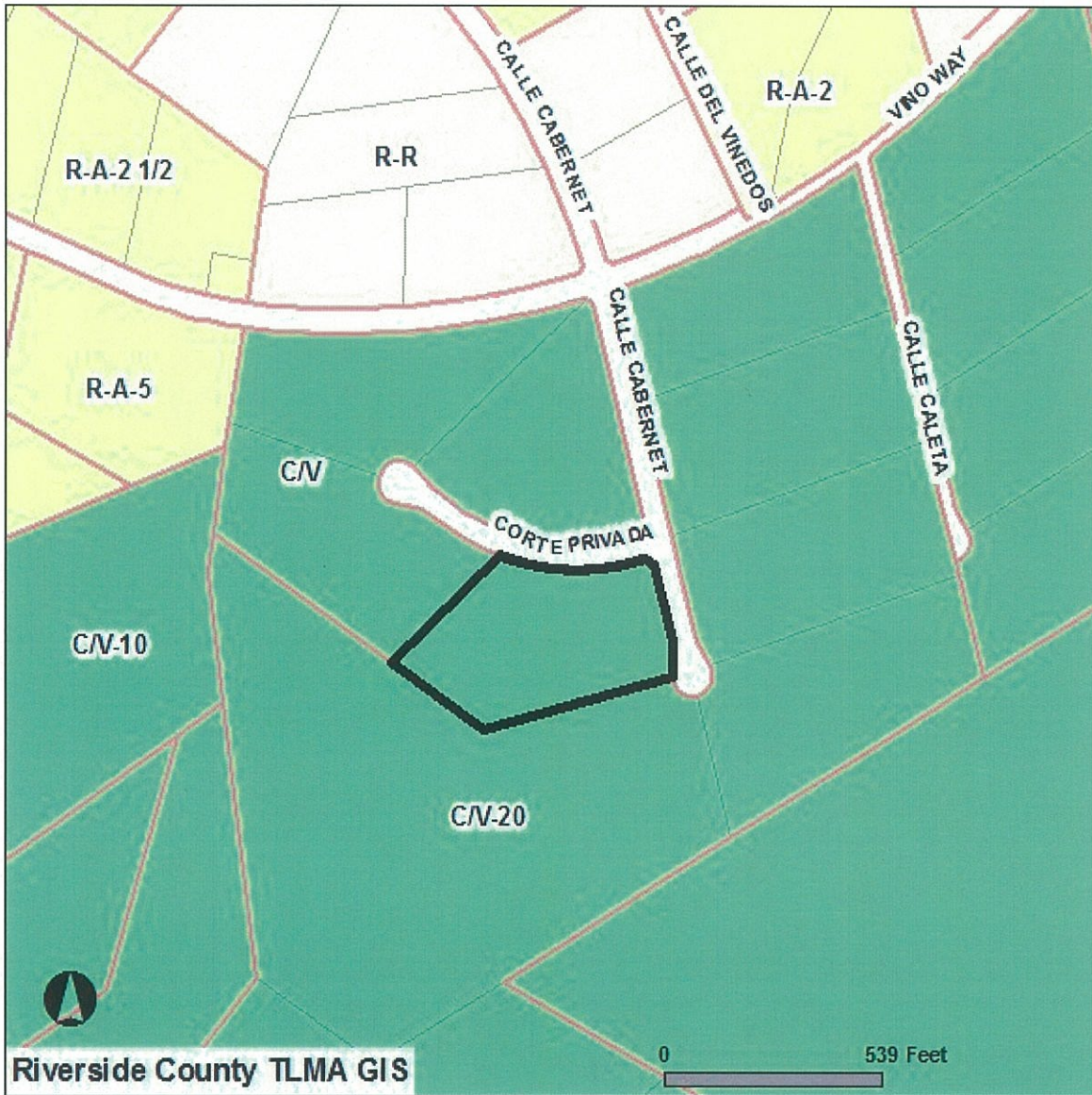
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness 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...Tue Sep 28 16:04:28 2010

Version 100412



RIVERSIDE COUNTY GIS



Selected parcel(s):  
943-210-009

**\*IMPORTANT\***

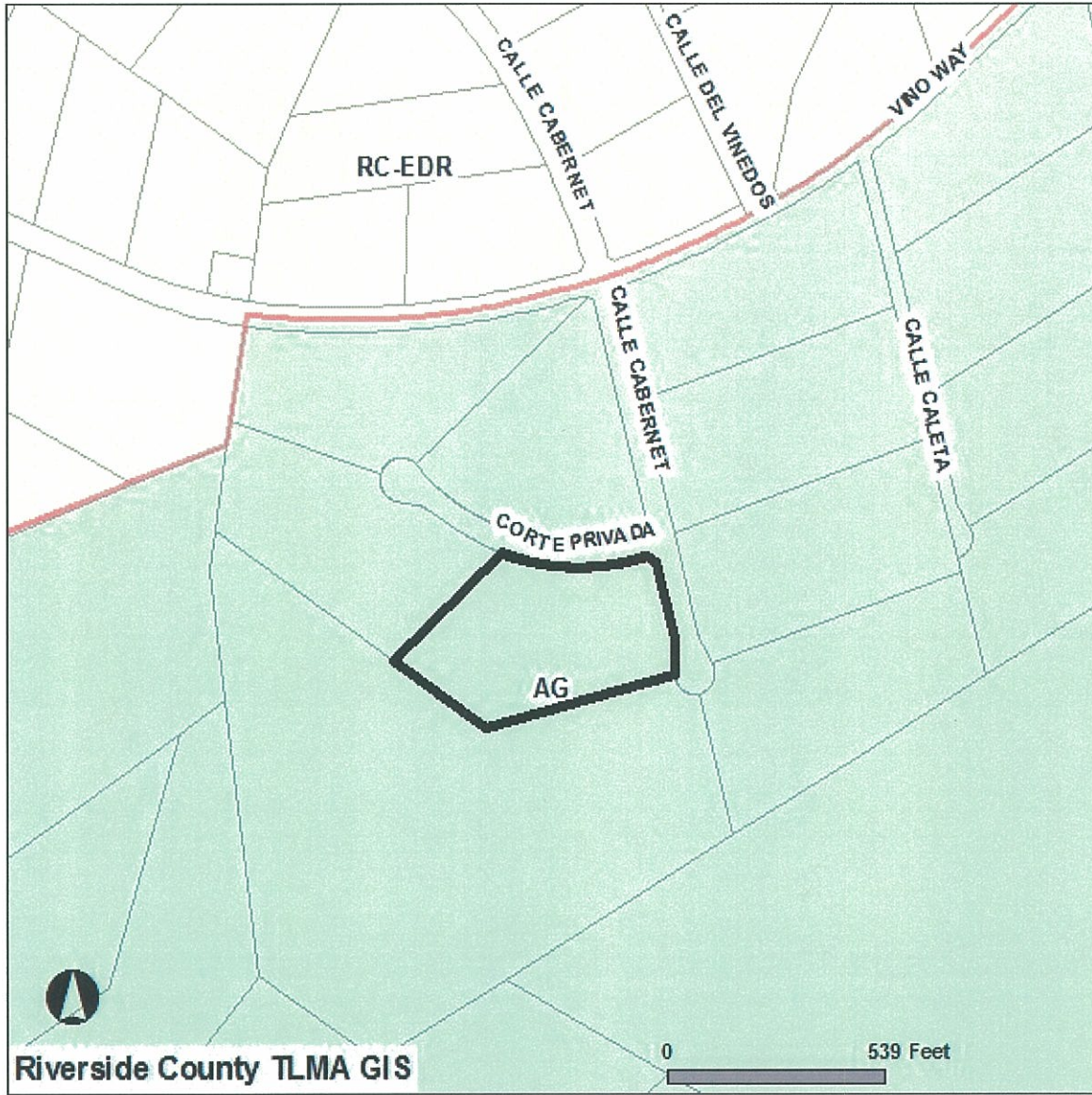
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness 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...Tue Sep 28 16:05:13 2010

Version 100412



RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
943-210-009

**\*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...Tue Sep 28 16:05:39 2010

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: PP 24624 DATE SUBMITTED: 6-1-2010

**APPLICATION INFORMATION**

Applicant's Name: Chris Thompson E-Mail: \_\_\_\_\_

Mailing Address: 45325 Quail Crest Dr.  
Temecula Street CA 92592  
City State ZIP

Daytime Phone No: (951) 202-1658 Fax No: (    ) \_\_\_\_\_

Engineer/Representative's Name: Oz Bratene E-Mail: brateneconst@prodigy.net

Mailing Address: 25759 Jefferson Ave.  
Murrieta Street CA 92562  
City State ZIP

Daytime Phone No: (951) 834-9009 Fax No: (951) 834-9007

Property Owner's Name: Eileen Rivard E-Mail: \_\_\_\_\_

Mailing Address: 40205 Calle Cabernet  
Temecula Street CA 92591  
City State ZIP

Daytime Phone No: (951) 970-5831 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).

*Chris Thompson*

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):

*Eileen Rivard*

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

**PROJECT INFORMATION**

Proposal (describe the project and reference the applicable Ord. No. 348 section): \_\_\_\_\_

The project is to bring into code compliance existing block walls and garden trellis.

Related cases or underlying case: CV-09-01235

**PROPERTY INFORMATION**

Assessor's Parcel Number(s): 943-210-009

Section: 27 Township: T.7S. Range: R.2W.

Approximate Gross Acreage: 5.0 Acres

General location (nearby or cross streets): North of Rancho California Rd., South of \_\_\_\_\_

## APPLICATION FOR MINOR PLOT PLAN

Corte Privada \_\_\_\_\_, East of Vista Del Monte Rd. \_\_\_\_\_, West of Calle Cabernet \_\_\_\_\_

Thomas Brothers Map, edition year, page no., and coordinates: 2006, pg.959, J-1

### **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.

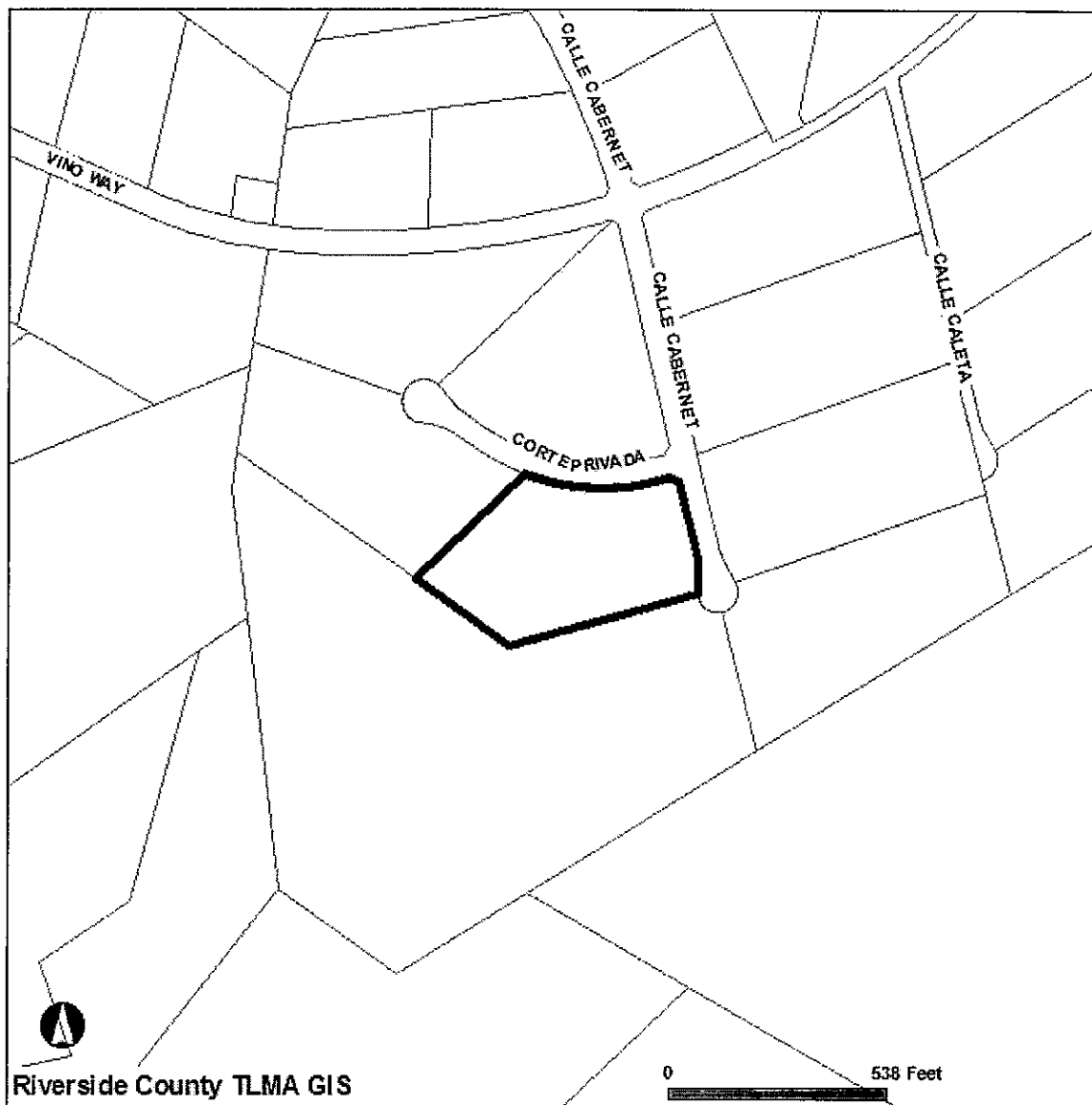
#### **ACCESSORY BUILDING**

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):  
943-210-009

**\*IMPORTANT\***

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

STANDARD WITH PERMITS REPORT

**APNs**

943-210-009-0

**OWNER NAME / ADDRESS**

EILEEN M RIVARD  
40205 CALLE CABERNET  
TEMECULA, CA. 92591

**MAILING ADDRESS**

(SEE OWNER)  
40205 CALLE CABERNET  
TEMECULA CA.. 92591

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: PM 150/24  
SUBDIVISION NAME: PM 21842  
LOT/PARCEL: 3, BLOCK: NOT AVAILABLE  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 4.5 ACRES

**PROPERTY CHARACTERISTICS**

943-210-009  
WOOD FRAME, 2942 SQFT., 3 BDRM/ 2.5 BATH, 1 STORY, ATTACHED GARAGE(792 SQ. FT), CONST'D 2001TILE, ROOF, CENTRAL HEATING,  
CENTRAL COOLING

943-210-009  
WOOD FRAME, 308 SQFT., 1 BDRM/ 0.75 BATH, 1 STORY, ATTACHED GARAGE(840 SQ. FT), CONST'D 2001TILE, ROOF, CENTRAL HEATING,  
CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 959 GRID: H1

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
NOT WITHIN A CITY SPHERE  
NO ANNEXATION DATE AVAILABLE  
NO LAFCO CASE # AVAILABLE  
NO PROPOSALS

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

JEFF STONE, DISTRICT 3

**TOWNSHIP/RANGE**

T7SR2W SEC 27

**ELEVATION RANGE**

1412/1432 FEET

**PREVIOUS APN**

943-210-006

---

***PLANNING***

---

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
AG

**AREA PLAN (RCIP)**

SOUTHWEST AREA

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

CITRUS VINEYARD RURAL POLICY AREA

**ZONING CLASSIFICATIONS (ORD. 348)**

CV (CZ 5487)

**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

---



NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**  
NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**  
NOT IN AN AIRPORT COMPATIBILITY ZONE

---

## **ENVIRONMENTAL**

---

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

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

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

**WRMSHCP CELL NUMBER**  
NOT IN A CELL

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

**VEGETATION (2005)**  
Agricultural Land  
Coastal Sage Scrub  
Grassland

---

## **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. 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**

129

**TRANSPORTATION AGREEMENTS**

NOT IN A TRANSPORTATION AGREEMENT

**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**

NOT IN A CETAP CORRIDOR.

---

**HYDROLOGY**

---

**FLOOD PLAIN REVIEW**

NOT REQUIRED.

**WATER DISTRICT**

EMWD

**FLOOD CONTROL DISTRICT**

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

**WATERSHED**

SANTA MARGARITA

---

**GEOLOGIC**

---

**FAULT ZONE**

NOT IN A FAULT ZONE

**FAULTS**

WITHIN A 1/2 MILE OF  
SANTA GERTRUDIS FAULT  
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

**LIQUEFACTION POTENTIAL**

NO POTENTIAL FOR LIQUEFACTION EXISTS

**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**

TEMECULA VALLEY UNIFIED

**COMMUNITIES**

RANCHO CALIFORNIA

**COUNTY SERVICE AREA**

IN OR PARTIALLY WITHIN  
WINE COUNTRY #149 -  
ROAD MAINTAINANCE

**LIGHTING (ORD. 655)**

ZONE B, 17.16 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**

043203

**FARMLAND**

OTHER LANDS  
PRIME FARMLAND

**TAX RATE AREAS**

094-146

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST

- CSA 149
- CSA 152
- EASTERN MUN WATER IMP DIST B
- EASTERN MUNICIPAL WATER
- ELS MURRIETA ANZA RESOURCE CONS
- ELSINORE AREA ELEM SCHOOL FUND
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 7
- GENERAL
- GENERAL PURPOSE
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- RANCHO CAL WTR R DIV DEBT SV
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- TEMECULA PUBLIC CEMETERY
- TEMECULA UNIFIED
- TEMECULA UNIFIED B & I
- VALLEY WIDE REC & PARK

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
CV063377	NEIGHBORHOOD ENFORCEMENT	May. 30, 2006
CV0901235	NEIGHBORHOOD ENFORCEMENT	Feb. 23, 2009

**BUILDING PERMITS**

Case #	Description	Status
BRS002505	SINGLE FAMILY DWLG W/ATT GARAGE	FINAL
BXX002866	WORKSHOP/STORAGE	FINAL

**ENVIRONMENTAL HEALTH PERMITS**

NO ENVIRONMENTAL PERMITS

**PLANNING PERMITS**

Case #	Description	Status
CFG04382	CA FISH & GAME FEE EA40982	PAID
PP21996	WEDDING FACILITY (EXISTING) AT HOME SITE	DRT
EA40982	PP21996	ABANDON
CZ04734	NOT AVAILABLE	NOTINLMS
MT014175	PM21842 LOT 3	PAID

REPORT PRINTED ON...Tue Jun 29 08:40:52 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. 24624** – CEQA Exempt – Applicant: Chris Thompson – Owner: Eileen Rivard – Third Supervisorial District – Rancho California Area – Southwest Area Plan – Agricultural: Agricultural (10 Acres Minimum) (AG:AG) - Located Northerly of Rancho California Road, southerly of Corte Privada, westerly of Calle Cabernet– 4.5 Acres – Zoning: Citrus Vineyard (C/V) (5 acres minimum) – **REQUEST:** The Plot Plan is proposal to permit an unpermitted a 360 square foot garden trellis, 476 square foot storage enclosure on 4.5 acres, associated with the 2,942 square foot main residence located at 40205 Cabernet in Temecula, CA. APN: 943-210-009. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: November 1, 2010  
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 LEMON STREET  
1<sup>ST</sup> FLOOR CONFERENCE ROOM 2A  
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rcplma.org](mailto: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](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 Thursday, 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 9/29/2010.

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

APN (s) or case numbers PP24624 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

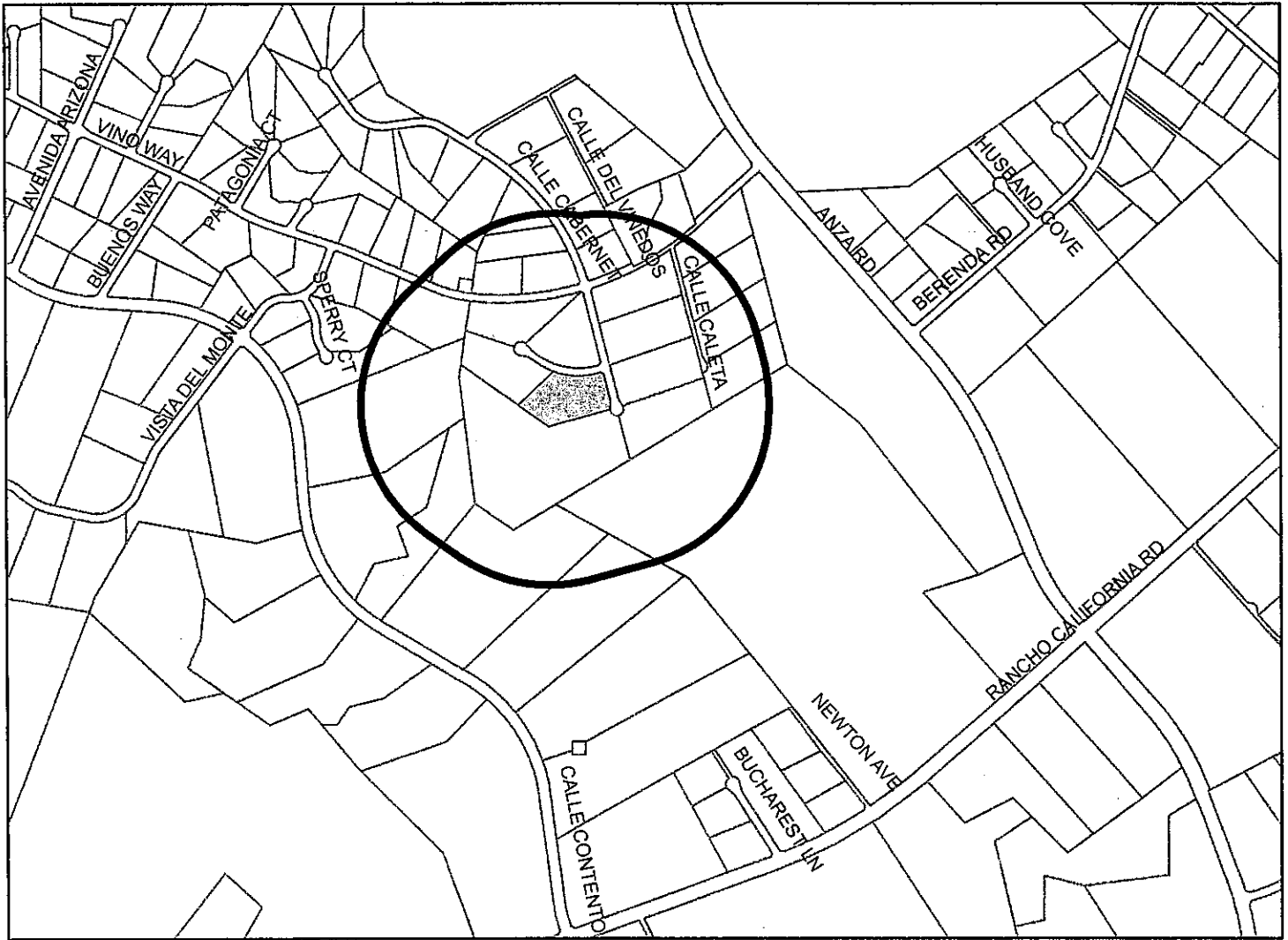
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

**1200 feet buffer**



**Selected Parcels**

943-280-002	<del>960-290-080</del>	943-210-005	<del>960-280-083</del>	943-280-004	<del>960-280-066</del>	943-210-012	<del>960-280-081</del>	943-190-034	<del>960-280-068</del>
943-210-009	<del>960-200-079</del>	943-200-030	<del>960-280-035</del>	943-200-017	<del>960-230-096</del>	943-280-008	<del>960-210-088</del>	943-210-010	<del>960-280-078</del>
943-190-019	<del>960-220-053</del>	943-210-014	<del>960-290-029</del>	943-190-002	<del>960-240-098</del>	943-240-005	<del>960-280-006</del>	943-190-022	<del>960-220-080</del>
943-190-025	<del>960-290-080</del>	943-190-031	<del>960-290-082</del>	943-190-026	<del>960-290-025</del>		160-210-049		160-210-050
	160-210-070		160-220-058		160-210-076		160-210-075		160-210-091
	160-220-053		160-210-084		160-220-050		160-210-064		160-210-078
	160-210-063		160-210-080		160-210-088		160-210-086		160-210-090
	160-210-036		160-210-092		160-210-037		160-210-074		



1,600 550800 0 0 1,100 Feet 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: 943280002, ASMT: 943280002  
ANDREW SEBOK, ETAL  
24 PEMBROKE LN  
LAGUNA NIGUEL CA 92677

APN: 943280005, ASMT: 943280005  
DAVID REZENDEZ, ETAL  
P O BOX 892922  
TEMECULA CA 92589

APN: 943190030, ASMT: 943190030  
BARRY L YODER, ETAL  
33667 VINO WAY  
TEMECULA CA. 92591

APN: 943210009, ASMT: 943210009  
EILEEN M RIVARD  
40205 CALLE CABERNET  
TEMECULA CA. 92591

APN: 943280004, ASMT: 943280004  
CHATEAU DHUIS  
14726 RAMONA AVE STE 201  
CHINO CA 91710

APN: 943200030, ASMT: 943200030  
FRANK B BRAINARD, ETAL  
P O BOX 892544  
TEMECULA CA 92589

APN: 943280006, ASMT: 943280006  
CURTIS R KUEHNEL, ETAL  
40174 CALLE CALETA  
TEMECULA CA. 92591

APN: 943200015, ASMT: 943200015  
GERALD P CURRAN, ETAL  
P O BOX 891092  
TEMECULA CA 92589

APN: 943210012, ASMT: 943210012  
DAVID HUTT, ETAL  
C/O AW PROPERTIES WEST LLC  
P O BOX 9296  
RANCHO SANTA FE CA 92067

APN: 943200017, ASMT: 943200017  
GUY TENERELLI  
33900 VINO WAY RD  
TEMECULA CA. 92591

APN: 943280001, ASMT: 943280001  
DAVID L FONSECA, ETAL  
40070 CALLE CABERNET  
TEMECULA CA 92591

APN: 943230001, ASMT: 943230001  
JAMES A CARTER  
P O BOX 28739  
SANTA ANA CA 92799

APN: 943190034, ASMT: 943190034  
DAVID M HILL, ETAL  
40124 SPERRY CT  
TEMECULA CA. 92591

APN: 943280008, ASMT: 943280008  
JEROME T BASHE, ETAL  
40284 CALLE CALETA  
TEMECULA CA. 92591





APN: 943210008, ASMT: 943210008  
JOHN EVELYN, ETAL  
3612 OSTROM AVE  
LONG BEACH CA 90808

APN: 943240005, ASMT: 943240005  
RAUL RAMIREZ  
440 W MARKHAM ST  
PERRIS CA 92571

APN: 943210010, ASMT: 943210010  
JOHN P DUBOTS, ETAL  
33775 CORTE PRIVADA  
TEMECULA CA. 92591

APN: 943200016, ASMT: 943200016  
REBECCA KNODE, ETAL  
P O BOX 892065  
TEMECULA CA 92589

APN: 943280007, ASMT: 943280007  
JOHN REINGRUBER  
40250 CALLE CALETA  
TEMECULA CA. 92591

APN: 943190022, ASMT: 943190022  
ROBERT LUCEY, ETAL  
39957 CALLE CABERNET  
TEMECULA CA. 92591

APN: 943190019, ASMT: 943190019  
KEVIN D HOLT, ETAL  
39817 CALLE CABERNET  
TEMECULA CA. 92591

APN: 943210007, ASMT: 943210007  
ROBIN L RENNAKER, ETAL  
33805 VINO WAY  
TEMECULA CA. 92591

APN: 943210014, ASMT: 943210014  
MAHMOUD M YAKUT, ETAL  
39820 CALLE CONTENTO  
TEMECULA CA 92591

APN: 943190025, ASMT: 943190025  
ROY HOWARD, ETAL  
33614 VINO WAY  
TEMECULA CA. 92591

APN: 943190029, ASMT: 943190029  
PETER J BUCK, ETAL  
33625 VINO WAY  
TEMECULA CA. 92591

APN: 943190020, ASMT: 943190020  
SCOTT C MILLER, ETAL  
39897 CALLE CABERNET  
TEMECULA CA. 92591

APN: 943190002, ASMT: 943190002  
RANCHO CALIF WATER DIST  
P O BOX 9017  
TEMECULA CA 92589

APN: 943190031, ASMT: 943190031  
STEPHEN M WELTY, ETAL  
2941 UNICORNIO ST NO A  
CARLSBAD CA 92009





APN: 943190007, ASMT: 943190007  
TOM G HERNANDEZ, ETAL  
39757 CALLE CABERNET  
TEMECULA CA. 92591

APN: 943190021, ASMT: 943190021  
VIET DUC BE, ETAL  
869 DOROTHEA RD  
LA HABRA HEIGHTS CA 90631



Agenda Item No.: 3.8  
Supervisory District: Fifth  
Project Planner: Bahellia Boothe

Plot Plan Number: 24704  
Applicant: Bud Serracino  
Directors Hearing: November 1, 2010  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 1,408 square foot detached storage barn on 2.29 acres, associated with the 2,875 square foot residence with attached 740 square foot garage located at 17081 Mina Lane in Perris, CA. APN: 390-320-002

### ISSUES OF RELEVANCE:

The property is located in a High Fire Area and has been reviewed and conditions by Riverside County Fire Department.

### RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24704, 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: Estate Density Residential (2 Acres Minimum) on the Elsinore Plan.
3. The proposed accessory uses are permitted uses in the general plan designation.

SA  
10/5/10

4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Residential Agricultural zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed 1,408 square foot detached storage barn is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The accessory building is located more than 30 feet 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 #: PP24704

Parcel: 390-320-002

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. 24704 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24704, Exhibit A, dated September 15, 2010.

10. EVERY. 2                    PPA - PROJECT DESCRIPTION                    RECOMMND

The use hereby permitted is a proposal to construct a 1,408 square foot detached storage barn on 2.29 acres, associated with the 2,875 square foot residence with attached 740 square foot garage located at 17081 Mina Lane in Perris, CA. APN: 390-320-002

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 PP24704. 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.

10/06/10  
10:14

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:ADMINISTRATIVE Case #: PP24704

Parcel: 390-320-002

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-#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.

10.FIRE. 5 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.

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. 24704 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 #: PP24704

Parcel: 390-320-002

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 #: PP24704

Parcel: 390-320-002

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

10/06/10  
10:14

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP24704

Parcel: 390-320-002

20. PRIOR TO A CERTAIN DATE

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

this plot plan, this plot plan shall become null and void.

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

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

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

Plans shall be signed and approved by a registered civil 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 September 15, 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 September 15, 2010.

10/06/10  
10:14

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:ADMINISTRATIVE Case #: PP24704

Parcel: 390-320-002

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.



Mike Lara  
Director

## COUNTY OF RIVERSIDE BUILDING AND SAFETY DEPARTMENT

### **PLOT PLAN REVIEW**

---

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.

---

**SITE: 17081 La Mina Ln    COMMENTS: PP 24704    Date: 09/29/2010**  
**Perris**

---

**The plot plan submittal is to include a 1,408 square foot barn. Per the 2007 California Building Code (CBC), this structure would be classified as a group "U" occupancy. The proposed structure would comply with size limitations per that occupancy classification.**

**This property is located within a high fire severity zone. Verification of the building permit date for the main residence shall be required to determine the applicability of high fire resistive requirements for the unpermitted buildings.**

**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.**

RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
390-320-002

**\*IMPORTANT\***

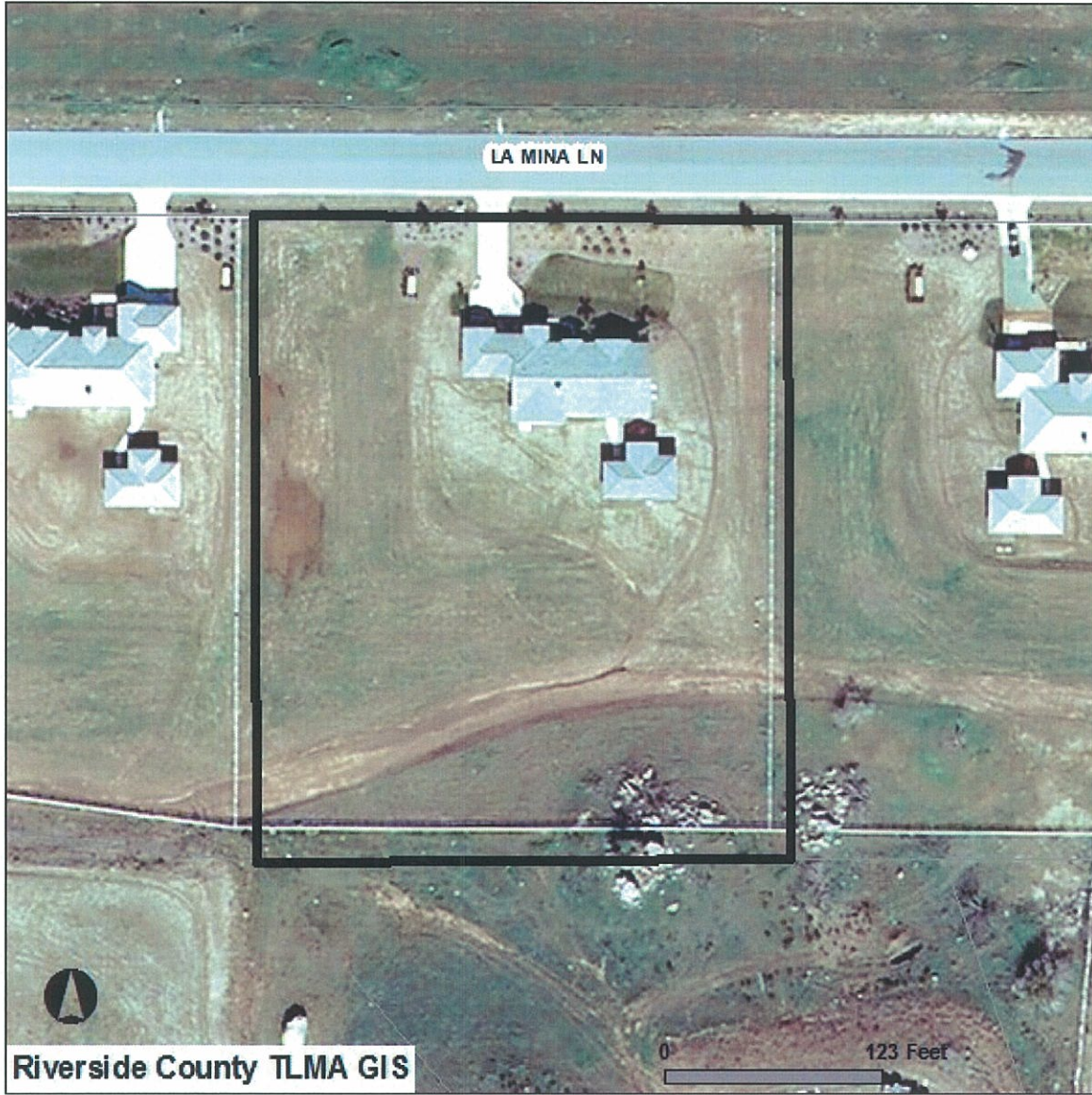
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness 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 Oct 04 08:19:49 2010

Version 100826



RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
390-320-002

**\*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 Oct 04 08:20:43 2010

Version 100826

RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
390-320-002

**\*IMPORTANT\***

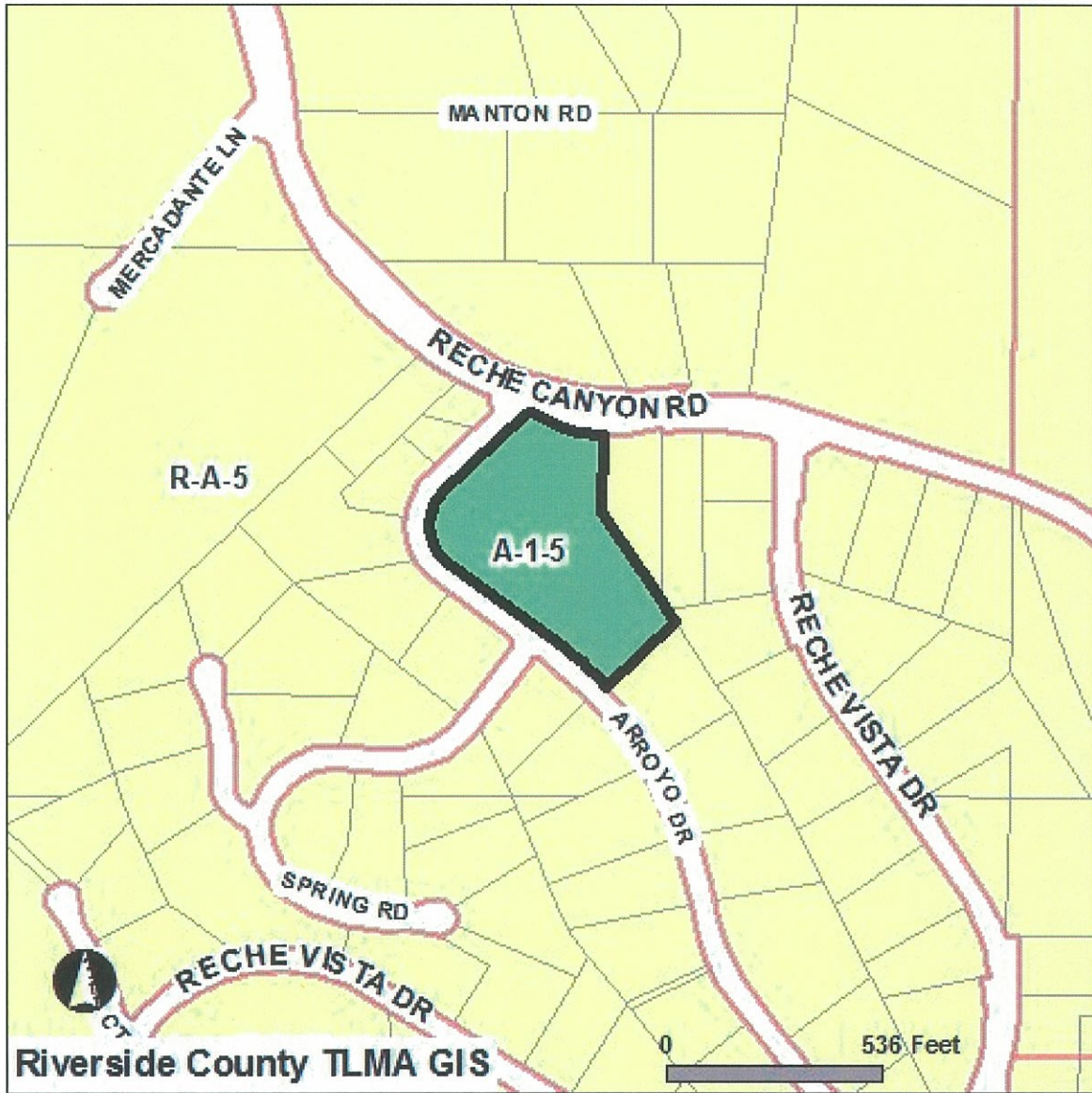
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness 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 Oct 04 08:21:34 2010

Version 100826



RIVERSIDE COUNTY GIS



Selected parcel(s):  
471-100-059

**\*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...Tue Oct 05 09:10:45 2010

Version 100826



**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: PP24704 DATE SUBMITTED: \_\_\_\_\_

**APPLICATION INFORMATION**

Applicant's Name: TUFF SHED (Ltd) E-Mail: bsgmacino@tuffshed.com

Mailing Address: 2330 S. Castle Harbor Pl.  
\_\_\_\_\_  
Ontario CA 91761  
City State ZIP

Daytime Phone No: (909) 988-8833 Fax No: (909) 947-3730

Engineer/Representative's Name: Bud Samacino E-Mail: bsamacino@tuffshed.com

Mailing Address: 2330 S. Castle Harbor Pl  
\_\_\_\_\_  
Ontario CA 91761  
City State ZIP

Daytime Phone No: (909) 988-8833 Fax No: (909) 947-3730

Property Owner's Name: Paul & Jennifer Wamsley E-Mail: jennifer@pellywamsley.com

Mailing Address: 17091 LA Mina Ln  
\_\_\_\_\_  
Perris CA 92570  
City State ZIP

Daytime Phone No: (310) 370-5678 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).

TUFF SHEETS Bud Samouie  
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):

Paul W. Husley  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)

Jennifer W. Husley  
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): Proposed  
 Barn to be used for storage

Related cases or underlying case: \_\_\_\_\_

**PROPERTY INFORMATION**

Assessor's Parcel Number(s): 390-320-002

Section: \_\_\_\_\_ Township: TSR5Wsect7 Range: \_\_\_\_\_

Approximate Gross Acreage: 2.29 ACRES

General location (nearby or cross streets): North of KOEPPER RD, South of \_\_\_\_\_

**APPLICATION FOR MINOR PLOT PLAN**

Hidden Valley RD, East of Olive St, West of Los Amolles RD.

Thomas Brothers Map, edition year, page no., and coordinates: 806 AS

**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.

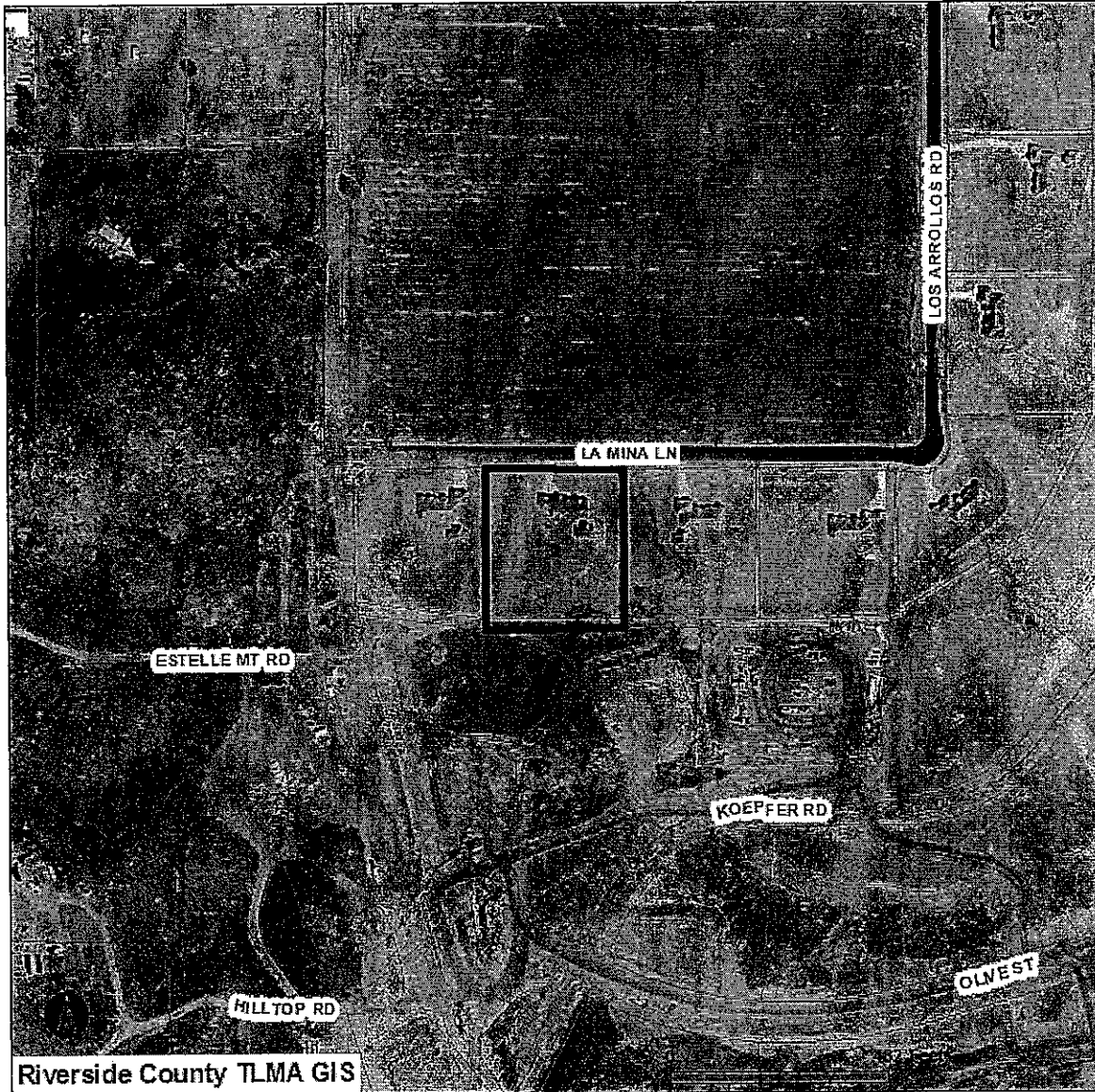
**ACCESSORY BUILDING**

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):  
390-320-002

#### LEGEND



SELECTED PARCEL



INTERSTATES



HIGHWAYS



PARCELS



CITY

**\*IMPORTANT\***

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

STANDARD WITH PERMITS REPORT

**APNs**

390-320-002-1

**OWNER NAME / ADDRESS**

PAUL GORDON WALMSLEY  
JENNIFER WALMSLEY  
17081 LA MINA LN

PERRIS, CA. 92570

**MAILING ADDRESS**

(SEE OWNER)  
17081 LA MINA LN  
PERRIS CA.. 92570

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 391/67  
SUBDIVISION NAME: TR 27557  
LOT/PARCEL: 11, BLOCK: NOT AVAILABLE  
TRACT NUMBER: 27557

**LOT SIZE**

RECORDED LOT SIZE IS 2.29 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 2875 SQFT., 4 BDRM/ 2.5 BATH, 1 STORY, ATTACHED GARAGE(740 SQ. FT), CONST'D 2006TILE, ROOF, CENTRAL HEATING,  
CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 806 GRID: A5

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
NOT WITHIN A CITY SPHERE  
NO ANNEXATION DATE AVAILABLE  
NO LAFCO CASE # AVAILABLE  
NO PROPOSALS

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

MARION ASHLEY, DISTRICT 5

**TOWNSHIP/RANGE**

T5SR5W SEC 1

**ELEVATION RANGE**

2224/2236 FEET

**PREVIOUS APN**

390-060-031

**PLANNING**

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
RC-EDR

**AREA PLAN (RCIP)**

ELSINORE

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

WARM SPRINGS POLICY AREA

**ZONING CLASSIFICATIONS (ORD. 348)**

R-A-2 1/2 (CZ 6164)

**ZONING DISTRICTS AND ZONING AREAS**

GAVILAN HILLS 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

**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)**

Grassland  
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**

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.SOUTHWEST

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**

ELSINORE

**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**

35

**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**

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**

LAKE ELSINORE UNIFIED

**COMMUNITIES**

LAKE MATHEWS

**COUNTY SERVICE AREA**

NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**

ZONE B, 40.41 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**

042007

**FARMLAND**

GRAZING LAND

LOCAL IMPORTANCE

URBAN-BUILT UP LAND

**TAX RATE AREAS**

065-166

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST



- CSA 152
- ELSINORE AREA ELEM SCHOOL FUND
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- LAKE ELSINORE UNIF IMP NO 96-1
- LAKE ELSINORE UNIFIED
- M W D WEST 11TH FR 1302011
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CORONA RESOURCE CONSER
- WESTERN MUN WATER 11TH FRINGE
- WESTERN MUN WATER IMP DIST 4

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

NO CODE COMPLAINTS

**BUILDING PERMITS**

Case #	Description	Status
BRS067386	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2A	FINAL
BRS050147	GUEST HOUSE/CASITA	EXPIRED
BRS050118	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3	EXPIRED
BRS050146	GUEST HOUSE/CASITA	FINAL
BRS050145	GUEST HOUSE/CASITA	FINAL
BRS067397	DWELLING & ATTACHED GARAGE (PRODUCTION) (GUEST)	FINAL
BRS050143	GUEST HOUSE/CASITA	EXPIRED
BSP100095	GUNITE POOL AND SPA	FINAL
BAR070327	INTERIOR REMODEL SFR	EXPIRED
BRS050131	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2XA	FINAL
BRS067398	DWELLING & ATTACHED GARAGE (PRODUCTION) (GUEST)	FINAL
BRS050123	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3XB	FINAL
BRS067390	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3B	FINAL
BEL051227	TEMP POWER FOR CONSTRUCTION/SPAN-POLES-TR27557 LT9	FINAL
BRS050127	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3	EXPIRED
BRS050116	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3	EXPIRED
BRS050129	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3	EXPIRED
BRS050134	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	EXPIRED
BRS050122	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3A	FINAL
BGR030687	ROUGH GRADE FOR TR27557 76 LOTS	FINAL
BRS050128	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3X	EXPIRED
BRS067383	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3AREV	FINAL
BRS067399	DWELLING & ATTACHED GARAGE (PRODUCTION) (GUEST)	FINAL
BRS050121	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3BR	FINAL
BRS050132	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	EXPIRED
BRS050117	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3X	EXPIRED
BRS050115	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3	EXPIRED
BEL060224	EL FOR CONSTRUCTION 1 METER 15 E/P 53 BP	EXPIRED
BRS067391	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3BREV	FINAL
BRS067392	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3AREV	FINAL
BRS067393	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3B	FINAL
BRS067387	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2BREV	FINAL
BGR060354	PRECISE GRADING TR27557 LOTS 44-57	FINAL
BRS067382	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2B	FINAL
BRS050138	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	EXPIRED
BRS050141	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3XA	FINAL
BRS050126	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3	EXPIRED
BRS050124	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3	EXPIRED
BRS050144	GUEST HOUSE/CASITA	EXPIRED
BRS050119	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3	EXPIRED
BRS050137	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	EXPIRED
BRS050133	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	EXPIRED
BRS067394	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3AREV	FINAL

BRS050139	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	EXPIRED
BRS067395	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3A	FINAL
BRS067388	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2BREV	FINAL
BRS050125	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3	EXPIRED
BRS050140	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 1X	EXPIRED
BRS050142	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 1	EXPIRED
BRS050135	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2X	EXPIRED
BRS050130	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	EXPIRED
BRS067396	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3BREV	FINAL
BRS067389	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2AREV	FINAL

#### ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHS065449	NOT AVAILABLE	APPLIED
EHS045369	NOT AVAILABLE	APPLIED
EHS064788	NOT AVAILABLE	APPLIED
EHS032521	NOT AVAILABLE	APPLIED
EHS051447	NOT AVAILABLE	APPLIED

#### PLANNING PERMITS

Case #	Description	Status
GPA00363	NOT AVAILABLE	APPROVED
MT052388	TR 27557 76 LOTS	PAID
MT063186	TR27557 LOTS 16, 18-27 42-43 57-60	PAID
MT063190	NOT AVAILABLE	PAID
CZ06164	CZ FROM R-A-5 & R-A-10 TO R-A-2 1/2 CHANGE OF ZONE FROM R-A-5 & R-A-10 TO R-A-2 1/2. EA 36277, CGPA 363, TR 27557 N/A	APPROVED
MT066312	TR27557 LOTS 10-15, 17 & 28	PAID
GPA00363	AMD LMCP FROM RURAL 5 AC HILLSIDE RURAL 5 AC MTN RURAL 2.5 AC MTN	APPROVED
MT063189	NOT AVAILABLE	PAID
TR27557	SUBDIVIDE 260 ACRES INTO 77 LOTS DIVIDE 260 ACRES INTO 80 LOTS EA 36277, CGPA 363, CZ 6164 N/A	APPROVED
EA36277	EA FOR GPA 363 ENVIRONMENTAL ASSESSMENT FOR CZ 06164, GPA00363, TR 27557 EA 36277, CGPA 363, CZ 6164, TR 27557	APPROVED
MT066313	TR27557 LOTS 10-15, 17 & 28	PAID
MT066314	TR27557 LOTS 10-15, 17 & 28	PAID

REPORT PRINTED ON...Mon Sep 13 11:14:08 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. 24704** – CEQA Exempt – Applicant: Bud Serracino – Eng-Rep: Tuff Shed – Fifth Supervisorial District – Gavilan Hills Area – Elsinore Area Plan – Rural Community: Estate Density Residential (2 Acres Minimum) (RC:EDR) - Located Southerly of Mina Lane, northerly of Koepfer, easterly of Olive Street, westerly of Los Arrollos Road – 2.29 Acres – Zoning: Residential Agricultural (R-A-2 1/2 ) (2 1/2 acres minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 1, 408 square foot detached storage Barn on 2.29 acres, associated with the 2,875 square foot residence with attached 740 square foot garage located at 17081 Mina Lane in Perris, CA. APN: 390-320-002. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: November 1, 2010  
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 LEMON STREET  
1<sup>st</sup> FLOOR CONFERENCE ROOM 2A  
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto: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](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 Thursday, 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 9/30-2010,

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

APN (s) or case numbers PP 24704 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.

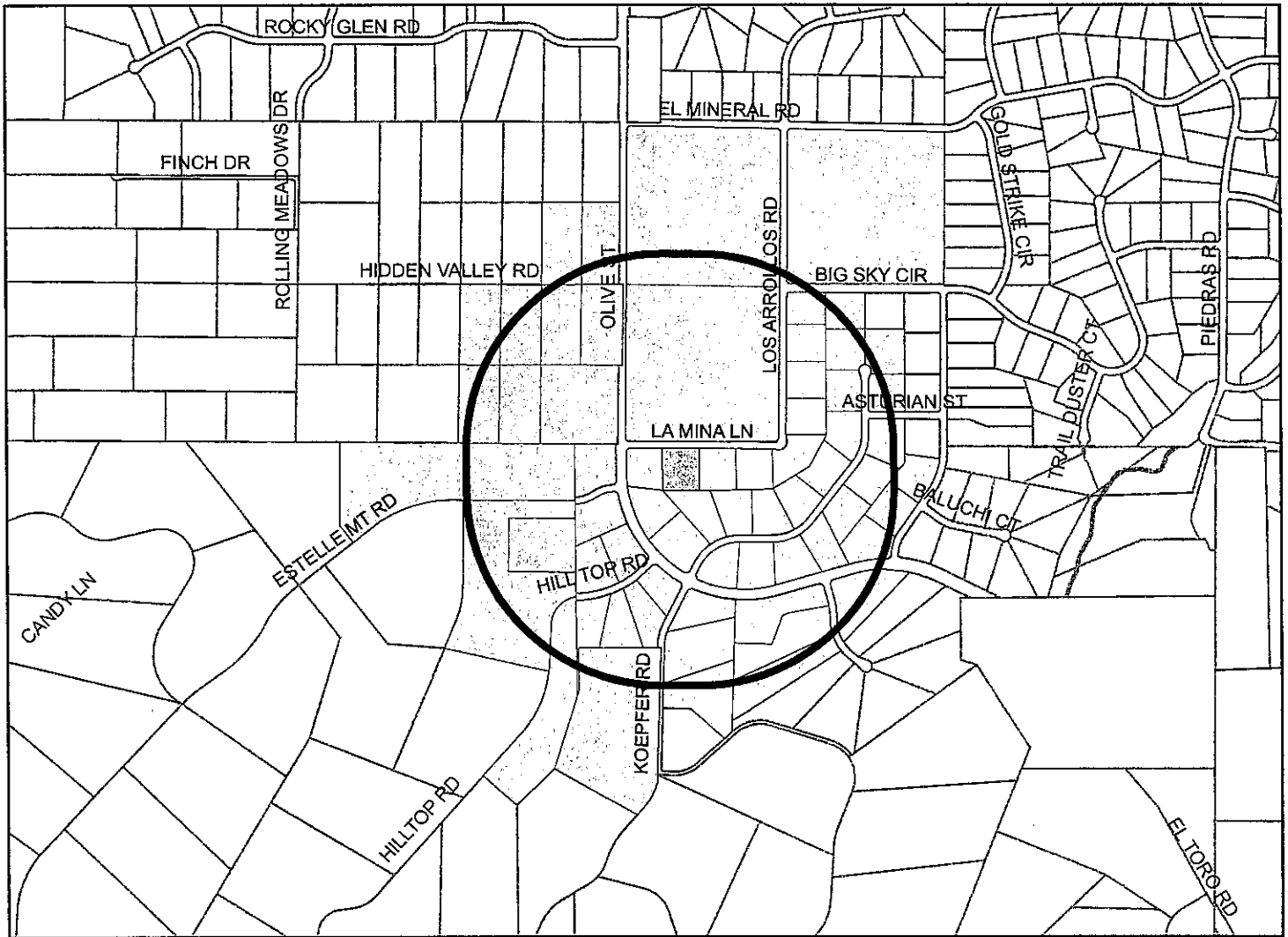
NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor  
Riverside, Ca. 92502

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

# Mailing Labels



## Selected Parcels

289-250-020	<del>289-280-003</del>	390-060-027	<del>590-020-003</del>	390-050-005	<del>990-220-013</del>	390-320-014	<del>590-320-012</del>	390-320-016	<del>990-220-018</del>
390-320-018	<del>596-320-005</del>	390-310-002	<del>990-220-008</del>	390-300-014	<del>590-300-023</del>	390-320-012	<del>990-220-004</del>	390-320-010	<del>596-320-009</del>
390-320-008	<del>990-220-003</del>	390-320-006	<del>590-300-008</del>	390-310-007	<del>990-220-006</del>	390-310-005	<del>590-320-006</del>	390-300-001	<del>990-220-002</del>
390-300-009	390-300-010	390-300-011	289-250-011	390-320-021	289-240-036	289-240-019	289-560-005	289-240-015	390-320-003
289-560-003	289-560-001	289-560-004	289-560-013	289-560-002	390-320-001	289-240-037	390-320-005	289-240-026	289-240-014
289-560-010	289-560-011	390-320-002	390-320-019	289-240-018	289-240-054	390-050-004	390-050-003	390-320-004	390-320-020
289-240-055	289-560-014	289-560-012	289-560-015						



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: 289250008, ASMT: 289250008  
2DZ PROP  
P O BOX 8046  
LAVERNE CA 91750

APN: 289240019, ASMT: 289240019  
DEUTSCHE BANK NATL TRUST CO  
C/O WESTERN PROGRESSIVE  
2015 VAUGHN RD BLDG 400  
KENNESAW GA 30144

APN: 390060027, ASMT: 390060027  
ANDREW JOHN KOEPFER, ETAL  
1025 N HALE  
FULLERTON CA 92631

APN: 289560005, ASMT: 289560005  
EUGENE K GAGLIA, ETAL  
17423 BIG SKY CIR  
PERRIS CA. 92570

APN: 390050005, ASMT: 390050005  
BARBARA HARRIS FRIGGE  
4735 MAJORCA WAY  
OCEANSIDE CA 92056

APN: 289240015, ASMT: 289240015  
FEDERAL HOME LOAN MORTGAGE CORP  
C/O WELLS FARGO BANK  
3476 STATEVIEW BLV  
FT MILL SC 29715

APN: 390300011, ASMT: 390300011  
CANYON RESERVE AT GAVILAN SPRINGS  
C/O CENTURY CROWELL COMM  
1505 S D ST STE 100  
SAN BERNARDINO CA 92408

APN: 390320003, ASMT: 390320003  
GURJ PAL SINGH, ETAL  
17129 LA MINA LN  
PERRIS CA. 92570

APN: 289250011, ASMT: 289250011  
CHUAN CHUAN HUANG  
2552 STEEPLECHASE LN  
DIAMOND BAR CA 91765

APN: 289560003, ASMT: 289560003  
JACK E KELLEY, ETAL  
23846 LOS ARROLLOS RD  
PERRIS CA. 92570

APN: 390320021, ASMT: 390320021  
DARYLL LYNNE, ETAL  
24195 SPENCER BUTTE DR  
PERRIS CA. 92570

APN: 289560001, ASMT: 289560001  
JERRY WEST  
23942 LOS ARROLLOS RD  
PERRIS CA 92570

APN: 289240036, ASMT: 289240036  
DAVID P LOAIZA, ETAL  
16965 HIDDEN VALLEY RD  
PERRIS CA. 92570

APN: 289560004, ASMT: 289560004  
JIMMY R WHARTON, ETAL  
17387 BIG SKY CIR  
PERRIS CA. 92570



APN: 289560013, ASMT: 289560013  
JOHN LITWINSKI, ETAL  
23903 KOEPFER RD  
PERRIS CA. 92570

APN: 289560010, ASMT: 289560010  
MICHAEL A PULVER, ETAL  
23898 KOEPFER RD  
PERRIS CA. 92570

APN: 289560002, ASMT: 289560002  
KEITH H ALINDER, ETAL  
23894 LOS ARROLLOS RD  
PERRIS CA. 92570

APN: 289560011, ASMT: 289560011  
MIKE MAI, ETAL  
23852 KOEPFER RD  
PERRIS CA. 92570

APN: 390320001, ASMT: 390320001  
KEVIN CHASE, ETAL  
17033 LA MINA LN  
PERRIS CA. 92570

APN: 390320002, ASMT: 390320002  
PAUL GORDON WALMSLEY, ETAL  
17081 LA MINA LN  
PERRIS CA. 92570

APN: 289240037, ASMT: 289240037  
LARRY SANFORD, ETAL  
22010 LAKE MATTHEWS DR  
PERRIS CA 92570

APN: 390320019, ASMT: 390320019  
PETER WANKET, ETAL  
24057 SPENCER BUTT DR  
PERRIS CA. 92570

APN: 390320005, ASMT: 390320005  
MARC A MCELWEE, ETAL  
17225 LA MINA LN  
PERRIS CA. 92570

APN: 289240018, ASMT: 289240018  
RAUL E RAMIREZ  
16933 HIDDEN VALLEY RD  
PERRIS CA. 92570

APN: 289240026, ASMT: 289240026  
MARK B DUROCHER, ETAL  
16970 HIDDEN VALLEY RD  
PERRIS CA. 92570

APN: 289240054, ASMT: 289240054  
RAY W LIPPER  
10 LINDA ISLE  
NEWPORT BEACH CA 92663

APN: 289240014, ASMT: 289240014  
MARK SEIFERT, ETAL  
16780 LA MINA LN  
PERRIS CA. 92570

APN: 390050003, ASMT: 390050003  
ROBERT P HOBROON, ETAL  
16690 HARRIS RD  
PERRIS CA 92570





APN: 390320004, ASMT: 390320004  
SCOTT HUKILL, ETAL  
17177 LA MINA LN  
PERRIS CA. 92570

APN: 390320020, ASMT: 390320020  
TALLY LEE HOFFMAN, ETAL  
24103 SPENCER BUTTE DR  
PERRIS CA. 92570

APN: 289240055, ASMT: 289240055  
TONI MARIE DIDOMINICUS  
P O BOX 78916  
CORONA CA 92877

APN: 289560014, ASMT: 289560014  
TOROS KECHICHIAN, ETAL  
23949 KOEPFER RD  
PERRIS CA. 92570

APN: 289560012, ASMT: 289560012  
VERNON RAYMOND ALLSUP, ETAL  
2700 HAWTHORN PL  
BRENTWOOD CA 94513

APN: 289560015, ASMT: 289560015  
YIPAO PHAN, ETAL  
11844 KILIAM ST  
EL MONTE CA 91732

Agenda Item No.: 3.9  
Supervisory District: Fifth  
Project Planner: Bahelila Boothe

Plot Plan Number: 24433  
Applicant: Oscar Gutierrez  
Directors Hearing: November 1, 2010  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to permit an unpermitted 684 square foot detached garage, 313 square foot detached storage building, 346 square foot gazebo, 293 square foot pool house with restroom and storage on 2.04 acres, associated with the 1,526 square foot residence located at 23475 Marshall Street in Perris, CA. APN: 325-080-042

### ISSUES OF RELEVANCE:

The property has a code violation (CV079370) for construction without permits.

### RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24433, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### CONCLUSIONS:

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

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

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

SA  
10/5/10

PLOT PLAN:ADMINISTRATIVE Case #: PP24433

Parcel: 325-080-042

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. PP24433 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24433, Exhibit A, dated September 29, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby is to permit an upermitted 684 square foot detached garage, 313 square foot detached storage building, 346 square foot gazebo, 293 square foot pool house with restroom and storage on 2.04 acres, associated with the 1,526 square foot residence located at 23475 Marshall Street in Perris, CA. APN: 325-080-042

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 PP24433. 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. 1 PPA - POOL DWELLING RECOMMND

THIS APPROVAL IS FOR A POOL DWELLING ONLY NO COOKING FACILITIES ARE ALLOWED.

From Ordinance 348: SECTION 21.31. DWELLING, POOL. A building which contains no cooking facilities and which is used exclusively for housing members of a single family and

10/05/10  
12:29

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:ADMINISTRATIVE Case #: PP24433

Parcel: 325-080-042

10. GENERAL CONDITIONS

10.PLANNING. 1 PPA - POOL DWELLING (cont.)

RECOMMND

their nonpaying guests.

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. 24433 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS

RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24433

Parcel: 325-080-042

10. GENERAL CONDITIONS

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

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 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.

10/05/10  
12:29

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:ADMINISTRATIVE Case #: PP24433

Parcel: 325-080-042

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP

RECOMMND

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

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

RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

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 September 27, 2010.

10/05/10  
12:29

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP24433

Parcel: 325-080-042

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2

PPA - CONFORM TO FLOOR PLANS

RECOMMND

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

80.PLANNING. 3

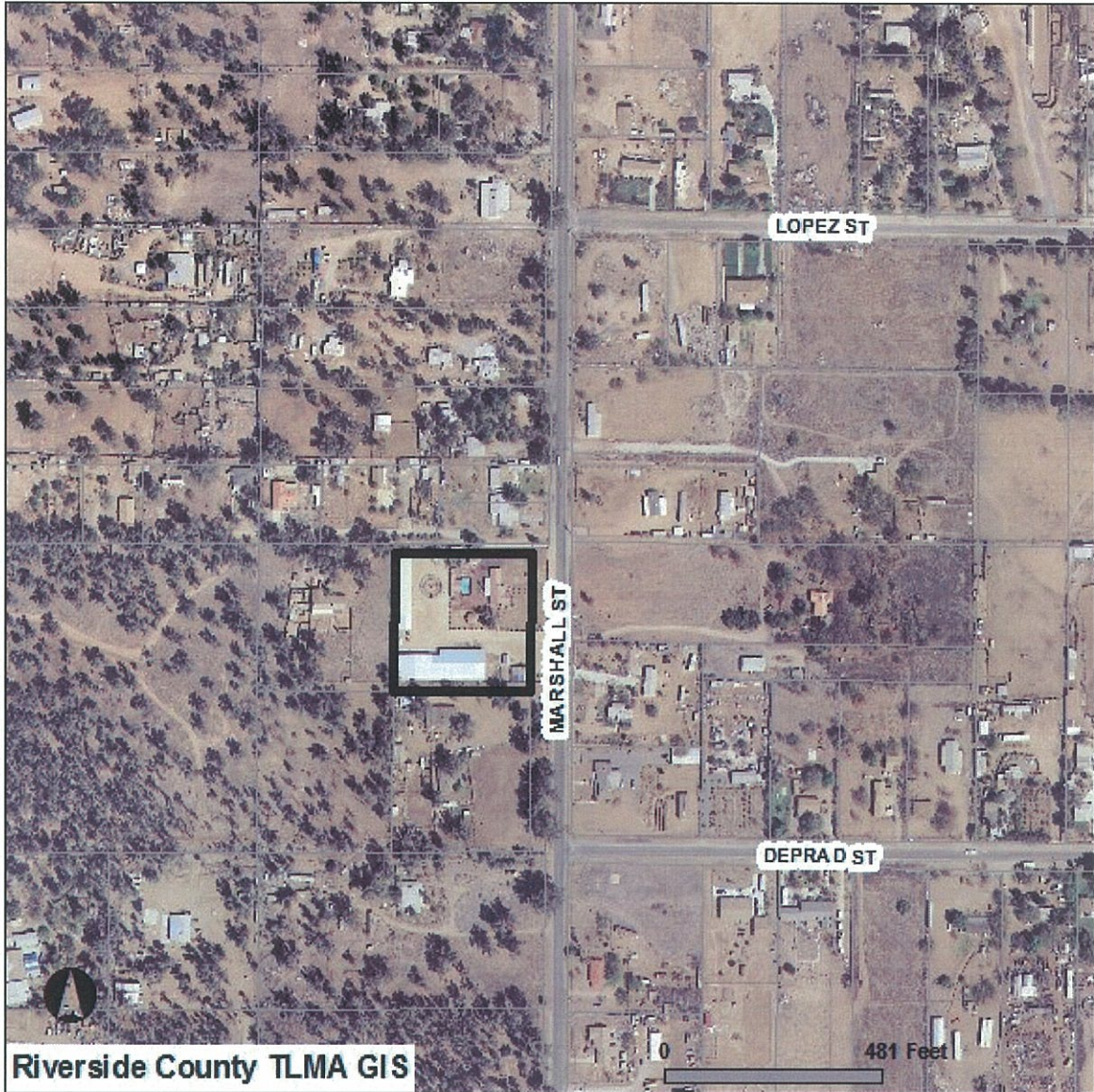
PPA - EXISTING STRUCTURE

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.



RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
325-080-042

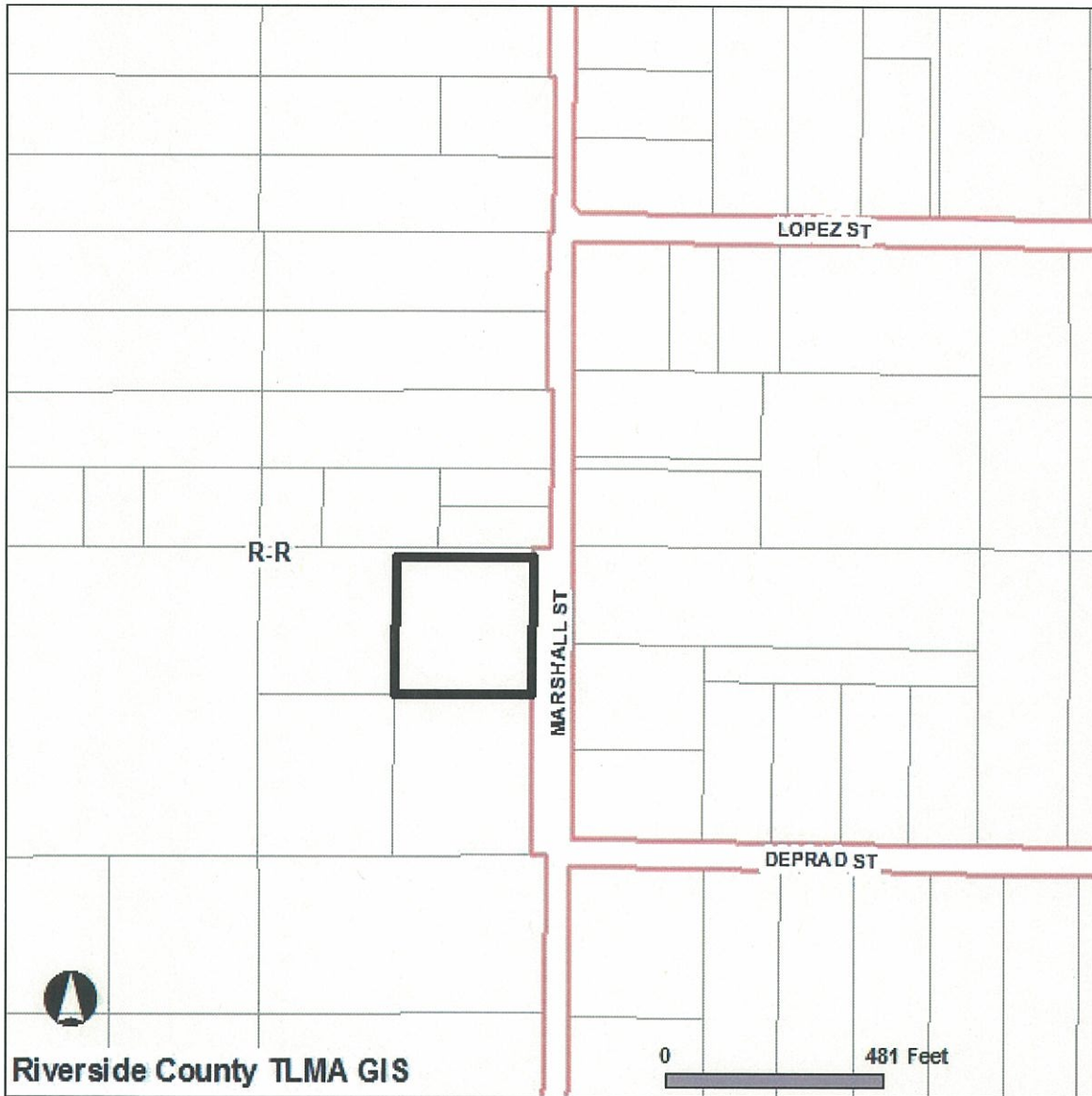
**\*IMPORTANT\***

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 Sep 29 12:00:56 2010

Version 100412

RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
325-080-042

**\*IMPORTANT\***

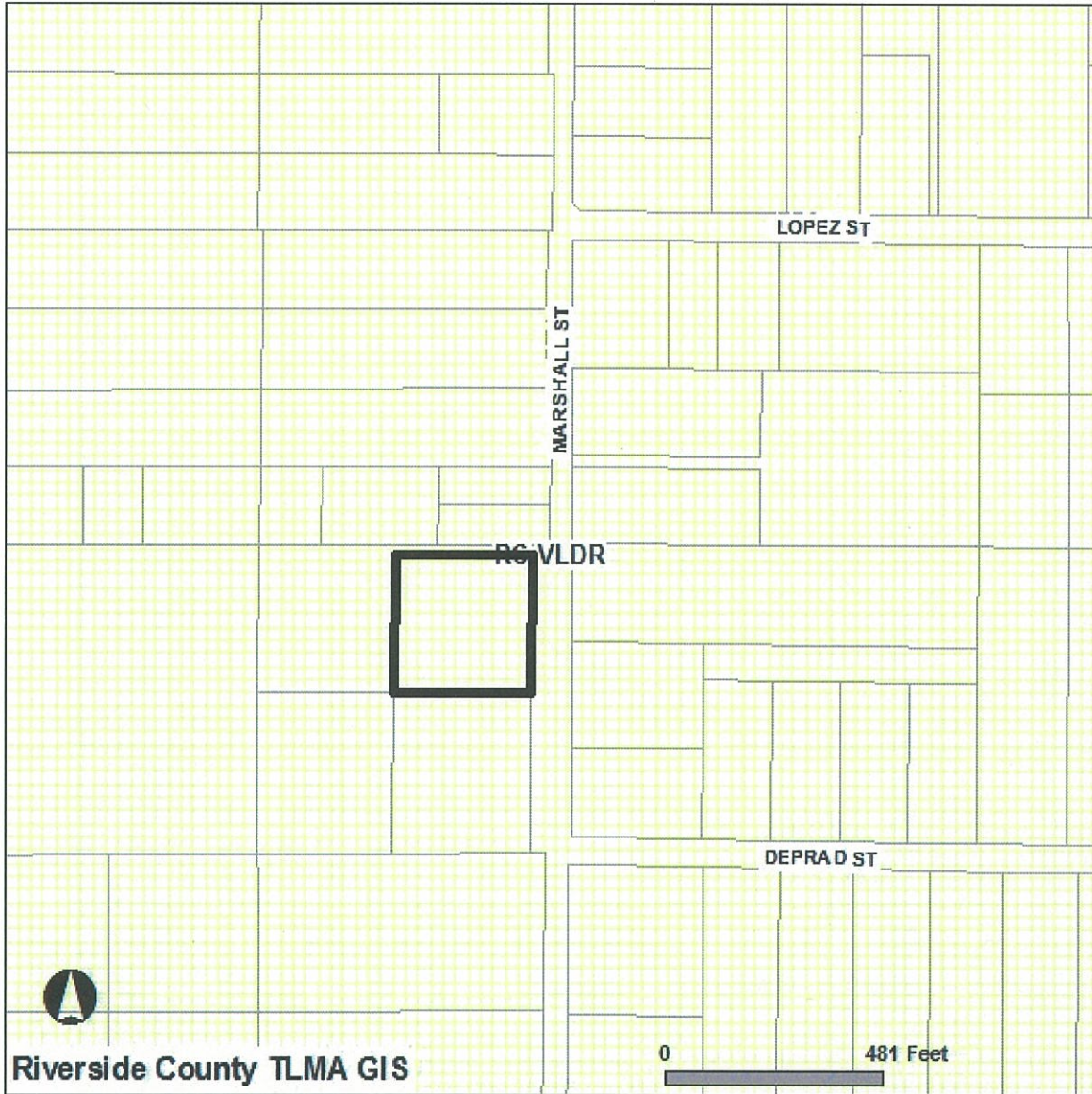
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness 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 Sep 29 12:01:26 2010

Version 100412



RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
325-080-042

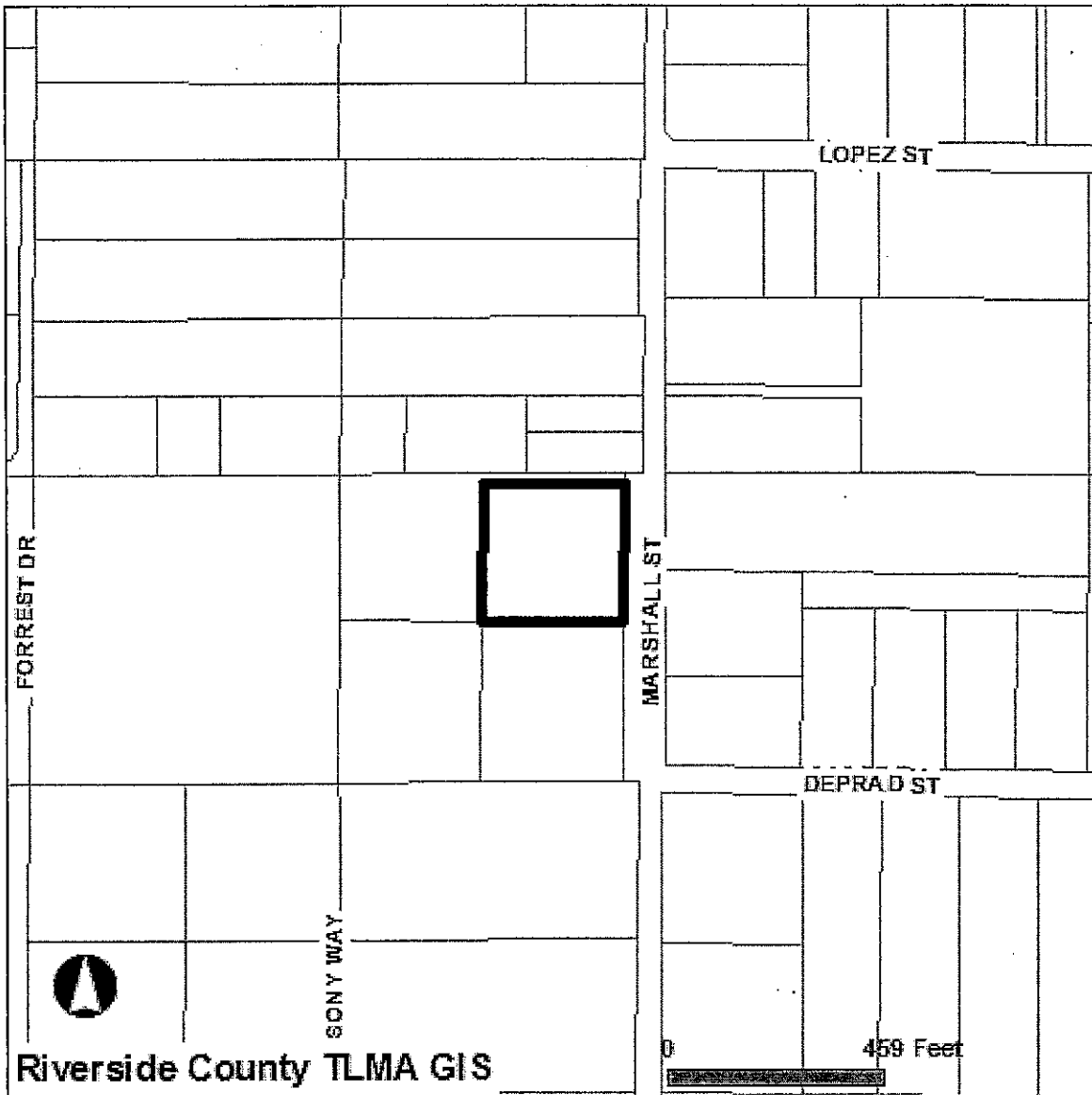
**\*IMPORTANT\***

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 Sep 29 12:01:51 2010

Version 100412

### RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
325-080-042

**\*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 Feb 10 10:34:07 2010

## RIVERSIDE COUNTY GIS

**\*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.

**APNs**

325-080-042-0

**OWNER NAME / ADDRESS**

OSCAR L GUTIERREZ  
MARIBEL GUTIERREZ  
23475 MARSHALL ST  
PERRIS, CA. 92570

**MAILING ADDRESS**

(SEE OWNER)  
23475 MARSHALL ST  
PERRIS CA.. 92570

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: PM 21/26  
SUBDIVISION NAME: PM 6936  
LOT/PARCEL: 2, BLOCK: NOT AVAILABLE  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 2.04 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 1526 SQFT., 3 BDRM/ 1.75 BATH, 1 STORY, ATTACHED GARAGE(462 SQ. FT), CONST'D 1977 COMPOSITION, ROOF, POOL

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 807 GRID: A3

**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)**

MARION ASHLEY, DISTRICT 5

**TOWNSHIP/RANGE**

T4SR4W SEC 34

**ELEVATION RANGE**

1648/1652 FEET

**PREVIOUS APN**

325-080-023

---

**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

R-R

**ZONING DISTRICTS AND ZONING AREAS**

GOOD HOPE 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

**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**

3057

**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**

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.

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

**ROAD BOOK PAGE**  
61

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

**HYDROLOGY**

**FLOOD PLAIN REVIEW**  
THIS PARCEL MAY BE SUBJECT TO A FLOOD MANAGEMENT REVIEW. CONTACT THE FLOOD PLAIN MANAGEMENT SECTION AT (951) 955-1200.

**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**  
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**  
PERRIS & PERRIS UNION HIGH

**COMMUNITIES**  
GOOD HOPE

**COUNTY SERVICE AREA**  
NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**  
ZONE B, 37.73 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**  
042903

OTHER LANDS

**TAX RATE AREAS**

087-014

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- EASTERN MUN WATER IMP DIST 8
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- PERRIS SCHOOL
- PERRIS UNION HIGH SCHOOL
- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
CV079370	NEIGHBORHOOD ENFORCEMENT	Nov. 6, 2007

**BUILDING PERMITS**

Case #	Description	Status
BZ394050	NOT AVAILABLE	FINAL
BZ282984	PLAN CHECK ON DWLG AND ATT GARAGE	FINAL
BZ424210	SPECIAL INSPECTION (PATIO ENCLOSURE FOR FINAL)	FINAL
BZ283543	DWLG A/G	FINAL

**ENVIRONMENTAL HEALTH PERMITS**

NO ENVIRONMENTAL PERMITS

**PLANNING PERMITS**

Case #	Description	Status
PP24433	CWP DETACHED GARAGE/GAZEBO/SEWING ROOM/GREEN HOUSE	APPLIED

REPORT PRINTED ON...Wed Feb 10 10:32:28 2010



## 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. 24433** – CEQA Exempt – Applicant: Oscar Gutierrez – Owner: Oscar Gutierrez – Fifth Supervisorial District – Good Hope Area – Mead Valley Area Plan – Rural Community: Very Low Density Residential (1 Acre Minimum) (RC:VLDR) - Located Westerly of Marshall, northerly of Deprad Street, southerly of Lopez Street, easterly of Forrest Drive – 2.04 Acres – Zoning: Rural Residential (R-R) (1/2 Acre Minimum) – **REQUEST:** The Plot Plan is a proposal to permit an unpermitted 684 square foot detached garage, 313 square foot detached storage building, 346 square foot gazebo, 293 square foot pool house with restroom and storage on 2.04 acres, associated with the 1,526 square foot residence located at 23475 Marshall Street in Perris, CA. APN: 325-080-042. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: November 1, 2010  
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 LEMON STREET  
1<sup>st</sup> FLOOR CONFERENCE ROOM 2A  
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto: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](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 Thursday, 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 9/29/2010.

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

APN (s) or case numbers PP24433 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

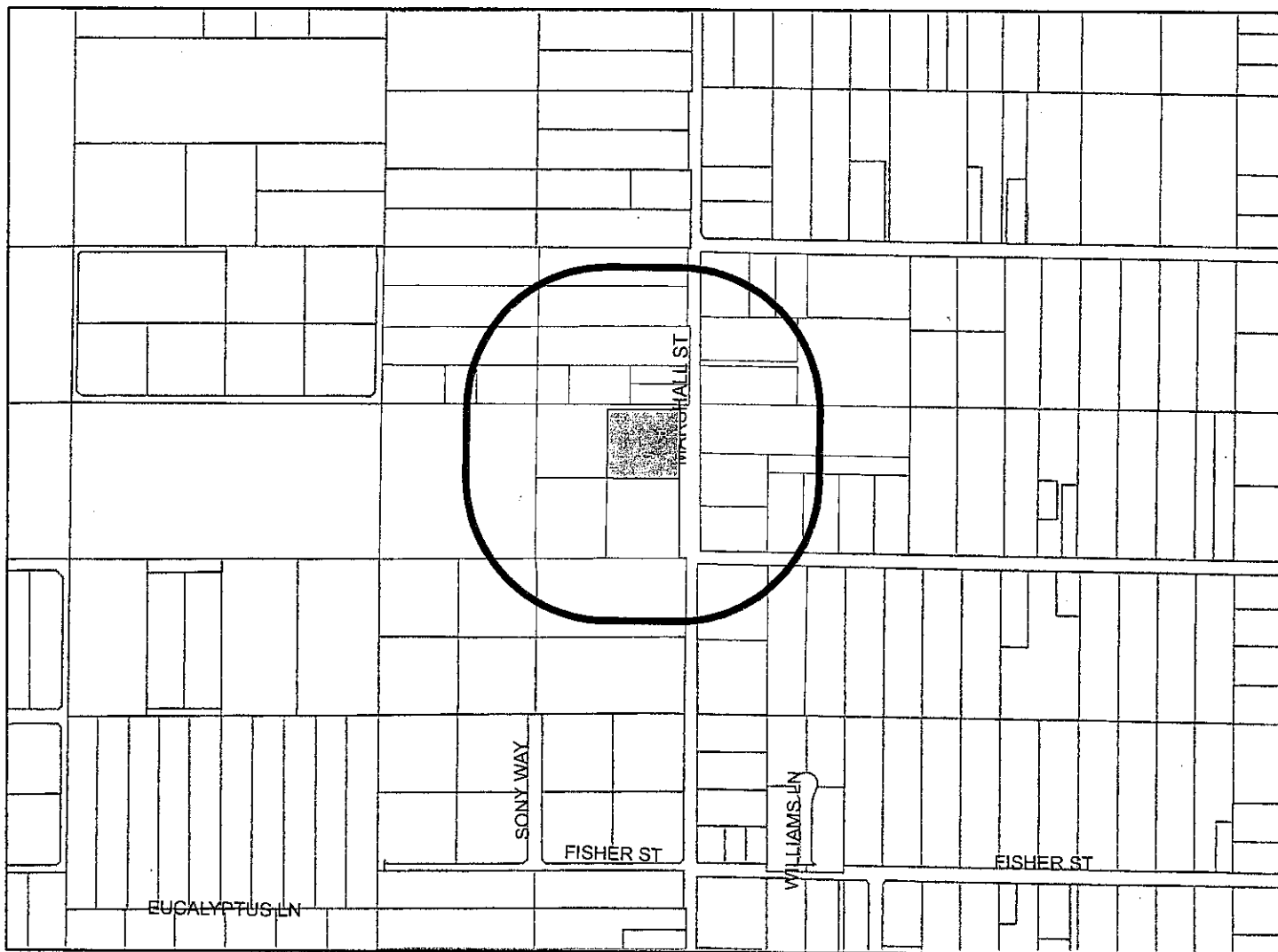
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

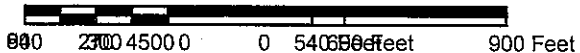
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

**600 feet buffer**



**Selected Parcels**

925-080-022	326-080-026	325-080-008	326-080-089	925-280-003	326-280-083	325-140-019	326-080-058	925-180-004	326-086-008
325-080-004	326-086-026	925-070-030	326-080-061	325-080-003	326-080-055	925-280-008	326-086-068	325-080-017	326-070-090
925-180-029	326-240-055	325-170-003	326-270-002	925-190-002	326-080-082	325-080-006	326-080-007	925-180-022	326-080-049
325-170-012	326-270-087	925-180-022	160-210-059		160-210-004		160-210-083		160-220-050
	160-183-027		160-210-005		160-220-051		160-280-002		160-210-087
	160-186-011		160-220-050		160-286-050		160-210-094		160-210-098
	160-210-080		160-280-080		160-220-052		160-186-022		160-210-090
	160-286-082		160-210-057		160-184-032		160-186-012		160-210-082



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: 325080024, ASMT: 325080024  
ALFREDO GONZALEZ, ETAL  
23493 MARSHALL ST  
PERRIS CA. 92570

APN: 325080039, ASMT: 325080039  
ELAINE TATUM  
2129 NESTOR AVE  
COMPTON CA 90222

APN: 325080020, ASMT: 325080020  
ARMIDA AVILA  
2542 HALL AVE  
RIVERSIDE CA 92509

APN: 325181001, ASMT: 325181001  
ELIZABETH POLK  
P O BOX 1690  
PERRIS CA 92572

APN: 325080008, ASMT: 325080008  
BENITO MENDOZA, ETAL  
23260 FORREST DR  
PERRIS CA. 92570

APN: 325080010, ASMT: 325080010  
EMIL G HERNANDEZ  
C/O SALVADOR HERNANDEZ  
23311 MARSHALL ST  
PERRIS CA. 92570

APN: 325080009, ASMT: 325080009  
CECIL M HENDERSON  
23299 MARSHALL ST  
PERRIS CA. 92570

APN: 325080004, ASMT: 325080004  
GABRIEL V SILVA, ETAL  
3906 CARTER AVE  
RIVERSIDE CA 92501

APN: 325170013, ASMT: 325170013  
CEDRIC WASHINGTON, ETAL  
22130 DE PRAD ST  
PERRIS CA. 92570

APN: 325080016, ASMT: 325080016  
GARY W NEEDHAM, ETAL  
23395 MARSHALL ST  
PERRIS CA. 92570

APN: 325181003, ASMT: 325181003  
CYNTHIA BUCHANAN  
22053 DEPRAD ST  
PERRIS CA. 92570

APN: 325070033, ASMT: 325070033  
GUILLERMO MORENO, ETAL  
23531 SONY WAY  
PERRIS CA 92570

APN: 325140019, ASMT: 325140019  
EDWIN DIAZ, ETAL  
23330 MARSHALL ST  
PERRIS CA. 92570

APN: 325080011, ASMT: 325080011  
HERIBERTO BRAMBILA, ETAL  
23331 MARSHALL ST  
PERRIS CA. 92570

APN: 325080003, ASMT: 325080003  
HORACIO RODRIGUEZ, ETAL  
6514 CALIFORNIA  
BELL CA 90201

APN: 325140018, ASMT: 325140018  
LIBERATO GONZALEZ, ETAL  
4124 BRESEE AVE  
BALDWIN PARK CA 91706

APN: 325080014, ASMT: 325080014  
JACQUELINE FELIX  
23375 MARSHALL ST  
PERRIS CA. 92570

APN: 325170003, ASMT: 325170003  
MARIA SOLEDAD PATR DEHARO  
23460 MARSHALL ST  
PERRIS CA. 92570

APN: 325140008, ASMT: 325140008  
JESUS REYES MEDINA  
3710 ATLANTIC AVE STE 5  
LONG BEACH CA 90807

APN: 325170002, ASMT: 325170002  
MARTIN LANZ  
26196 LAZY CREEK RD  
MENIFEE CA 92584

APN: 325080038, ASMT: 325080038  
JOHNNY F LONGMIRE, ETAL  
335 N SAVANNAH ST  
LOS ANGELES CA 90033

APN: 325170011, ASMT: 325170011  
NEMORIO HERNANDEZ, ETAL  
23490 MARSHALL ST  
PERRIS CA. 92570

APN: 325080017, ASMT: 325080017  
JOSE TORRES  
23385 MARSHALL ST  
PERRIS CA. 92570

APN: 325080042, ASMT: 325080042  
OSCAR L GUTIERREZ, ETAL  
23475 MARSHALL ST  
PERRIS CA. 92570

APN: 325070010, ASMT: 325070010  
JOYCE OCONNER  
23561 MARSHALL ST  
PERRIS CA. 92570

APN: 325080007, ASMT: 325080007  
PERCELL KEELING  
23330 FORREST DR  
PERRIS CA 92570

APN: 325140020, ASMT: 325140020  
JUANITA JOHNSON, ETAL  
C/O GLADYS V TAYLOR  
P O BOX 8433  
LOS ANGELES CA 90008

APN: 325140021, ASMT: 325140021  
RAFAEL CABRERA, ETAL  
23270 MARSHALL RD  
PERRIS CA 92570



APN: 325080013, ASMT: 325080013  
RAFAEL CABRERA  
23371 MARSHALL ST  
PERRIS CA. 92570

APN: 325170012, ASMT: 325170012  
RAUL P SANCHEZ  
22120 DE PRAD ST  
PERRIS CA. 92570

APN: 325170001, ASMT: 325170001  
VEDA L HARRIS  
1916 MURRIETA RD  
PERRIS CA 92571

APN: 325140022, ASMT: 325140022  
WILLIAMS E WELLS, ETAL  
2711 GLENMONT LN  
DALLAS TX 75228

