



RIVERSIDE COUNTY
PLANNING DEPARTMENT

PLANNING DIRECTOR'S HEARING

Carolyn Syms Luna, Director

(DRAFTED 11/08/10)

1:30 P.M.

NOVEMBER 15, 2010

AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT

4080 LEMON STREET

1st 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. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 CONSENT CALENDAR:

- 1.1 **PLOT PLAN NO. 23368** - CEQA Exempt – Applicant: Real Com Associates - Fifth Supervisorial District – Beaumont-Banning Zoning District – San Jacinto Valley Area Plan: Community Development: Public Facilities (CD:PF)(< 0.60 Floor Area Ratio) – Location: Westerly of Lamb Canyon Landfill, northerly of Beaumont City limit –10.69 Gross Acres - Zoning: Controlled Development Areas (W-2) – APPROVED PROJECT DESCRIPTION: The project is a proposal for the co-location of eight (8) antenna panels mounted 100' high above grade level on an existing lattice tower. The project will also include one (1) parabolic antenna, an 11'6" x 16' 0" x 10' 3" equipment shelter, and one (1) GPS antenna within an 800 square foot net lease area. APN: 421-230-009. **REQUEST: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23368, extending the expiration date to September 17, 2011.** Project Planner, Ray Juarez at 951-955-9541 or e-mail 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. 24075, REVISED PERMIT NO. 1** – Addendum to Environmental Assessment No. 42158 – Applicant: Temescal Canyon RV, LLC – Engineer/Representative: KWC Engineers - Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan – Community Development: Light Industrial (CD:LI .25 to .60 FAR) – Location: The site is located in the Temescal Canyon Area Plan of Western Riverside County in the Second Supervisorial District; more specifically, northeast of Temescal Canyon and Cajalco Road. - 15.25 Gross Acres - Zoning: Manufacturing-Service

Commercial Zone (M-SC) and Mineral Resources Zone (M-R Zone) - **REQUEST:** This is a proposal for the development of a Solar Power Plant by adding fixed flat Photovoltaic (PV) panels to the roof tops of a previously approved Recreational Vehicle (RV) parking shade structures. The Power Plant will have a direct current (DC) output of 1.75 Megawatts (MW), will include two inverter pads, and will interconnect to Southern California Edison on site. All cables and utilities will be undergrounded. – APNs: 279-231-048, 049, 063, and 069. Project Planner, Ray Juarez at 951-955-9541 or e-mail rjuarez@rctlma.org. (Quasi-judicial)

- 3.2 **PLOT PLAN NO. 24064** – CEQA Exempt – Applicant: Mark Obeid – Eng/Rep: Joe Aragon – First Supervisorial District – Lake Mathews District – Lake Mathews/Woodcrest Area Plan – Rural Community: Low Density Residential (RC:LDR) (1/2 acre minimum) - Located Southwesterly of La Sierra Avenue, easterly of Dufferin Avenue – Zoning: Residential Agricultural (R-A) (1/2 acre minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 540 square foot guest dwelling with 259 square foot porch and 160 square foot storage area on .89 acre, associated with the 3,797 square foot residence located at 2248 Sierra View Court. APN: 136-430-003. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)
- 3.3 **PLOT PLAN NO. 24672** – CEQA Exempt – Applicant: Harold Meyers – Eng/Rep: Dennis Janda Inc. – First Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Rural Mountainous (R:RM) (10 acres minimum) - Located Northerly San Diego County Lin, southerly of Rancho California Road, easterly of Carancho Road, westerly of I-15 Freeway – Zoning: Residential Agricultural (R-A-5 (5 acres minimum) – **REQUEST:** The Plot Plan is to permit several unpermitted structures (812 square foot shade structure, 880 square foot shade structure, 300 square foot shade structure, 315 square foot shade structure, 325 square foot shade structure, 320 square foot shade structure, 924 square foot hay barn and a 4,220 square foot Barn) on 13.96 acres, associated with the 1,376 square foot residence located at 27272 Carancho Road. APN: 918-020-024. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)
- 3.4 **PLOT PLAN NO. 24689** – CEQA Exempt – Applicant: Bill Dickinson – Owner: Oz Bratene - Third Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Rural Residential (R:RR) (5 acre minimum) - Located Northerly of Highway 79, southerly of Carralitos Road, easterly of Los Caballos Road, westerly of Pauba Road – Zoning: Rural Residential (R-R) – **REQUEST:** The Plot Plan is to permit an unpermitted 1,820 square foot detached Hay Storage Building, a 128 square foot detached restroom building and a 2-story detached garage barn (1st floor 6,000 square foot and 2nd floor guest dwelling 2,632 square foot) on 13.59 acres, associated with the 3,362 square foot residence and two (2) barns (6,064 square foot and 2,795 square foot) located at 43240 Los Carralitos Road. APN: 927-160-037. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)
- 3.5 **PLOT PLAN NO. 24710** – CEQA Exempt – Applicant: Matt and Katie O'Malley – Owner: Matt and Katie O'Malley – Fourth Supervisorial District – Sky Valley District – Western Coachella Valley Area Plan – Rural: Rural Residential (R:RR) (5 acres minimum) - Located Southerly of Dillon Road, easterly of Lamel Road, westerly of Holeman Way – Zoning: Residential Agricultural (R-A-1 1/4) (1 1/4 acre minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 928 square foot addition to existing garage on 2.5 acres, associated with the 1,365 square foot residence with attached 572 square foot garage located at 23410 Lamel Road. APN: 647-420-014. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

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

- 4.1 **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. (Continued from November 1, 2010) (Quasi-judicial)

5.0 PUBLIC COMMENTS:

Agenda Item No. 1.1
Area Plan: San Jacinto Valley
Zoning District: Beaumont-Banning
Supervisory District: Fifth
Project Planner: Ray Juarez

PLOT PLAN NO. 23368
FIRST EXTENSION OF TIME (EOT)
Director's Decision Date: Nov. 15, 2010
Applicant: RealCom Associates

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:

FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23368

JUSTIFICATION FOR EXTENSION REQUEST:

As per the correspondence from the Extension of Time applicant (dated October 13, 2010), construction has not occurred within the required period of time because lease agreements for the wireless facility has not been fully executed as a result of the County of Riverside's request for additional changes to the ground space lease.

BACKGROUND:

This Plot Plan was approved administratively by the County Planning Department and has determined that it is not necessary to recommend the addition of new conditions of approval for the First Extension of Time request.

ORIGINAL Approval Date: September 17, 2008

RECOMMENDATION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23368**, extending the expiration date to September 17, 2011, subject to all the previously approved and/or amended Conditions of Approval.

Ray Juarez
10-20-10

PLOT PLAN NO. 23368, FIRST EXTENSION OF TIME REQUEST
Page 2 of 2

PLOT PLAN No. 23368 - CEQA Exempt – Applicant: Real Com Associates - Fifth Supervisorial District – Beaumont-Banning Zoning District – San Jacinto Valley Area Plan: Community Development: Public Facilities (CD:PF)(< 0.60 Floor Area Ratio) – Location: Westerly of Lamb Canyon Landfill, northerly of Beaumont City limit – 10.69 Gross Acres - Zoning: Controlled Development Areas (W-2) – APPROVED PROJECT DESCRIPTION: The project is a proposal for the co-location of eight (8) antenna panels mounted 100' high above grade level on an existing lattice tower. The project will also include one (1) parabolic antenna, an 11'6" x 16' 0" x 10' 3" equipment shelter, and one (1) GPS antenna within an 800 square foot net lease area. APN: 421-230-009. **REQUEST: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23368, extending the expiration date to September 17, 2011.**

Revised 6/23/10 by R. Juarez

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On behalf of



MEMORANDUM

TO: Planning Director

CC: Catherine Dimagiba

FROM: Alexis Osborn

DATE: October 13, 2010

RE: Request for Time Extension on PP23368

Verizon Wireless submitted an application and appropriate funds for a time extension on the approval date for PP23368. This plot plan expired on September 17, 2010. The application and complete funds were received and acknowledged by the County on September 14, 2010. In response to an e-mail from Ms. Dimagiba dated October 13, 2010, we are hereby submitting this additional documentation setting forth the reasons for the request for an extension of time.

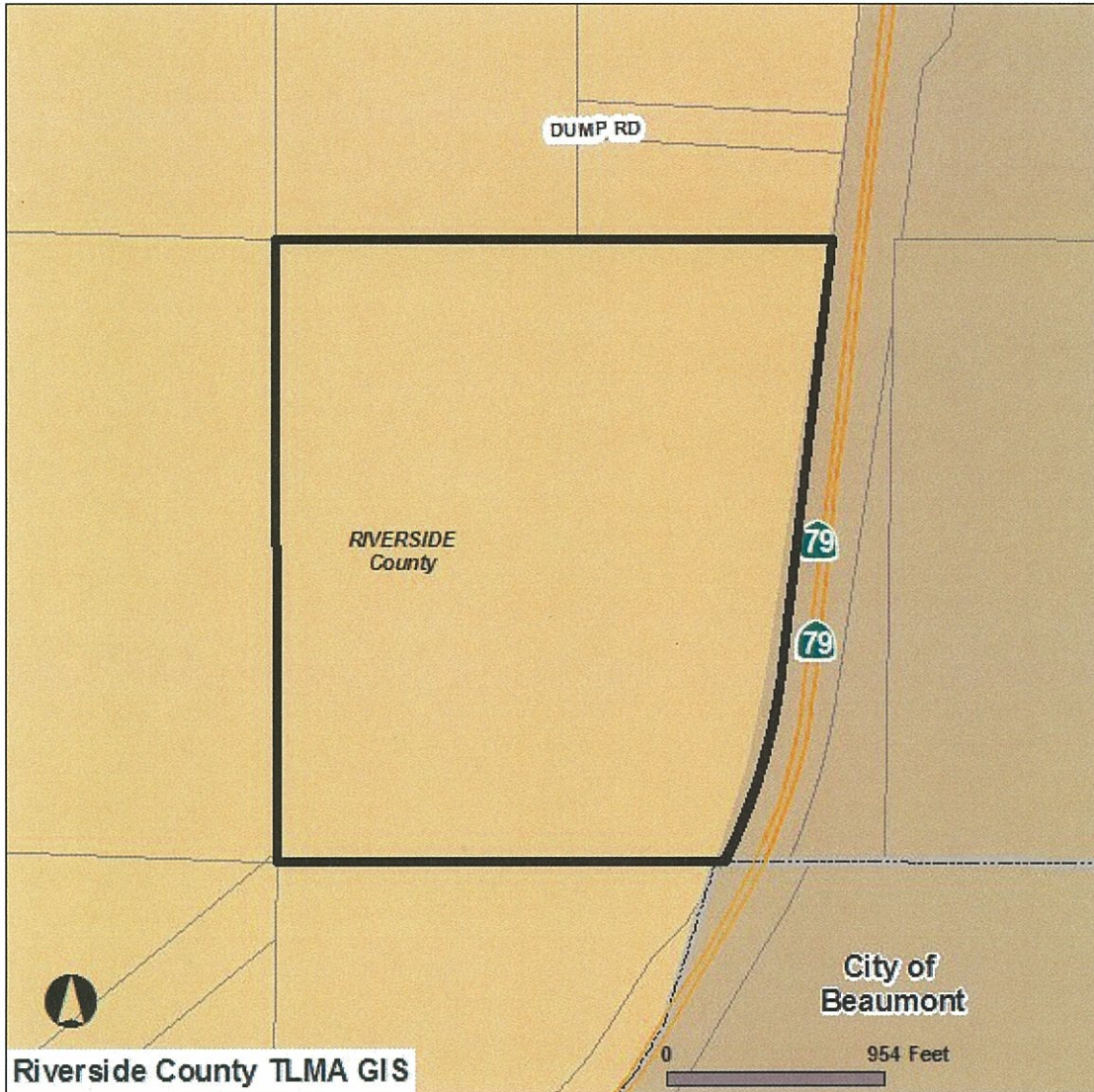
The proposed Verizon Wireless ("Verizon") telecommunications facility requires two (2) leases: one for ground space on County owned property and one for tower space on the existing facility owned by T-Mobile. The lease with the County was fully negotiated on April 27, 2010. Unfortunately, prior to execution of either the ground lease or the tower lease, T-Mobile entered into negotiations with AT&T for space on the same tower which resulted in renegotiations of the underlying lease between T-Mobile and the County. After the lease between T-Mobile and County was finalized, the County requested additional changes to the lease for Verizon's ground space lease and those negotiations were not completed until September 17, 2010. The lease is currently being routed internally at Verizon for full execution.

Verizon cannot pull a building permit and commence construction on a wireless facility until all necessary lease agreements for the facility is fully executed. For these reasons, Verizon is requesting an extension of time to PP23368.

Please contact me with any additional questions.

Alexis Osborn
RealCom Associates, LLC
Consultant to Verizon Wireless

AREA PLAN - PP23368



Selected parcel(s):
421-230-009

AREA PLAN

- | | | | |
|-----------------|-------------|----------|------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | SOMETHING | OS-RUR | PF |
| RM | | | |

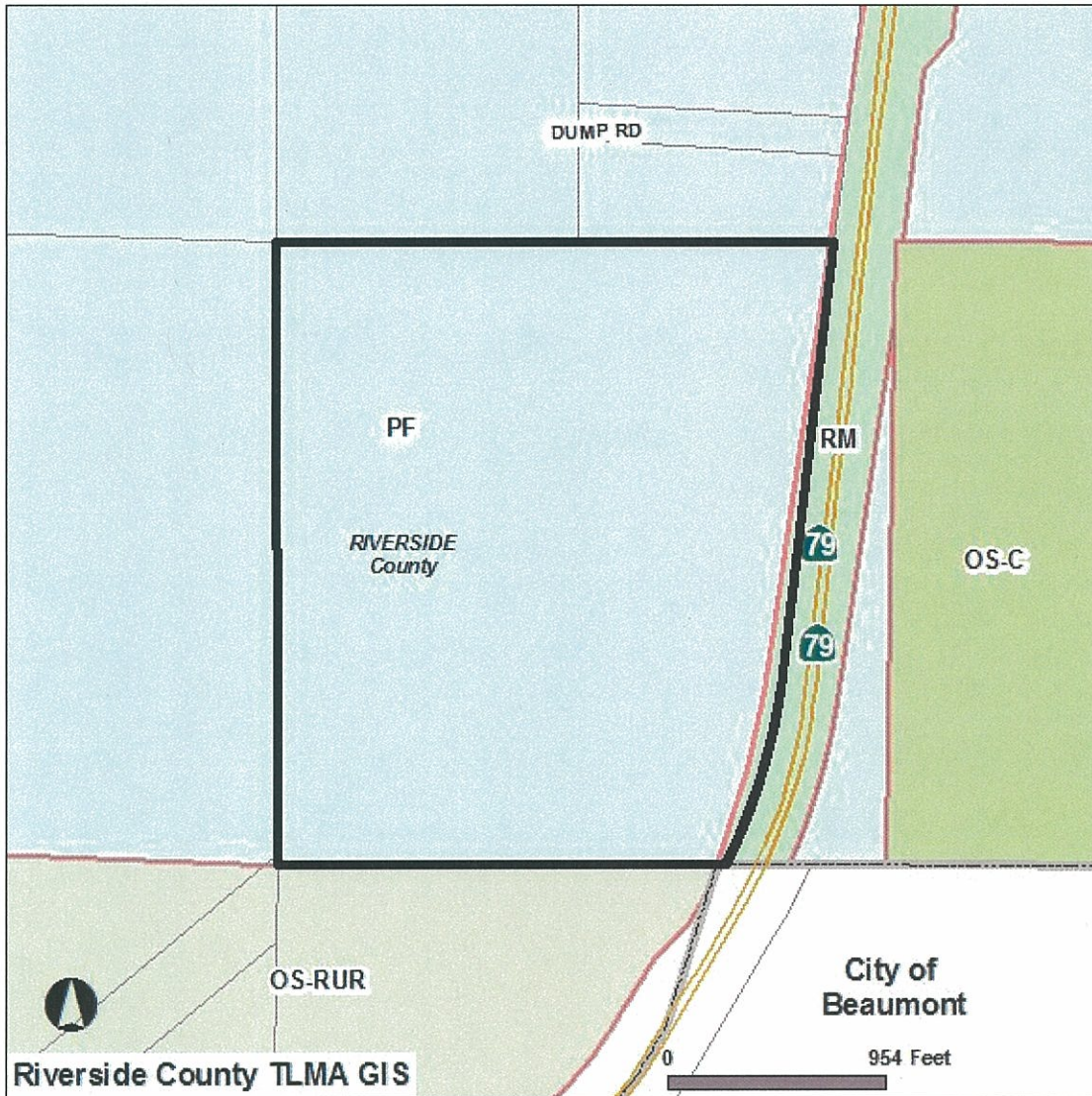
IMPORTANT

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 12 15:17:35 2010

Version 100826

LAND USE - PP23368



Selected parcel(s):
421-230-009

LAND USE

- | | | | |
|------------------------|---------------------|---------------------------|------------------------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | OS-C - CONSERVATION | OS-RUR - OPEN SPACE RURAL | PF - PUBLIC FACILITIES |
| RM - RURAL MOUNTAINOUS | | | |

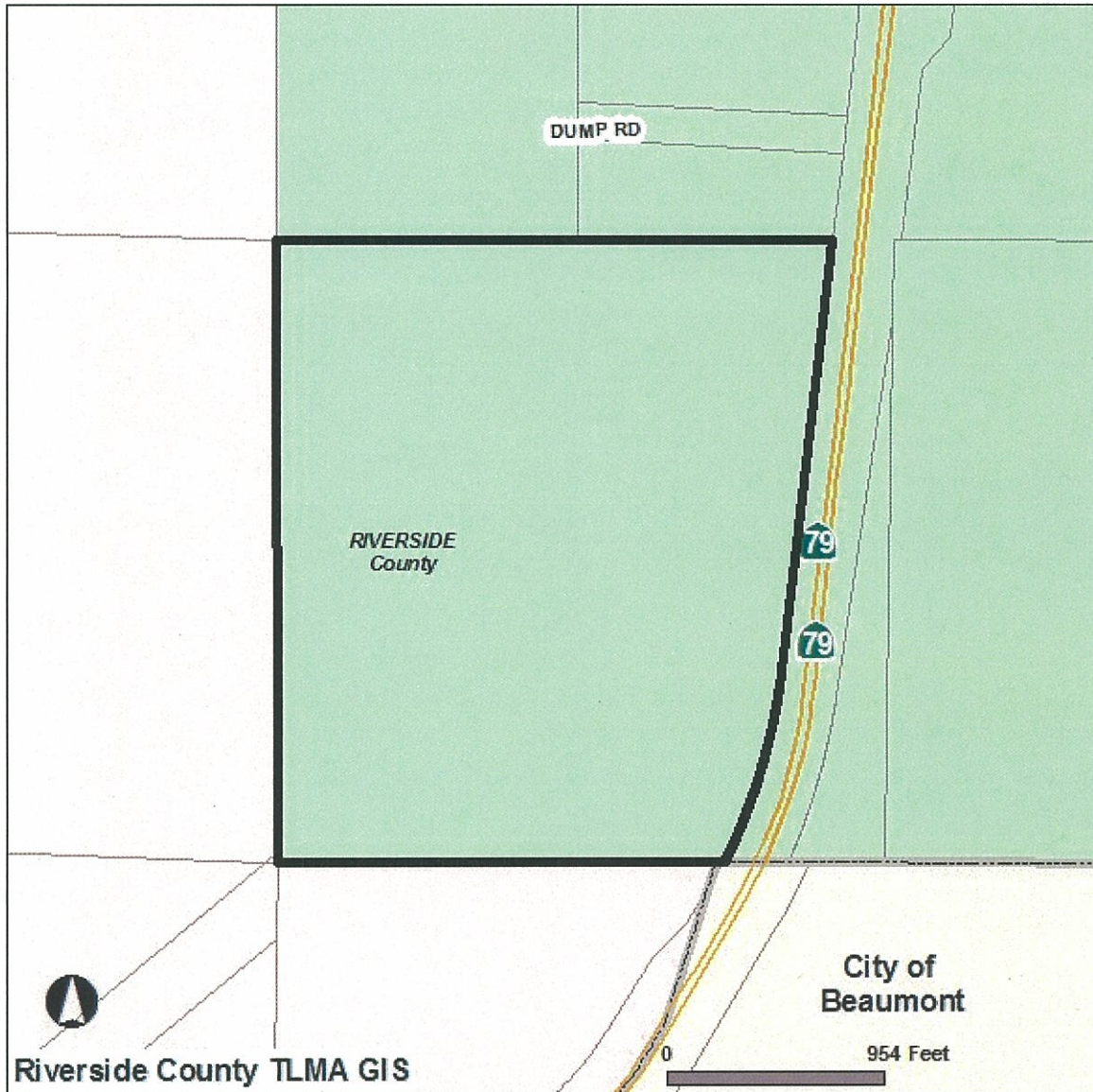
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REPORT PRINTED ON...Tue Oct 12 15:16:40 2010



Version 100826

ZONING DISTRICTS & ZONING AREAS - PP23368



Selected parcel(s):
421-230-009

ZONING DISTRICTS AND ZONING AREAS

 SELECTED PARCEL
 BEAUMONT-BANNING DISTRICT

 INTERSTATES
HEMET-SAN JACINTO DISTRICT

 HIGHWAYS

 PARCELS

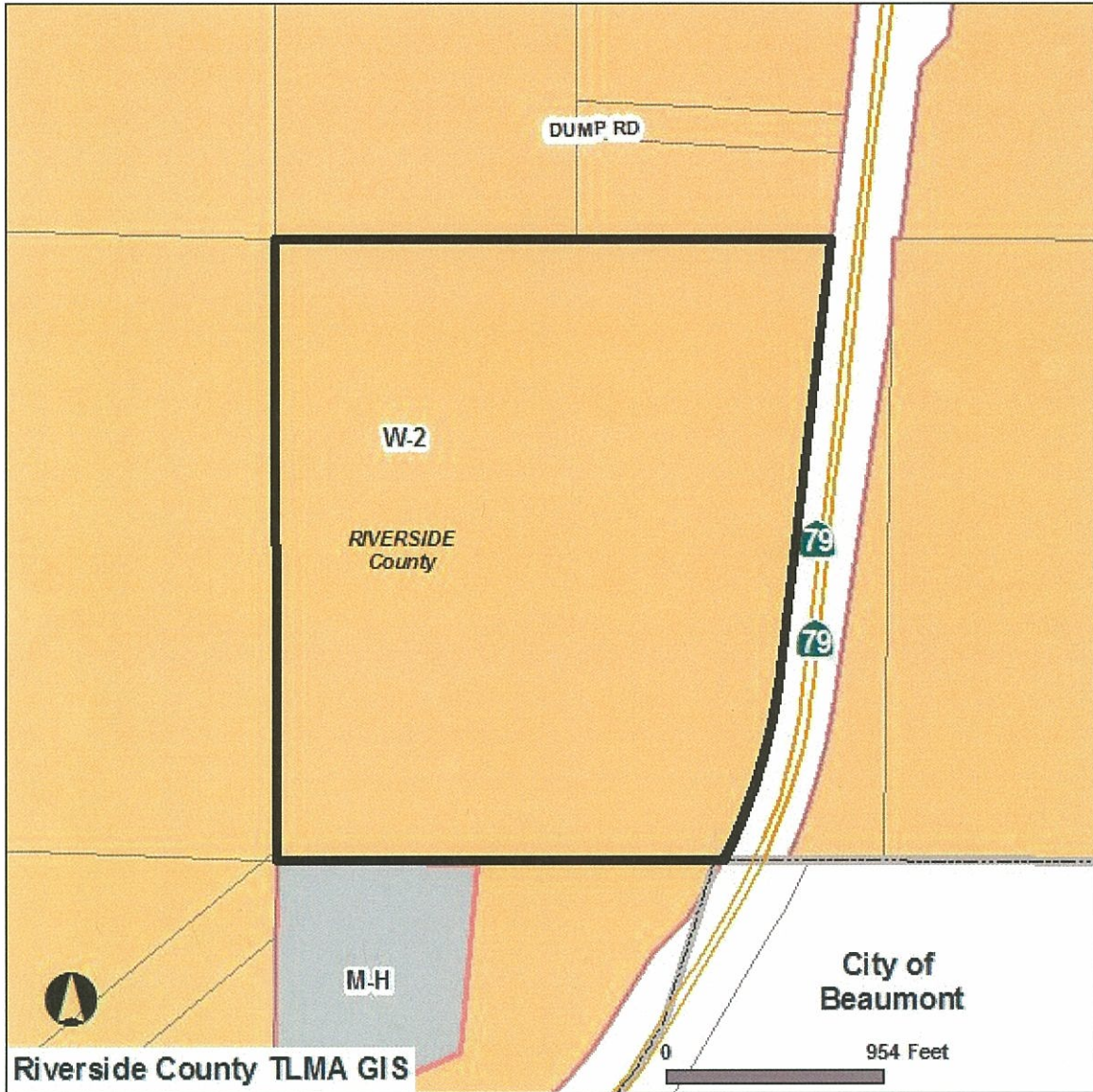
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REPORT PRINTED ON...Tue Oct 12 15:14:49 2010

Version 100826

ZONING - PP23368



Selected parcel(s):
421-230-009

ZONING

- SELECTED PARCEL
- PARCELS
- INTERSTATES
- ZONING BOUNDARY
- HIGHWAYS
- M-H
- CITY
- W-2

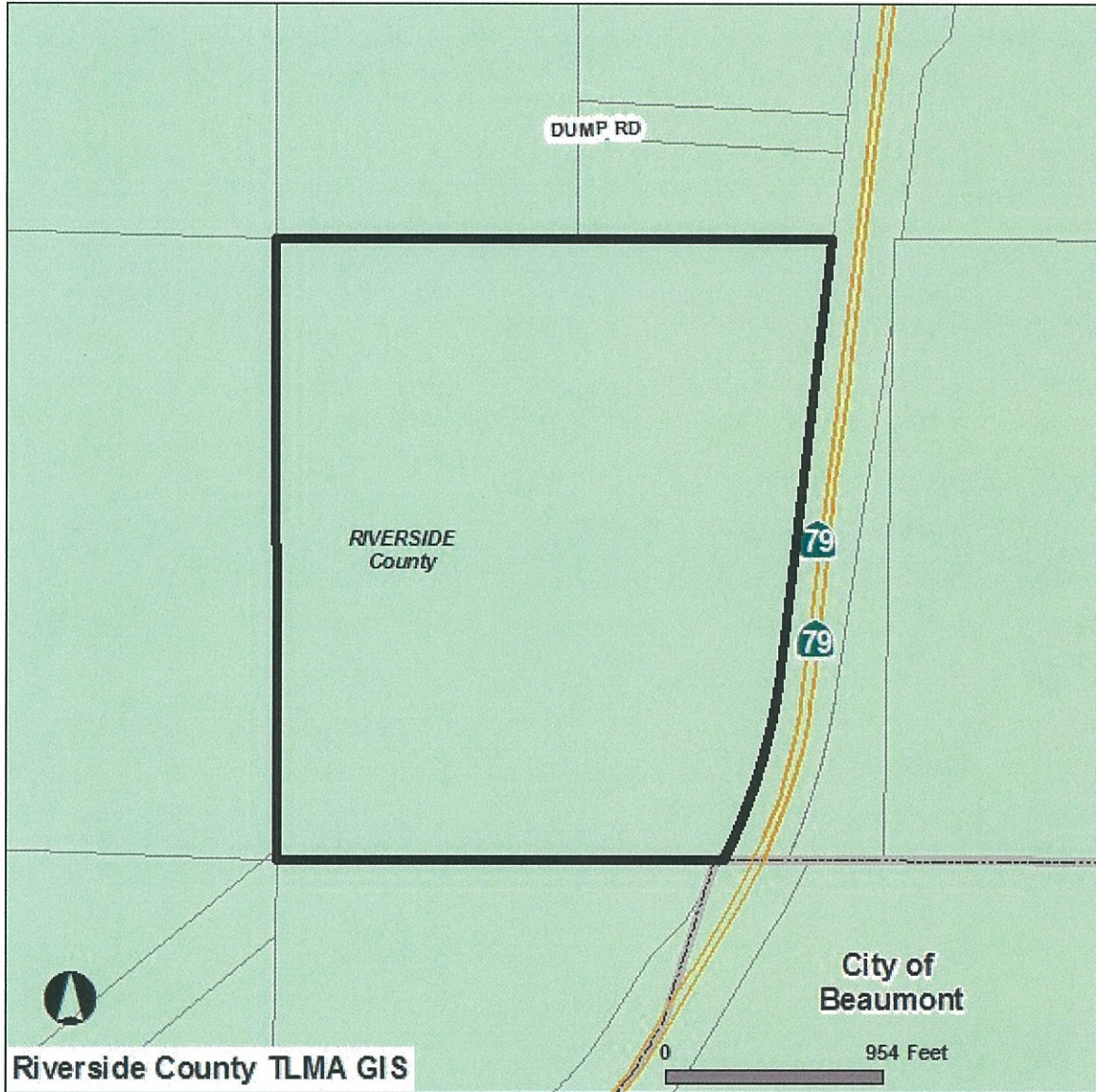
IMPORTANT

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REPORT PRINTED ON...Tue Oct 12 15:15:37 2010

Version 100826

SUPERVISORIAL DISTRICT- PP23368



Selected parcel(s):
421-230-009

SUPERVISORIAL DISTRICTS

SELECTED PARCEL

INTERSTATES

HIGHWAYS

CITY

PARCELS

DISTRICT 5
SUPERVISOR MARION ASHLEY

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 12 15:18:46 2010

Version 100826

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman · Planning Director

RECEIVED
SEP 13 2010

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: PP23368 DATE SUBMITTED: 8-18-10

Assessor's Parcel Number(s): 421-220-025

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: 9-17-2008

Applicant's Name: Alexis Osborn, RealCom Associates E-Mail: alex.imagine@gmail.com

Mailing Address: for Verizon Wireless 27201 Puerta Real, Ste 240
Mission Viejo CA 92691
City State ZIP

Daytime Phone No: (949) 838-7313 Fax No: (801) 407-1634

Property Owner's Name: County of Riverside, Jim Force E-Mail: jrforce@rivcoeda.org

Mailing Address: Facilities Management, Real Property Division 3133 Mission Inn Ave
Riverside CA 92057
City State ZIP

Daytime Phone No: (951) 955-4822 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.

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.

Alexis Osborn, for Verizon Wireless
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.

County of Riverside owned Property
PRINTED NAME OF PROPERTY OWNER(S)

contact Jim Force 951-955-4822
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.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

September 17, 2008

TO: Collins Daniel Constr Eng
15505 Sand Canyon Bldg D - First Floor
Irvine, CA 92618

RE: Plot Plan No. 23368
CEQA Exempt
Regional Team: Riverside Office

On September 17, 2008, the **Riverside County Planning Department** approved the above referenced case subject to the attached **FINAL** conditions.

Action taken on the above referenced case is considered final.

Sincerely,

~~RIVERSIDE COUNTY PLANNING DEPARTMENT~~
Ron Goldman, Planning Director



Kinika Hesterly, Project Planner

CC:
Building & Safety 2nd Fl.

Revised: 09/17/08
Y:\Planning Case Files-Riverside office\PP23368\Administrative Approval Letter.doc

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

PINKS

PLOT PLAN:ADMINISTRATIVE Case #: PP23368

Parcel: 421-220-025

ADMINISTRATIVE
SEP 17 2008
APPROVAL

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

INEFFECT

The use hereby permitted is for Plot Plan No. 23368. The project is a proposal for the co-location of eight (8) antenna panels mounted 100' high above grade level on an existing lattice tower. The project will also include one (1) parabolic antenna, an 11'-6"x 16'-0" x 10'-3" equipment shelter, and one (1) GPS antenna within an 800 square foot net lease area.

10. EVERY. 2 USE - HOLD HARMLESS

INEFFECT

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 PP23368. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS

INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 23368 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 23368, Exhibit A pages 1-2 dated 7/8/08.

APPROVED EXHIBIT B = Plot Plan No. 23368, Exhibit B pages 1-3, dated 7/8/08.

PLANNING DEPARTMENT

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

INEFFECT

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable

PLOT PLAN:ADMINISTRATIVE Case #: PP23368

Parcel: 421-220-025

10. GENERAL CONDITIONS

10.PLANNING. 3 USE - COMPLY WITH ORD./CODES (cont.) INEFFECT

Riverside County ordinances and State and Federal codes.

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

10.PLANNING. 4 USE - FEES FOR REVIEW INEFFECT

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

10.PLANNING. 9 USE- FUTURE INTERFERENCE INEFFECT

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

10.PLANNING. 14 USE - SITE MAINTENANCE CT INEFFECT

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

10.PLANNING. 15 USE - BUSINESS LICENSING INEFFECT

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

PLOT PLAN:ADMINISTRATIVE Case #: PP23368

Parcel: 421-220-025

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE- EXPIRATION DATE - PP INEFFECT

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 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.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 USE - UTILITIES UNDERGROUND INEFFECT

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

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

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

90.PLANNING. 4 USE- FENCE REQUIREMENT INEFFECT

A six (6) foot high CMU retaining wall shall be constructed along the lease area. Additionally, a 4'-3" chain-link fence shall be constructed above the retaining wall and located along the perimeter of the lease area. The required fence shall be subject to the approval of the Building and

09/17/08
08:28

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP23368

Parcel: 421-220-025

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9 USE- CO-LOCATION REQ. (cont.)

INEFFECT

along the perimeter of the lease area.

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

PLOT PLAN NO: 24064
Applicant: Mark Obeid
Directors Hearing: November 15, 2010
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 540 square foot guest dwelling with 259 square foot porch and 160 square foot storage area on .89 acre, associated with the 3,797 square foot residence located at 2248 Sierra View Court. APN: 136-430-003

ISSUES OF RELEVANCE:

The property is located in a High Fire Area. The project has been reviewed and conditioned by Riverside County Fire Department.

RECOMMENDATIONS:

APPROVAL of **PLOT PLAN NO. 24064**, 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 Lake Mathews/Woodcrest Area Plan.
3. The proposed accessory uses are permitted uses in the general plan designation.

4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Residential Agricultural zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed 540 square foot guest dwelling with 259 square foot porch and 160 square foot storage area 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.

RIVERSIDE COUNTY GIS



Selected parcel(s):
136-430-003

LEGEND

SELECTED PARCEL

PARCELS

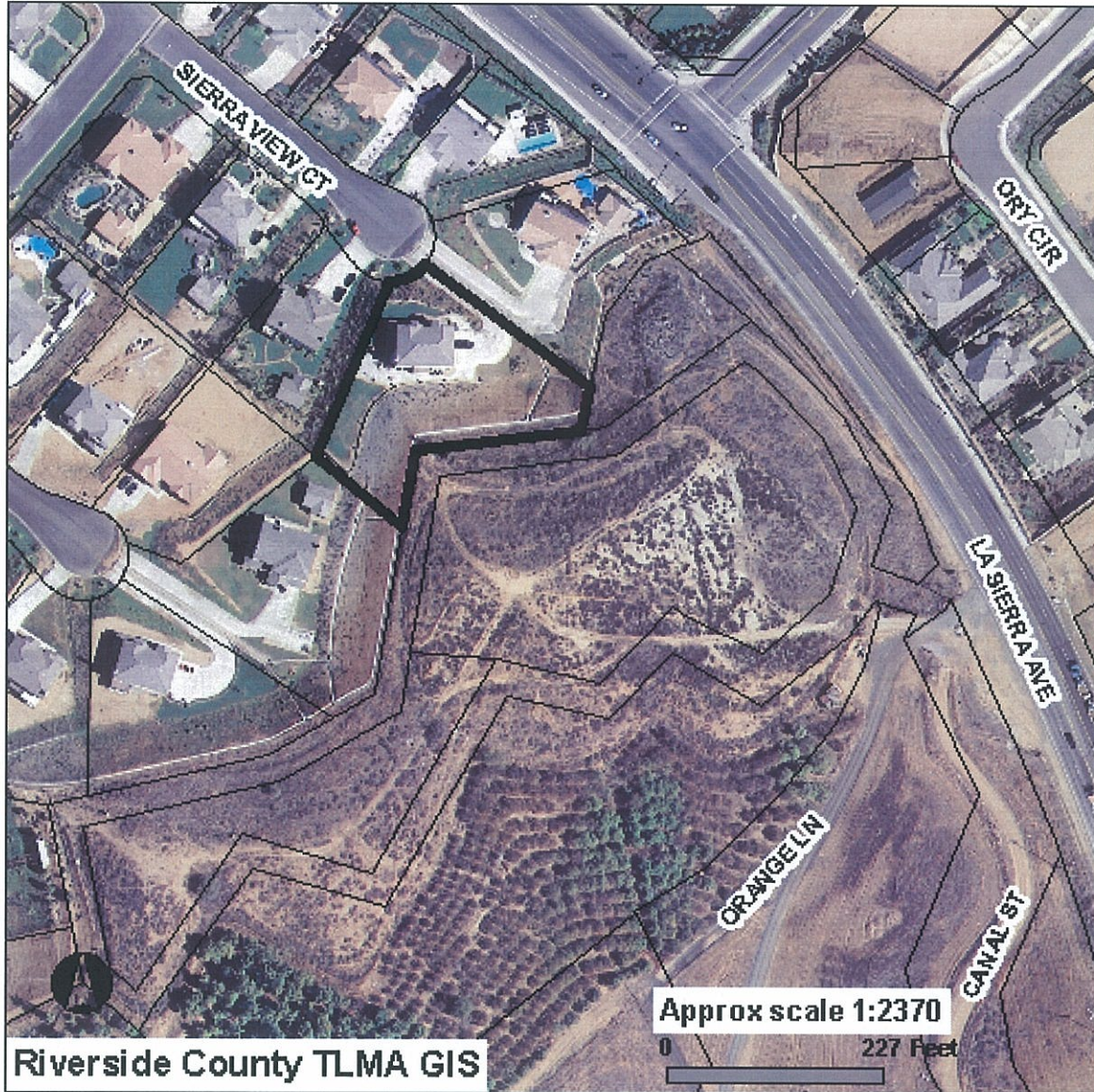
CITY BOUNDARY

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.

REPORT PRINTED ON...Wed Apr 15 12:57:47 2009

RIVERSIDE COUNTY GIS



Selected parcel(s):
136-430-003

LEGEND

SELECTED PARCEL

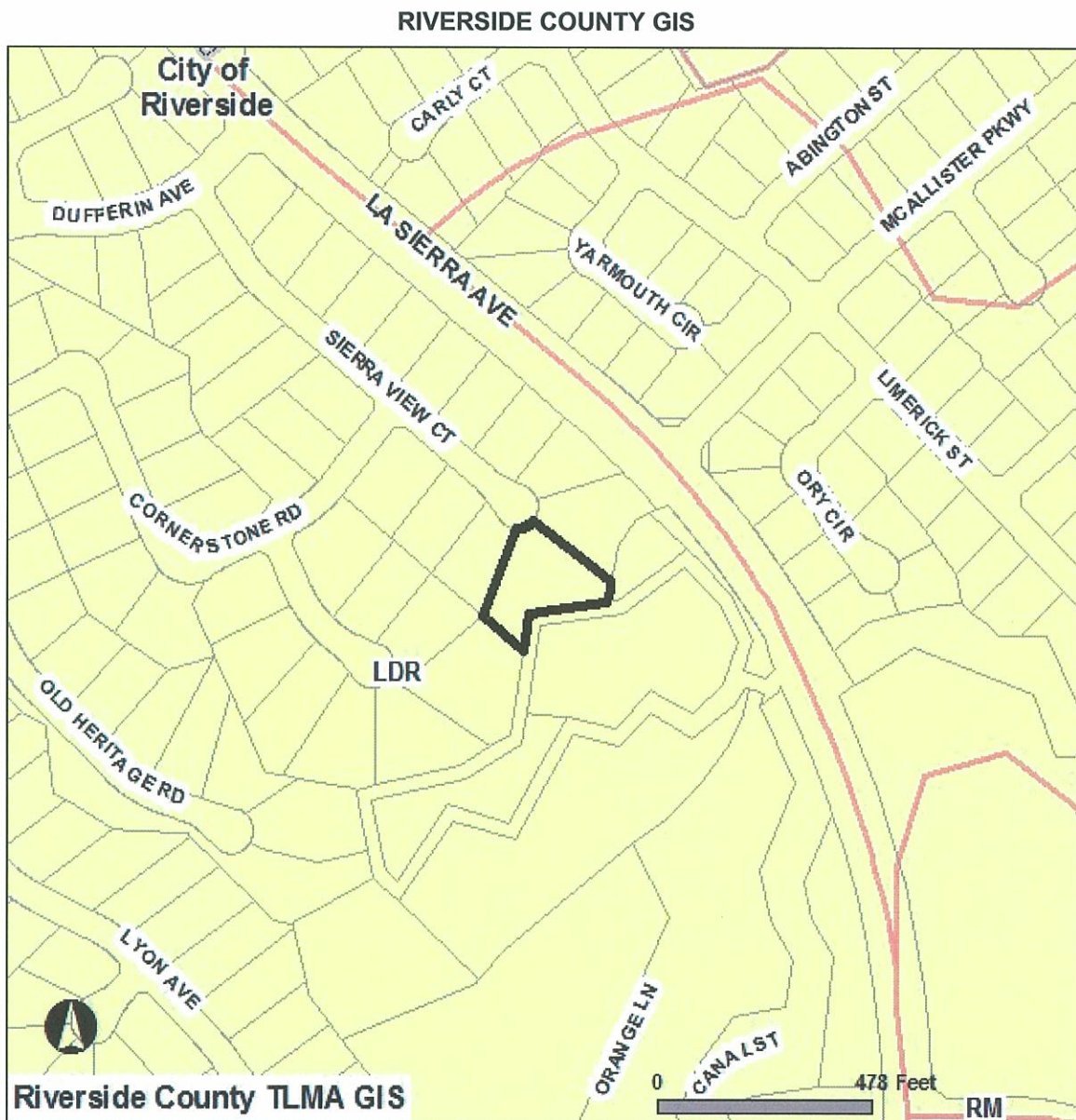
PARCELS

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REPORT PRINTED ON...Wed Apr 15 12:57:47 2009



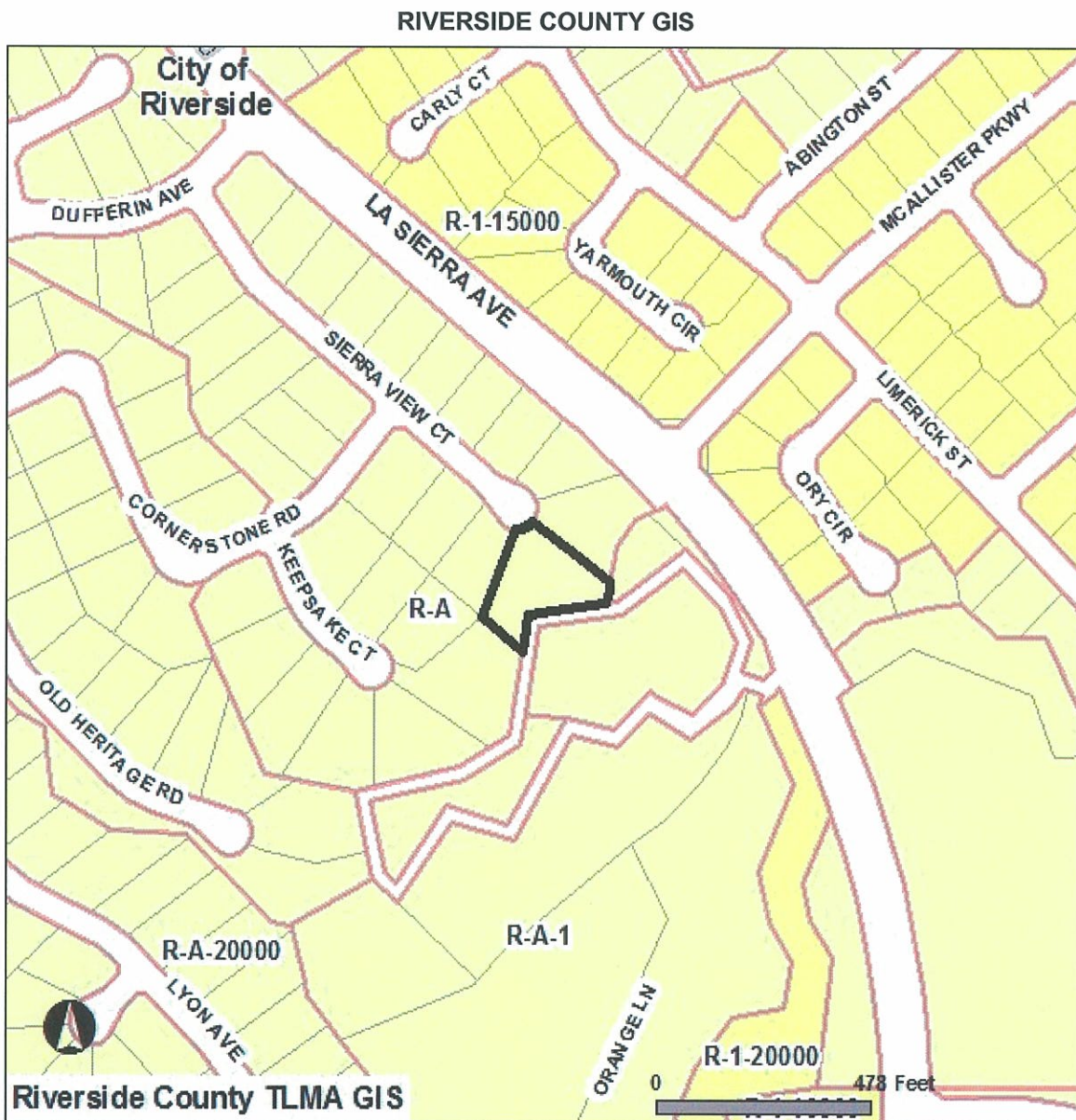
Selected parcel(s):
136-430-003

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...Mon Oct 18 16:03:06 2010

Version 100826



Selected parcel(s):
136-430-003

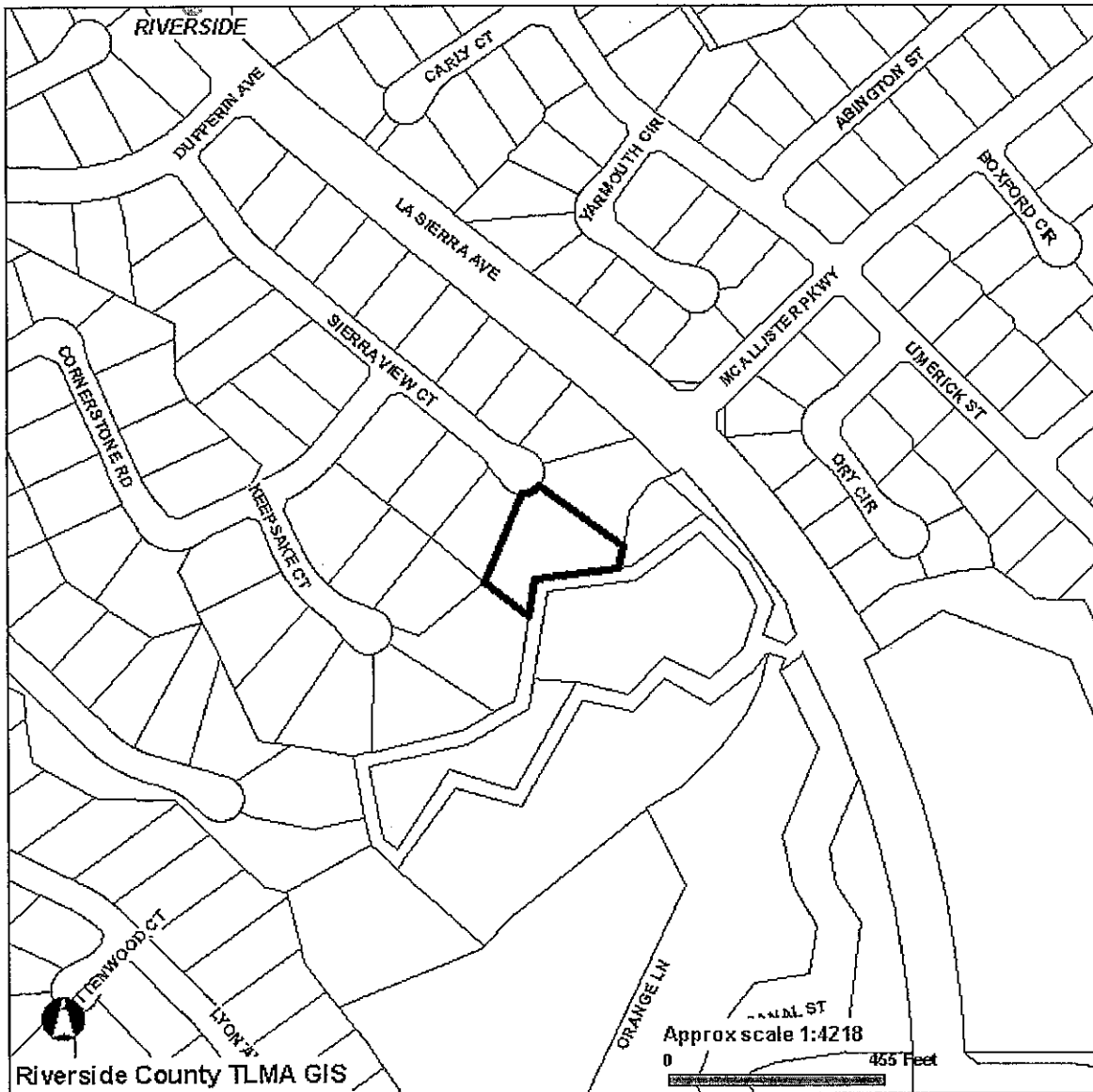
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Version 100826

RIVERSIDE COUNTY GIS



Selected parcel(s):
136-430-003

LEGEND

- SELECTED PARCEL
- PARCELS
- RIVERSIDE

IMPORTANT

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FULL REPORT
APN(s):

136-430-003-4

OWNER NAME / ADDRESS:

- 136-430-003
MARK OBEID
2248 SIERRA VIEW CT
RIVERSIDE, CA. 92503

MAIL TO NAME/ADDRESS:

- 136-430-003
- (SEE OWNER)
- 216 N GLENDORA AVE NO 210

10/19/10
15:19

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:ADMINISTRATIVE Case #: PP24064

Parcel: 136-430-003

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. 24064 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24064, Exhibit A, dated October 5, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 540 square foot guest dwelling with 259 square foot porch and 160 square foot storage area on .89 acre, associated with the 3,797 square foot residence located at 2248 Sierra View Court in Riverside, CA. APN: 136-430-003

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 PP24064. 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 -POOL HOUSE RECOMMND

BUILDING TO BE BLOCK AND METAL ONLY.

PLOT PLAN:ADMINISTRATIVE Case #: PP24064

Parcel: 136-430-003

10. GENERAL CONDITIONS

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. 24064 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

10/19/10
15:19

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:ADMINISTRATIVE Case #: PP24064

Parcel: 136-430-003

10. GENERAL CONDITIONS

10.PLANNING. 3

PPA - NO HOME OCCUPATIONS (cont.)

RECOMMND

require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.

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

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

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

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

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

10.PLANNING. 4

PPA - ACSRY STRC NO HBTBL AREA

RECOMMND

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

10.PLANNING. 5

PPA - SETBACKS IN HIGH FIRE

RECOMMND

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or 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

PLOT PLAN:ADMINISTRATIVE Case #: PP24064

Parcel: 136-430-003

10. GENERAL CONDITIONS

10.PLANNING. 6 USE - CAUSES FOR REVOCATION

RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP

RECOMMND

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

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 #: PP24064

Parcel: 136-430-003

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, October 5, 2010.

80.PLANNING. 1 PPA - BUILDING MATERIALS RECOMMND

Proposed guest dwelling must be constructed of block siding with metal roof per County Fire Department. Planning Department to verify construction materials of guest dwelling Exhibit A, dated October 5, 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 October 5, 2010.

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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.

PLOT PLAN:ADMINISTRATIVE Case #: PP24064

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10/19/10
14:23

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:ADMINISTRATIVE Case #: PP24064

Parcel: 136-430-003

10. GENERAL CONDITIONS

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

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.

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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.

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2300 Market Street, Suite 150
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951-955-4777

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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.

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PLANNING DEPARTMENT

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PLOT PLAN:ADMINISTRATIVE Case #: PP24064

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

\$510 -
Avg \$1500 - \$2000

APPLICATION FOR MINOR PLOT PLAN

Permitted info/P

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP24064 DATE SUBMITTED: 4/13/09

APPLICATION INFORMATION

Applicant's Name: MARK OBEID E-Mail: MARKOBEID@ATT.NET

Mailing Address: 2248 SIERRA VIEW COURT
RIVERSIDE CA 92503
City State ZIP

Daytime Phone No: (909) 208-0708 Fax No: (951) 737-8898

Engineer/Representative's Name: JOE ARAGON E-Mail: PARAGONDESIGN2

Mailing Address: 15928 PERKINS BLVD SUITE 191
MORENO VALLEY CA 92555
City State ZIP

Daytime Phone No: (714) 325-8968 Fax No: (951) 601-3728

Property Owner's Name: MARK OBEID E-Mail: MARKOBEID@ATT.NET

Mailing Address: 2248 SIERRA VIEW COURT
RIVERSIDE CA 92503
City State ZIP

Daytime Phone No: (909) 208-0708 Fax No: (951) 737-8898

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

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

APPLICATION FOR MINOR PLOT PLAN

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

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

MARK OBELO Mark Obelo
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

SIGNATURE OF PROPERTY OWNER(S):

MARK OBELO Mark Obelo
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): _____

ACCESSORY BLDG. WITH STORAGE, BATH
Porcu

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 136430003

Section: 25 Township: T3SR6W Range: _____

Approximate Gross Acreage: .89

General location (nearby or cross streets): North of KEEPSAKE Ct, South of _____

APPLICATION FOR MINOR PLOT PLAN

LA SIERRA AVE, East of CONNELSTONE RD, West of LA SIERRA AVE

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

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

COMMERCIAL/INDUSTRIAL

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

ACCESSORY BUILDING

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

GUEST HOUSE

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

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. 24064 – CEQA Exempt – Applicant: Mark Obeid – Eng/Rep: Joe Aragon – First Supervisorial District – Lake Mathews District – Lake Mathews/Woodcrest Area Plan – Rural Community: Low Density Residential (RC:LDR) (1/2 acre minimum) - Located Southwesterly of La Sierra Avenue, easterly of Dufferin Avenue – Zoning: Residential Agricultural (R-A) (1/2 acre minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 540 square foot guest dwelling with 259 square foot porch and 160 square foot storage area on .89 acre, associated with the 3,797 square foot residence located at 2248 Sierra View Court. APN: 136-430-003. (Quasi-Judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: November 15, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1st 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, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html.

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

The case file for the proposed project may be viewed Monday through 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

- GLENDORA CA. 91741

APN CAME FROM: - 136-430-003
 - CAME FROM: 136-050-026

LOT SIZE: - 136-430-003
 - RECORDED LOT SIZE IS: 0.89 ACRES

PROPERTY CHARACTERISTICS: - 1. 136-430-003
 - WOOD FRAME, 3797 SQFT., 4 BDRM/ 2.75 BATH, 2 STORY, ATTACHED GARAGE(804 SQ. FT),
 CONST'D 2004, TILE ROOF, CENTRAL HEATING, CENTRAL COOLING,

ELEVATION (APPROXIMATE): - 944/984 FEET

LEGAL DESCRIPTION: - APN: 136430003
 - RECORDED BOOK/PAGE: MB 353/42
 - SUBDIVISION NAME: TR 28493
 - LOT/PARCEL: 10, BLOCK: NOT AVAILABLE
 - TRACT NUMBER: 28493

BASE YEAR ASSESSMENT: - 136-430-003
 - BASE YEAR: 2009

TOWNSHIP/RANGE: - T3SR6W SEC 25

CEMETERY DISTRICTS: - NOT IN A CEMETERY DISTRICT

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

COMMUNITY: - IN OR PARTIALLY WITHIN LAKE HILLS. SEE MAP FOR MORE INFORMATION.

2001 SUPERVISORIAL DISTRICT: - BOB BUSTER, DISTRICT 1
 as established by County Ordinance 813, August 14, 2001

AREA PLAN: - LAKE MATHEWS / WOODCREST

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.
 - LDR
 ● 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-A (CZ 6313)

- 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:

- LAKE MATHEWS 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):

- PP14401 DESCRIPTION: CARNIVAL/BARBEQUE CARNIVAL/BARBEQUE
APPLIED DATE: 09/07/1995 STATUS AS OF 04/13/2009: APPROVED
- EA37073 DESCRIPTION: EA FOR CZ06313 FOR ZONE CHANGE R-A-1 TO R-A
APPLIED DATE: 11/26/1996 STATUS AS OF 04/13/2009: APPROVED
- CFG01108 DESCRIPTION: CALIFORNIA FISH AND GAME FOR EA37073 CZ06313
APPLIED DATE: 01/15/1997 STATUS AS OF 04/13/2009: PAID
- CZ03169 DESCRIPTION: NOT AVAILABLE
APPLIED DATE: 08/03/1995 STATUS AS OF 04/13/2009: NOTINLMS
- PP14826 DESCRIPTION: CHRISTMAS TREE LOT
APPLIED DATE: 12/04/1996 STATUS AS OF 04/13/2009: APPROVED
- PP10905 DESCRIPTION: NOT AVAILABLE
APPLIED DATE: 09/11/2000 STATUS AS OF 04/13/2009: NOTINLMS
- PAR00225 DESCRIPTION: TRACT MAP TO DIVIDE 19.18 ACRES INTO 31 LOTS
APPLIED DATE: 03/06/1997 STATUS AS OF 04/13/2009: APPROVED
- LLA03892 DESCRIPTION: CREATE 20,000 SQ FT PARCELS
APPLIED DATE: 11/20/1996 STATUS AS OF 04/13/2009: ABANDON
- PUP00655 DESCRIPTION: NOT AVAILABLE
APPLIED DATE: 11/09/1988 STATUS AS OF 04/13/2009: NOTINLMS
- EA39172 DESCRIPTION: EA FOR PM31652
APPLIED DATE: 08/07/2003 STATUS AS OF 04/13/2009: APPROVED
- PM39172 DESCRIPTION: NOT AVAILABLE
APPLIED DATE: 08/13/2003 STATUS AS OF 04/13/2009: NOTINLMS
- CFG02636 DESCRIPTION: EA PM31652
APPLIED DATE: 08/07/2003 STATUS AS OF 04/13/2009: PAID
- LLA04470 DESCRIPTION: TRANSFER PF .25 ACRES FROM LOT 8 TO LOT
APPLIED DATE: 04/19/2002 STATUS AS OF 04/13/2009: APPROVED
- PM31652 DESCRIPTION: CREATE 4 PARCELS ON 2.5 ACRES
APPLIED DATE: 08/07/2003 STATUS AS OF 04/13/2009: APPROVED

APPLIED DATE: 11/19/2003 STATUS AS OF 04/13/2009: EXPIRED
 -BGR031645 DESCRIPTION: PRECISE GRADING TR28493 LOTS 4-8
 APPLIED DATE: 12/22/2003 STATUS AS OF 04/13/2009: FINAL
 -BXX042886 DESCRIPTION: GARDEN WALL TR28493 LOT 5
 APPLIED DATE: 11/19/2003 STATUS AS OF 04/13/2009: ISSUED
 -BEL031269 DESCRIPTION: RELOCATE CATV PEDESTAL - CHARTER
 APPLIED DATE: 10/22/2003 STATUS AS OF 04/13/2009: FINAL
 -BXX042885 DESCRIPTION: GARDEN WALL TR28493 LOT 4
 APPLIED DATE: 11/19/2003 STATUS AS OF 04/13/2009: ISSUED
 -BGR031643 DESCRIPTION: PRECISE GRADING TR28493 LOTS 9-13 & 25-28
 APPLIED DATE: 12/22/2003 STATUS AS OF 04/13/2009: ISSUED
 -BXX042884 DESCRIPTION: GARDEN WALL TR28493 LOT 3
 APPLIED DATE: 11/19/2003 STATUS AS OF 04/13/2009: ISSUED
 -BXX042887 DESCRIPTION: GARDEN WALL TR28943 LOT 7
 APPLIED DATE: 11/19/2003 STATUS AS OF 04/13/2009: ISSUED
 -BEL040706 DESCRIPTION: TEMP POWER TO TR 28943 -1 RISER,9 SERVICE,8 SPANS
 APPLIED DATE: 05/20/2004 STATUS AS OF 04/13/2009: FINAL
 -BGR040158 DESCRIPTION: PRECISE GRADE TR28493 LOT 1-3
 APPLIED DATE: 02/04/2004 STATUS AS OF 04/13/2009: FINAL
 -BGR031644 DESCRIPTION: PRECISE GRADING TR28493 LOTS 14-22
 APPLIED DATE: 12/22/2003 STATUS AS OF 04/13/2009: FINAL
 -BXX042394 DESCRIPTION: RETAINING WALL TR28493 LOT 23
 APPLIED DATE: 11/03/2003 STATUS AS OF 04/13/2009: EXPIRED
 -BDE010114 DESCRIPTION: DEMOLISH STRUCTURE
 APPLIED DATE: 09/05/2001 STATUS AS OF 04/13/2009: EXPIRED
 -BXX042889 DESCRIPTION: GARDEN WALL TR28493 LOT 8
 APPLIED DATE: 11/19/2003 STATUS AS OF 04/13/2009: ISSUED
 -BXX042401 DESCRIPTION: RETAINING WALL TR28493 LOT 24
 APPLIED DATE: 11/03/2003 STATUS AS OF 04/13/2009: ISSUED
 -BEL031100 DESCRIPTION: RELOCATE CATV PEDESTAL IN R-O-W - ADELPHIA
 APPLIED DATE: 09/10/2003 STATUS AS OF 04/13/2009: FINAL
 -BXX043546 DESCRIPTION: MONUMENT WALL TR28493
 APPLIED DATE: 12/02/2003 STATUS AS OF 04/13/2009: ISSUED
 -BXX042883 DESCRIPTION: GARDEN WALL TR28493 LOT 2
 APPLIED DATE: 11/19/2003 STATUS AS OF 04/13/2009: ISSUED
 -BXX042888 DESCRIPTION: GARDEN WALL TR28493 LOT 6
 APPLIED DATE: 11/19/2003 STATUS AS OF 04/13/2009: ISSUED
 -BZ112797 DESCRIPTION: DWLG RELOCATE
 APPLIED DATE: 05/09/2005 STATUS AS OF 04/13/2009: FINAL

CODE COMPLAINTS:

- NO CODE COMPLAINTS

ENVIRON. HEALTH CASE(S):

- EHS042942 DESCRIPTION: NOT AVAILABLE
 APPLIED DATE: 05/27/2004 STATUS AS OF 04/13/2009: APPLIED
 - EHW060085 DESCRIPTION: NOT AVAILABLE
 APPLIED DATE: 02/02/2006 STATUS AS OF 04/13/2009: APPLIED
 - EHS041243 DESCRIPTION: NOT AVAILABLE
 APPLIED DATE: 03/08/2004 STATUS AS OF 04/13/2009: APPLIED
 - EHS042529 DESCRIPTION: NOT AVAILABLE
 APPLIED DATE: 05/07/2004 STATUS AS OF 04/13/2009: APPLIED
 - EHW040269 DESCRIPTION: NOT AVAILABLE
 APPLIED DATE: 05/06/2004 STATUS AS OF 04/13/2009: APPLIED
 - EHW040270 DESCRIPTION: NOT AVAILABLE

- TR28493 DESCRIPTION: DIVIDE 19.18 ACRES INTO 30 RES. LOTS. (1/2 AC MIN)
APPLIED DATE: 01/12/1998 STATUS AS OF 04/13/2009: APPROVED

DEV. IMP. FEE AREA ORD. 659: - LAKE MATHEWS

2000 CENSUS TRACT: - 041409

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: - ALVORD UNIFIED

ROAD & BRIDGE DISTRICT: - NOT IN A DISTRICT

ROADBOOK PAGE: - 26A

* 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: - GROVE/ORCHARD

SKR FEE AREA ORD. 663.10: - IN OR PARTIALLY WITHIN A FEE AREA. SEE MAP FOR MORE INFORMATION.

HANS/ERP PROJECT: - NONE

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

HIGH FIRE AREA ORD. 787: - IN HIGH FIRE AREA - Grading And Building Permit Applications Require Fire Dept Clearance Prior To Permit Issuance.

STATE RESPONSIBILITY AREAS: - NOT IN A STATE RESPONSIBILITY AREA

LIGHTING ORD. 655: - NOT APPLICABLE, 49.77 MILES.

COUNTY SERVICE AREA: - IN OR PARTIALLY WITHIN
THE ORCHARDS/LAKE MATHEWS #132 -
NO INFORMATION AVAILABLE

BUILDING PERMIT(S):
-BXX042880 DESCRIPTION: GARDEN WALL TR28493 LOT 1

APPLIED DATE: 05/06/2004 STATUS AS OF 04/13/2009: APPLIED
- EHS035364 DESCRIPTION: NOT AVAILABLE
APPLIED DATE: 11/18/2003 STATUS AS OF 04/13/2009: APPLIED

TAX RATE AREAS:

- 053-049
- ALVORD DRAINAGE
- ALVORD UNIFIED SCHOOL
- COUNTY FREE LIBRARY
- COUNTY SERVICE AREA 132 *
- 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
- METRO WATER WEST 1302999
- N.W. MOSQUITO & VECTOR CONT DIST
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- 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: ALVORD USD
- DISTRICT NUMBER: 2002-1

THOMAS BROS. MAPS PAGE/GRID:

- PAGE 744- GRID G4

SPECIAL NOTES:

- NO SPECIAL NOTES

REPORT PRINTED ON...Mon Apr 13 08:17:09 2009

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/19/2010,

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

APN (s) or case numbers PP24064 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

600 feet buffer



Selected Parcels

136-430-005	136-470-006	136-460-016	136-470-004	136-460-014	136-460-018	136-460-017	136-470-010	136-090-005	136-090-002
136-090-001	136-470-007	136-460-019	136-430-011	136-120-016	136-421-001	136-421-002	136-460-021	136-060-008	136-090-004
136-120-006	136-460-022	136-420-005	136-470-001	136-430-008	136-421-004	136-430-014	136-430-007	136-430-015	136-380-009
136-430-012	136-380-008	136-430-006	136-430-004	136-430-013	136-460-038	136-460-015	136-420-003	136-430-002	136-420-007
136-430-003	136-470-002	136-430-001	136-420-006	136-060-010	136-060-011	136-060-012	136-470-005	136-380-010	136-430-010
136-460-020	136-470-023	136-372-010	136-470-009	136-460-023	136-470-003	136-380-007	136-420-004	136-060-001	136-430-009
136-421-003									



1,000 500 0 1,000 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: 136430005, ASMT: 136430005
BINH QUOC NGUYEN, ETAL
C/O DOMINIQUE TRAN
2272 SIERRA VIEW CT
RIVERSIDE CA. 92503

APN: 136470010, ASMT: 136470010
DAH REN SHIH
16451 GREGORIO DR
HACIENDA HEIGHTS CA 91745

APN: 136470006, ASMT: 136470006
BRONSON KROUCH, ETAL
C/O SOKHA NORNG
16447 ORY CIR
RIVERSIDE CA. 92503

APN: 136090001, ASMT: 136090001
DARREN MCNAMEE, ETAL
33102 MARINA VISTA DR
DANA POINT CA 92629

APN: 136460016, ASMT: 136460016
CARLOS ABREO, ETAL
16285 YARMOUTH CIR
RIVERSIDE CA 92503

APN: 136470007, ASMT: 136470007
DEO D FLORES, ETAL
16465 ORY CIR
RIVERSIDE CA. 92503

APN: 136470004, ASMT: 136470004
CHARLES R POLK, ETAL
16411 ORY CIR
RIVERSIDE CA. 92503

APN: 136460019, ASMT: 136460019
DILDAR RAJPUT AHMAD, ETAL
16339 YARMOUTH CIR
RIVERSIDE CA. 92503

APN: 136460014, ASMT: 136460014
CHUN ZENG LI, ETAL
16249 YARMOUTH CIR
RIVERSIDE CA. 92503

APN: 136430011, ASMT: 136430011
DONALD U PEREZ
2240 KEEPSAKE CT
RIVERSIDE CA. 92503

APN: 136460018, ASMT: 136460018
CLINTON HARRIS, ETAL
16321 YARMOUTH CIR
RIVERSIDE CA. 92503

APN: 136120016, ASMT: 136120016
ELLEN P MERKIN, ETAL
1509 ANGELBERRY ST
LAS VEGAS NV 89117

APN: 136460017, ASMT: 136460017
CONNIE MEI HUEI CHEN, ETAL
16303 YARMOUTH CIR
RIVERSIDE CA. 92503

APN: 136421002, ASMT: 136421002
ERWIN FAMILY LLC
C/O MARK HIGGINS CPA
2172 VINEYARD HILLS CT
VACAVILLE CA 95688

APN: 136460021, ASMT: 136460021
FRANK CORRAL, ETAL
16334 YARMOUTH CIR
RIVERSIDE CA. 92503

APN: 136421004, ASMT: 136421004
HENRY WIA CHENG, ETAL
2320 SIERRA VIEW CT
RIVERSIDE CA. 92503

APN: 136060008, ASMT: 136060008
FRANK DOI, ETAL
C/O KUNIO DOI
3625 POLK
RIVERSIDE CA 92505

APN: 136430014, ASMT: 136430014
JAY B TEELE, ETAL
2276 KEEPSAKE CT
RIVERSIDE CA. 92503

APN: 136120006, ASMT: 136120006
GAGE CANAL CO
GAGE CANAL
7452 DUFFERIN AVE
RIVERSIDE CA 92504

APN: 136430007, ASMT: 136430007
JEFFREY A KING, ETAL
2283 KEEPSAKE CT
RIVERSIDE CA. 92503

APN: 136460022, ASMT: 136460022
GARY JOSEPH STREM, ETAL
16316 YARMOUTH CIR
RIVERSIDE CA. 92503

APN: 136430015, ASMT: 136430015
JOE T NGUYEN
8625 MCCURRY RD
ROSCOE IL 61073

APN: 136420005, ASMT: 136420005
GILBERT L WENNERSTROM, ETAL
2291 SIERRA VIEW CT
RIVERSIDE CA. 92503

APN: 136380009, ASMT: 136380009
JORGE SORIA, ETAL
2101 OLD HERITAGE RD
RIVERSIDE CA. 92503

APN: 136470001, ASMT: 136470001
GUSTAVO CABRAL, ETAL
16357 ORY CIR
RIVERSIDE CA 92503

APN: 136430012, ASMT: 136430012
JOSE RAMON GOIZUETA
2252 KEEPSAKE CT
RIVERSIDE CA. 92503

APN: 136430008, ASMT: 136430008
HARVEER ANAND
2259 KEEPSAKE CT
RIVERSIDE CA. 92503

APN: 136380008, ASMT: 136380008
JOSE SAUL BANUELOS, ETAL
2125 OLD HERITAGE RD
RIVERSIDE CA. 92503

APN: 136430006, ASMT: 136430006
JOSEPH COCKS, ETAL
C/O YVONNE L COCKS
2284 SIERRA VIEW CT
RIVERSIDE CA. 92503

APN: 136420007, ASMT: 136420007
MARIA OROPEZA
2267 SIERRA VIEW CT
RIVERSIDE CA. 92503

APN: 136430004, ASMT: 136430004
JOSEPH K LICHTER, ETAL
2260 SIERRA VIEW CT
RIVERSIDE CA. 92503

APN: 136430003, ASMT: 136430003
MARK OBEID
2248 SIERRA VIEW CT
RIVERSIDE CA. 92503

APN: 136430013, ASMT: 136430013
JUAN CARLOS MOTA
2264 KEEPSAKE CT
RIVERSIDE CA. 92503

APN: 136470002, ASMT: 136470002
RAYMOND P SAKOVER, ETAL
16375 ORY CIR
RIVERSIDE CA 92503

APN: 136460038, ASMT: 136460038
KB HOME COASTAL INC
36310 INLAND VALLEY DR
WILDOMAR CA 92595

APN: 136430001, ASMT: 136430001
REY G VILLANIA, ETAL
2255 SIERRA VIEW CT
RIVERSIDE CA 92503

APN: 136460015, ASMT: 136460015
KHALID SYED, ETAL
16267 YARMOUTH CIR
RIVERSIDE CA 92503

APN: 136420006, ASMT: 136420006
RICHARD L PETERSEN, ETAL
2279 SIERRA VIEW CT
RIVERSIDE CA. 92503

APN: 136420003, ASMT: 136420003
LUZ M FERNANDEZ
2315 SIERRA VIEW CT
RIVERSIDE CA. 92503

APN: 136060012, ASMT: 136060012
ROBERT ASSIL
9887 SANTA MONICA BLV
BEVERLY HILLS CA 90212

APN: 136430002, ASMT: 136430002
MARCELA ROMERO, ETAL
2243 SIERRA VIEW CT
RIVERSIDE CA. 92503

APN: 136470005, ASMT: 136470005
SEEMA SETHI
16429 ORY CIR
RIVERSIDE CA. 92503

APN: 136380010, ASMT: 136380010
STACEY D COLVER
2106 OLD HERITAGE RD
RIVERSIDE CA. 92503

APN: 136470003, ASMT: 136470003
THOMAS LEE, ETAL
16393 ORY CIR
RIVERSIDE CA. 92503

APN: 136430010, ASMT: 136430010
STEVE YANG, ETAL
2235 KEEPSAKE CT
RIVERSIDE CA. 92503

APN: 136380007, ASMT: 136380007
VERNON LEE BROWN, ETAL
2149 OLD HERITAGE RD
RIVERSIDE CA. 92503

APN: 136460020, ASMT: 136460020
STEVEN T GILLESPIE, ETAL
16352 YARMOUTH CIR
RIVERSIDE CA. 92503

APN: 136420004, ASMT: 136420004
VICKIE T TURNER, ETAL
C/O VICKIE W TURNER
2303 SIERRA VIEW CT
RIVERSIDE CA. 92503

APN: 136470023, ASMT: 136470023
STONE HARBOR BRIDGEPORT HOMEOWNER
36310 INLAND VALLEY DR
WILDOMAR CA 92595

APN: 136060001, ASMT: 136060001
W H LATIMER PROP
P O BOX 74210
SAN CLEMENTE CA 92673

APN: 136372010, ASMT: 136372010
THAI THI LE
11147 CORNERSTONE RD
RIVERSIDE CA. 92503

APN: 136430009, ASMT: 136430009
WILLIAM L CHARFAUROS, ETAL
2247 KEEPSAKE CT
RIVERSIDE CA. 92503

APN: 136470009, ASMT: 136470009
THEODORE CHANG, ETAL
16460 DRY CIR
RIVERSIDE CA. 92503

APN: 136421003, ASMT: 136421003
WILLIAM S MEINEKE, ETAL
11107 CORNERSTONE RD
RIVERSIDE CA. 92503

APN: 136460023, ASMT: 136460023
THEODORE H KWON
P O BOX 1557
LA MIRADA CA 90637

Agenda Item No.: 3.2
Area Plan: Temescal Canyon
Zoning District: El Cerrito
Supervisorial District: Second
Project Planner: Raymond Juarez
Directors Hearing: November 15, 2010

Plot Plan No. 24075 Revised Permit No. 1
Addendum to Environmental
Assessment No. 42158
Applicant: Temescal Canyon RV, LLC
Engineer/Representative: KWC Engineers

D.M.
**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION

This is a proposal for the development of a Solar Power Plant by adding fixed flat Photovoltaic (PV) panels to the roof tops of a previously approved Recreational Vehicle (RV) parking shade structures. The Power Plant will have a direct current (DC) output of 1.75 Megawatts (MW), will include two inverter pads, and will interconnect to Southern California Edison on site. All cables and utilities will be undergrounded.

LOCATION

The site is located in the Temescal Canyon Area Plan of Western Riverside County in the Second Supervisorial District; more specifically, northeast of Temescal Canyon and Cajalco Road.

BACKGROUND

The following cases and permits are related to this proposal:
1) Plot Plan No. 24075 was approved on 12/14/09 for the development of 392 space RV parking facility;
2) Plot Plan No. 24075, Substantial Conformance No. 1 was approved on 7/22/10 to add RV shade structures, a 3, 220 foot wash bay, a trash enclosure, and drainage facilities as requested by Flood Control;
3) Grading Permit No. 100025 (BGR100025) was issued on 5/27/10 for parcel numbers 279-231-048, 049, 063, and 069; and,
4) Building Permit No. 010033 (BNR010033) for RV parking shade structures with PV panels. This permit was issued on 8/24/10 by the Building and Safety Department, with final inspections pending the approval of this revised permit.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) |
| 2. Surrounding General Plan Land Use: | Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) and Open Space : Mineral Resources (OS:MIN) to the north
Open Space: Water (OS:W) to the east
Community Development: Light Industrial (CD:LI) to the south
Commercial Development and City of Corona to the west |
| 3. Existing Zoning: | Manufacturing-Service Commercial (M-SC) and Mineral Resources (M-R) |
| 4. Surrounding Zoning: | Manufacturing-Service Commercial (M-SC) and Mineral Resources (M-R) to the north and south
Mineral Resources (M-R) and Natural Assets (N-A) to the east
Commercial Development and City of Corona to the west |

- 5. Existing Land Use: Vacant Land
- 6. Surrounding Land Use: Vacant Land to the north and east
Storage facility to the south
Commercial Development and City of Corona to the west
- 7. Project Data: Total Acreage: 15.25
1.75 MW solar power plant
- 8. Environmental Data: See Addendum to Environmental Assessment No. 42158

RECOMMENDATIONS:

CONSIDER the **ADDENDUM** with the **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42158**, based on the finding that all impacts were adequately analyzed pursuant to applicable legal standards, and while some changes and/or additions are necessary, none of the conditions described in California Code of Regulations Section 15162 exist; and,

APPROVAL of **PLOT PLAN NO. 24075, REVISED PERMIT No. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

- 1. The proposed use is in conformance with the Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) and Open Space: Mineral Resources (OS:MR) Land Use designation, and with all other elements of the Riverside County General Plan.
- 2. The proposed use is consistent with the Temescal Wash Policy Area.
- 3. The proposed use is consistent with the Manufacturing-Service Commercial (M-SC) and Mineral Resources (M-R) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
- 4. The public's health, safety, and general welfare are protected through project design.
- 5. The proposed project is conditionally compatible with the present and future logical development of the area.
- 6. The proposed project will not have a significant effect on the environment.
- 7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

- 1. The proposed use is for the development of a Solar Power Plant by adding fixed flat Photovoltaic (PV) panels to the roof tops of previously approved Recreational Vehicle (RV) parking shade structures.

2. The proposed PV panels will not be visible from any location that could be considered objectionable.
3. The proposed PV panels will not pose an aesthetically significant change to the appearance of the previously approved RV shade structures.
4. The project site is designated Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio).
5. The project site is surrounded by properties which are designated Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio), Open Space: Mineral Resources (OS-MIN), Open Space: Water (OS-W) and City of Corona.
6. The Community Development: Light Industrial land use designation encourages industrial related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.
7. The proposed Solar Power Plant is consistent with intent of the Community Development: Light Industrial land use designation.
8. The proposed use, a solar power plant, is a permitted uses in the Community Development: Light Industrial land use designation.
9. The project site is located within the Temescal Wash Policy Area of the Temescal Canyon Area Plan.
10. The Temescal Wash Policy area policies require the protection and maintenance of the Temescal Wash.
11. The proposed use is for the development of a Solar Power Plant by adding PV panels to the roof tops of previously approved RV parking shade structures and will not cause a significant change in project design or cause a reasonably foreseeable conflict with the Temescal Wash policies.
12. The zoning for the subject site is Manufacturing-Service Commercial (M-SC) and Mineral Resources (M-R).
13. The project site is surrounded by properties which are zoned Manufacturing-Service Commercial (M-SC), Mineral Resources (M-R) and Natural Assets (N-A).
14. The portion of the site proposed for the development of a Solar Power Plant by adding fixed flat PV panels to the roof tops of previously approved RV parking shade structures is zoned M-SC.
15. The M-SC Zone allows public utility substations and storage yard with an approved Plot Plan application.
16. The proposed Solar Power Plant will produce energy to be sold to a public utility.
17. The proposed PV panels will be placed on the rooftops of RV shade structures which will be less impactful then the construction of a substation.

18. The proposed Solar Power Plant is consistent with the development standards set forth in M-SC zone.
19. The proposed Solar Power Plant is a permitted use subject to approval of a plot plan in the M-SC zone.
20. This project is located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
21. Habitat Acquisition and Negotiation Strategy application No. 577 was submitted and concluded the proposed site can be developed.
22. The proposed use is consistent with the Multi-Species Habitat Conservation Plan.
23. An addendum pursuant to CEQA Section 15164 was prepared for consideration with Environmental Assessment No. 42158. An update to the Project Information, Determination, and Greenhouse Gas Emissions has been made. Reference the attached Addendum for discussion, additions, and CEQA Section 15162 findings.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
 - b. An Agricultural Preserve
 - c. A high fire area
3. The project site is locate within:
 - a. The city of Corona sphere of influence
 - b. The boundaries of the Temescal Wash Policy Area
 - c. The El Cerrito/Temescal Canyon Redevelopment Area
 - d. WRMSHCP Cell No. 2400 and 2402
 - e. WRMSHCP Fee Area (Ordinance No. 810)
 - f. DIF Fee Area (Ordinance No. 659)
 - g. TUMF Fee Area (Ordinance No. 824)
 - h. The boundaries of the Western Municipal Water District
 - i. ½ mile of a fault zone
 - j. Areas identified as susceptible to subsidence and liquefaction
 - k. The Corona/Norco Unified School District
 - l. County Service Area No. 135
4. The subject site is currently designated as Assessor's Parcel Numbers 279-231-048, 049, 063, and 069.
5. This project was filed with the Planning Department on July 27, 2010.
6. This project was reviewed by the Land Development Committee on September 16, 2010.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$12,067.62.

2009 Aerial



Selected parcel(s):
279-231-048 279-231-049 279-231-063 279-231-069

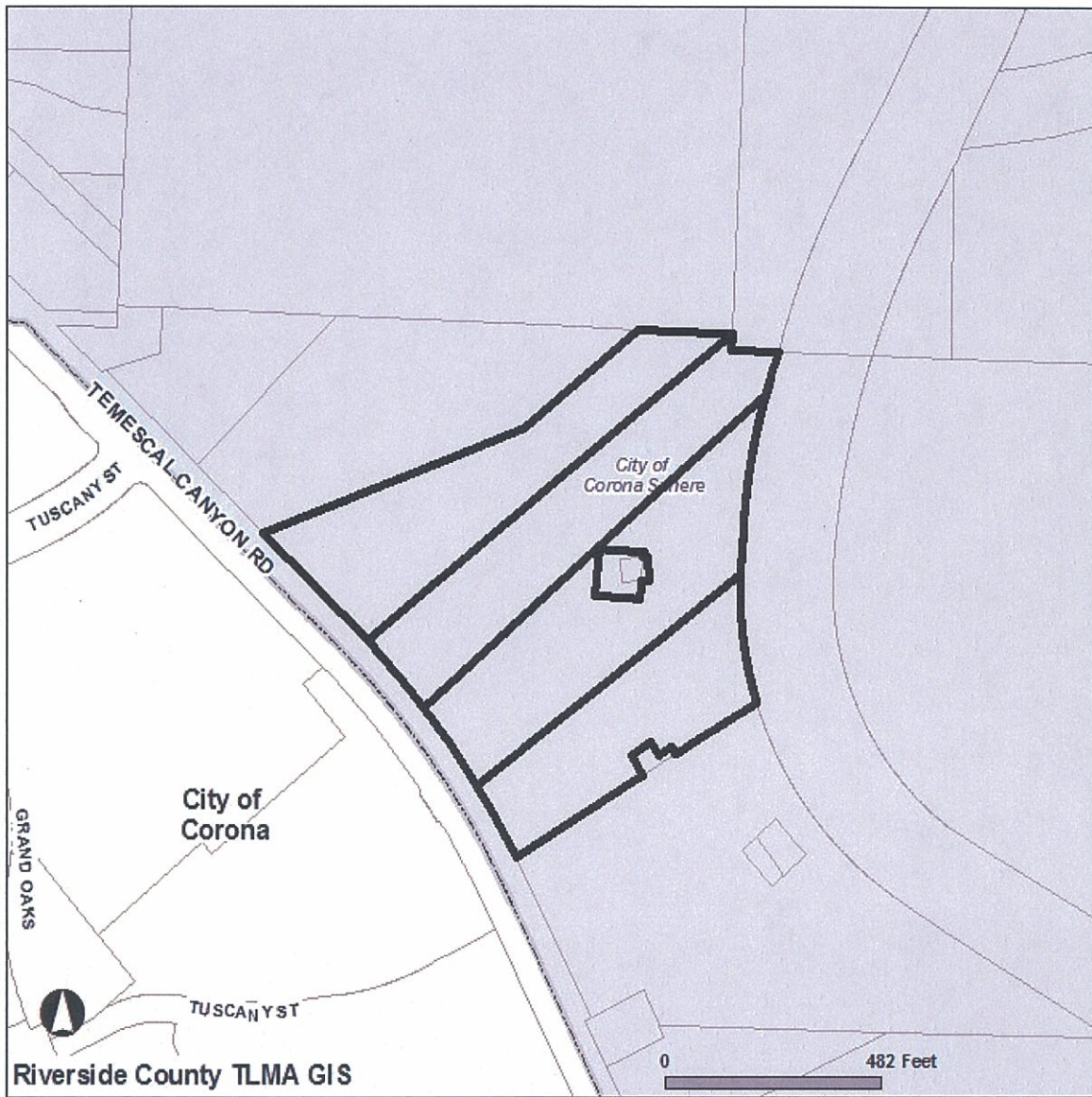
IMPORTANT

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REPORT PRINTED ON...Tue Oct 05 15:50:54 2010

Version 100826

City Map



Selected parcel(s):

279-231-048 279-231-049 279-231-063 279-231-069

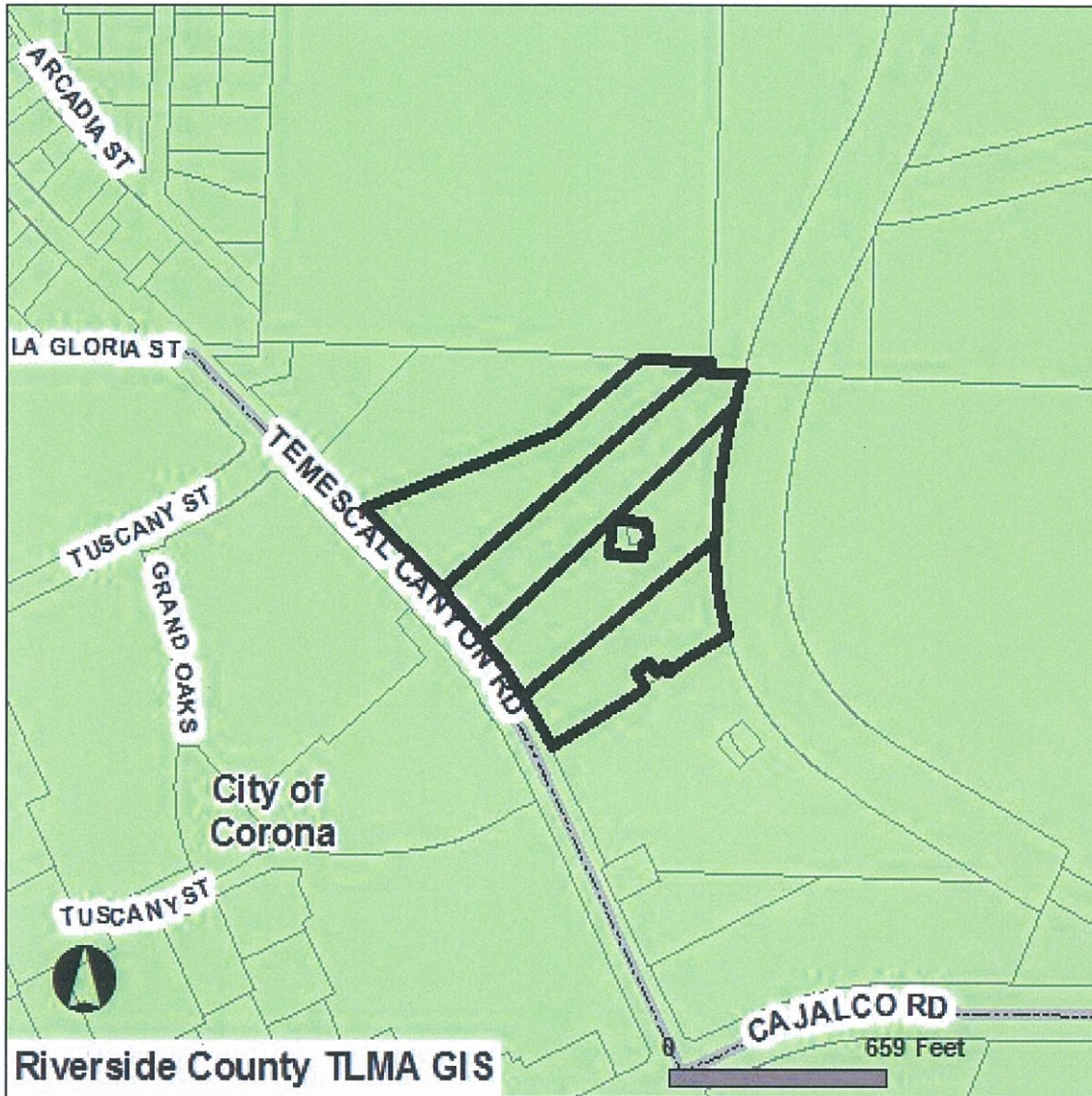
IMPORTANT

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REPORT PRINTED ON...Tue Oct 05 15:52:56 2010

Version 100826

Supervisory District



Riverside County TLMA GIS

Selected parcel(s):

279-231-048 279-231-049 279-231-063 279-231-069

SUPERVISORIAL DISTRICTS

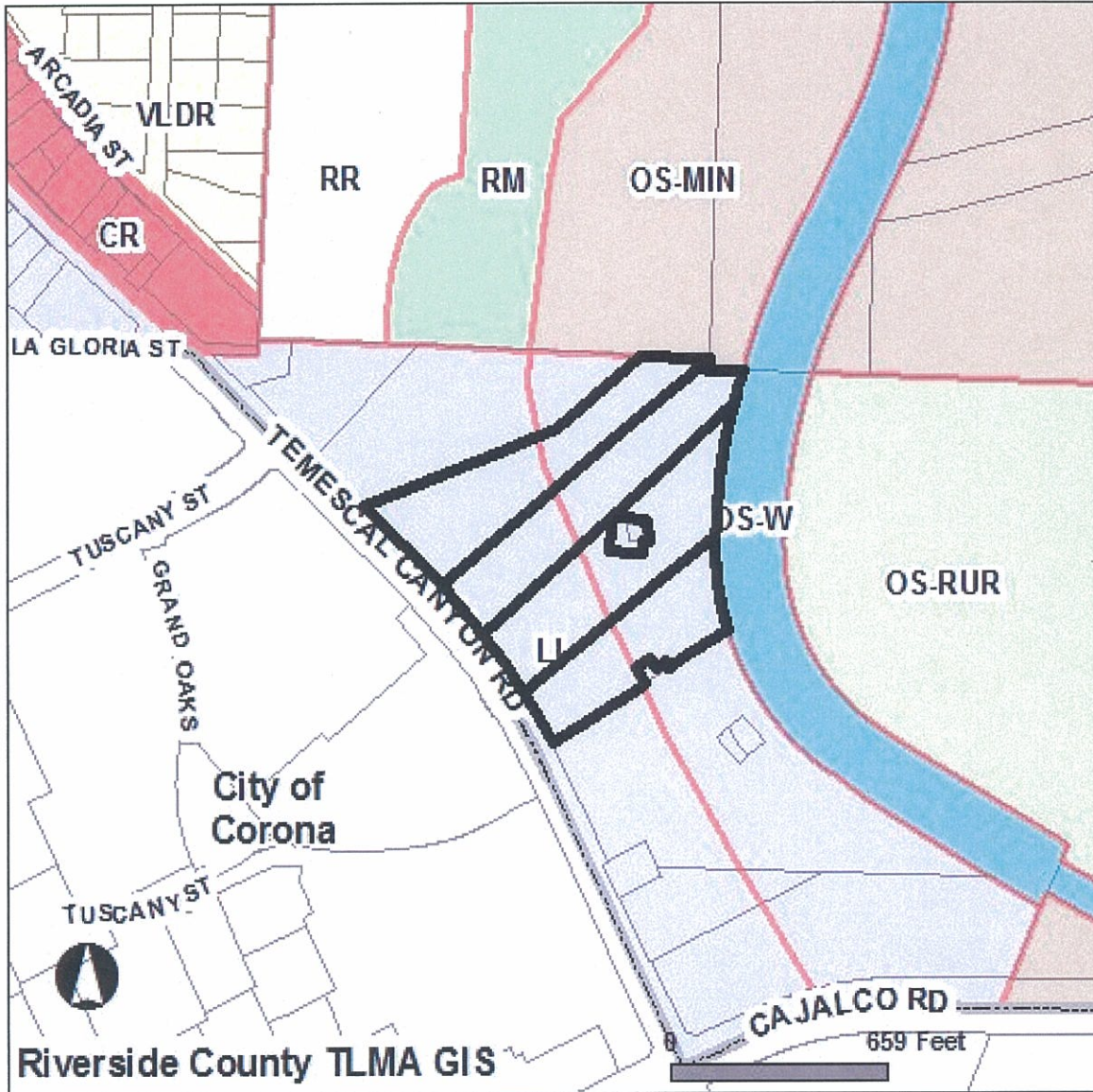
- SELECTED PARCEL
- CASE
- CITY
- PARCELS
- N INTERSTATES
- N HIGHWAYS
- DISTRICT 2
SUPERVISOR JOHN TAVAGLIONE

IMPORTANT

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REPORT PRINTED ON...Mon Aug 16 12:50:49 2010
Version 100412

General Plan Land Use



Selected parcel(s):
 279-231-048 279-231-049 279-231-063 279-231-069

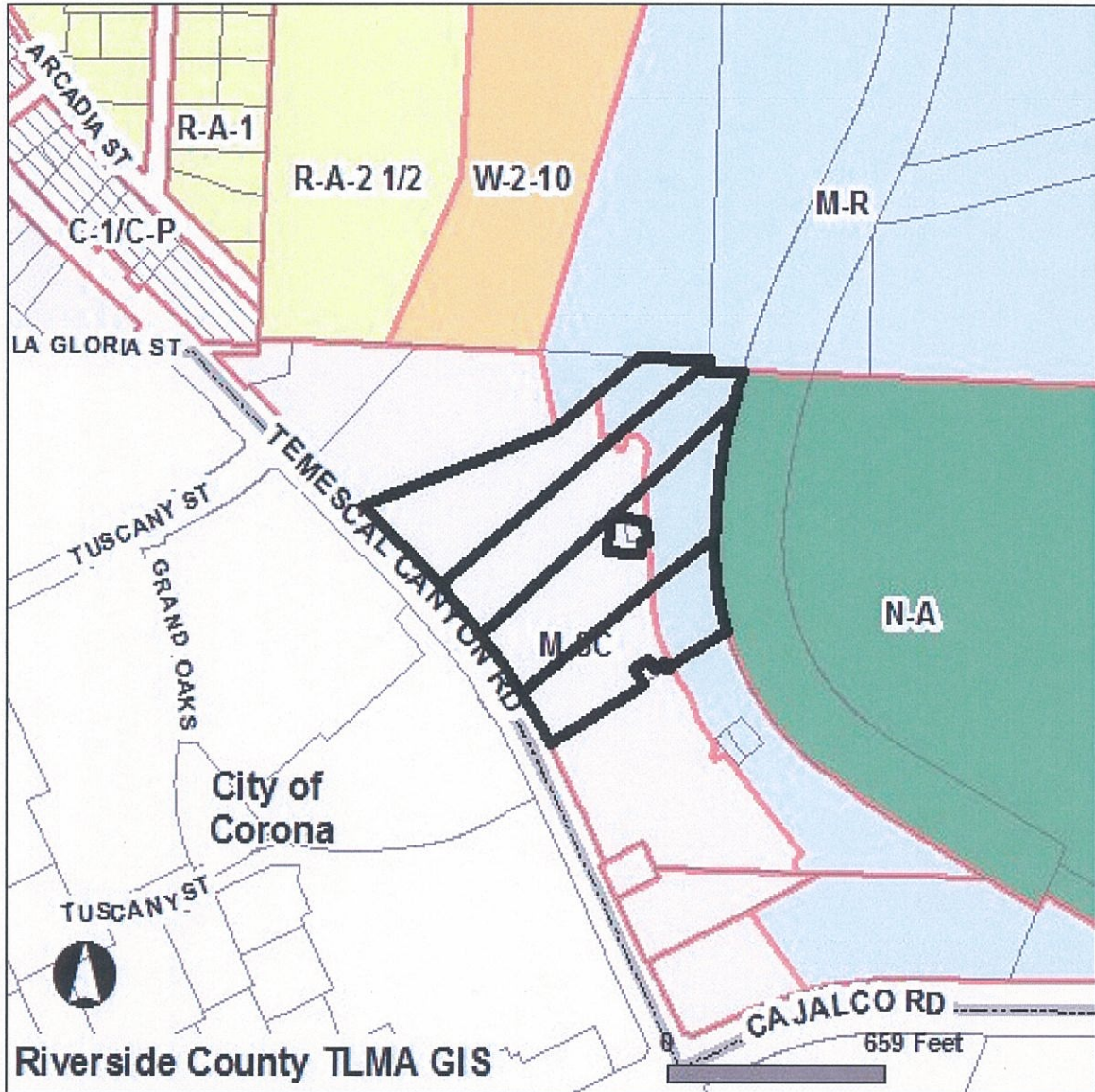
IMPORTANT

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REPORT PRINTED ON...Mon Aug 16 12:47:30 2010

Version 100412

Zoning Exhibit



Selected parcel(s):
 279-231-048 279-231-049 279-231-063 279-231-069

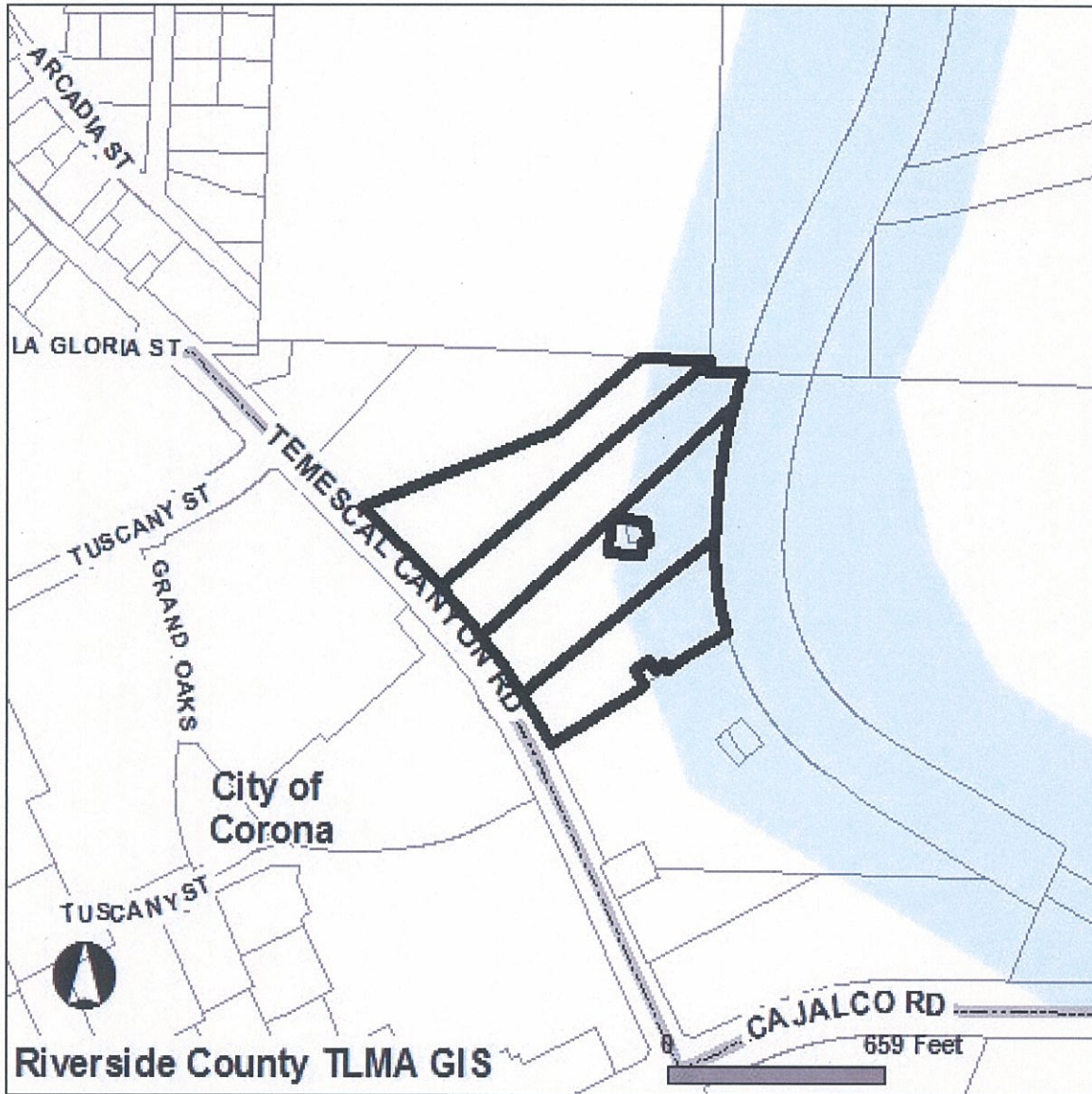
IMPORTANT

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REPORT PRINTED ON...Mon Aug 16 12:50:00 2010

Version 100412

Policy Exhibit



Selected parcel(s):
 279-231-048 279-231-049 279-231-063 279-231-069

POLICY AREAS/OVERLAYS

- SELECTED PARCEL
- PARCELS
- INTERSTATES
- HIGHWAYS
- TEMESCAL WASH POLICY AREA
- CITY

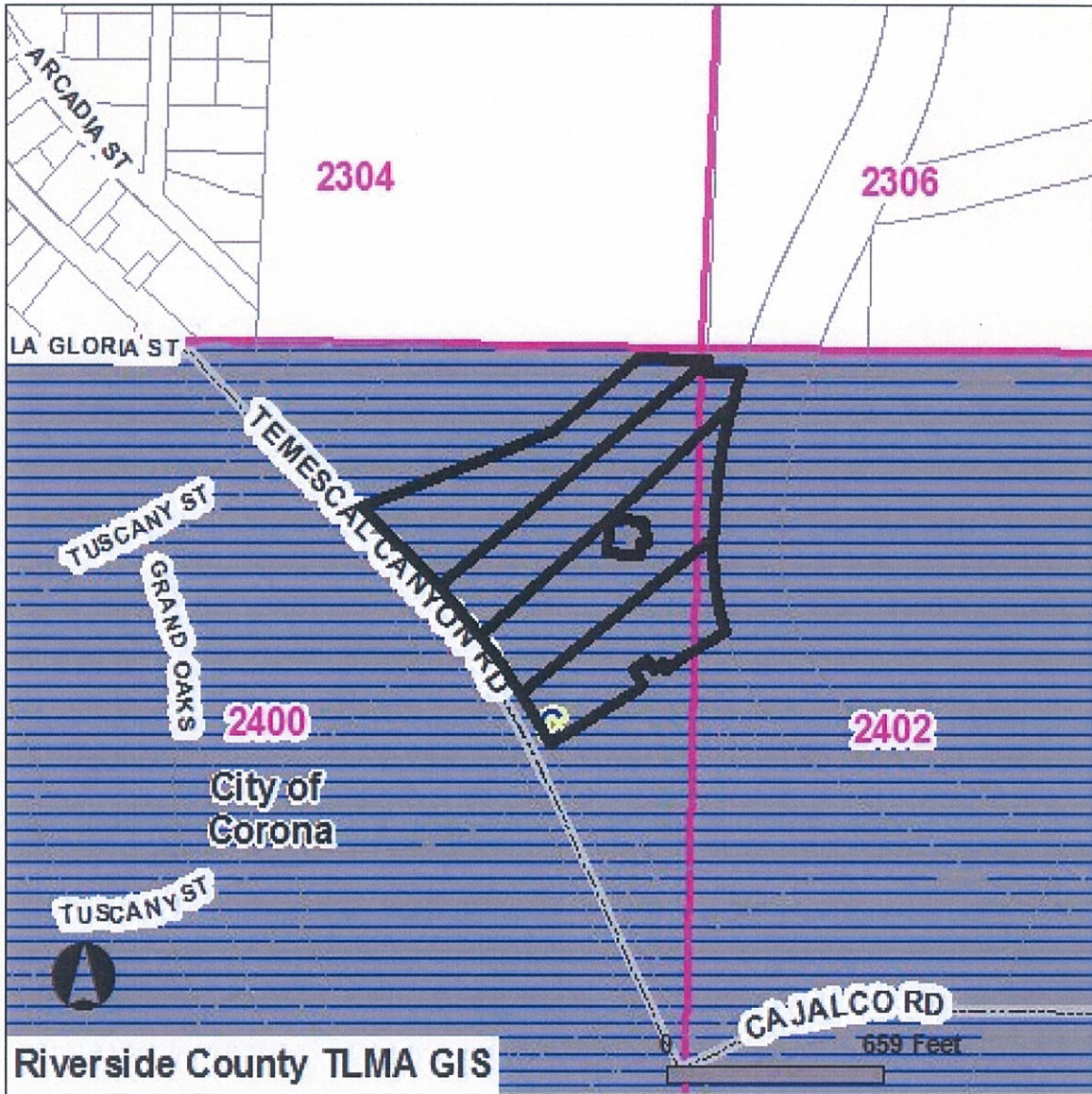
IMPORTANT

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REPORT PRINTED ON...Mon Aug 16 12:51:55 2010

Version 100412

MSHCP Cell Exhibit



Riverside County TLMA GIS

Selected parcel(s):

279-231-048 279-231-049 279-231-063 279-231-069

WRCMSHCP CELL/CELL GROUP

- SELECTED PARCEL
- PARCELS
- INTERSTATES
- CRITERIA CELL NUMBER
- HIGHWAYS
- CRITERIA CELL
- CITY
- TEMESCAL CANYON
- C

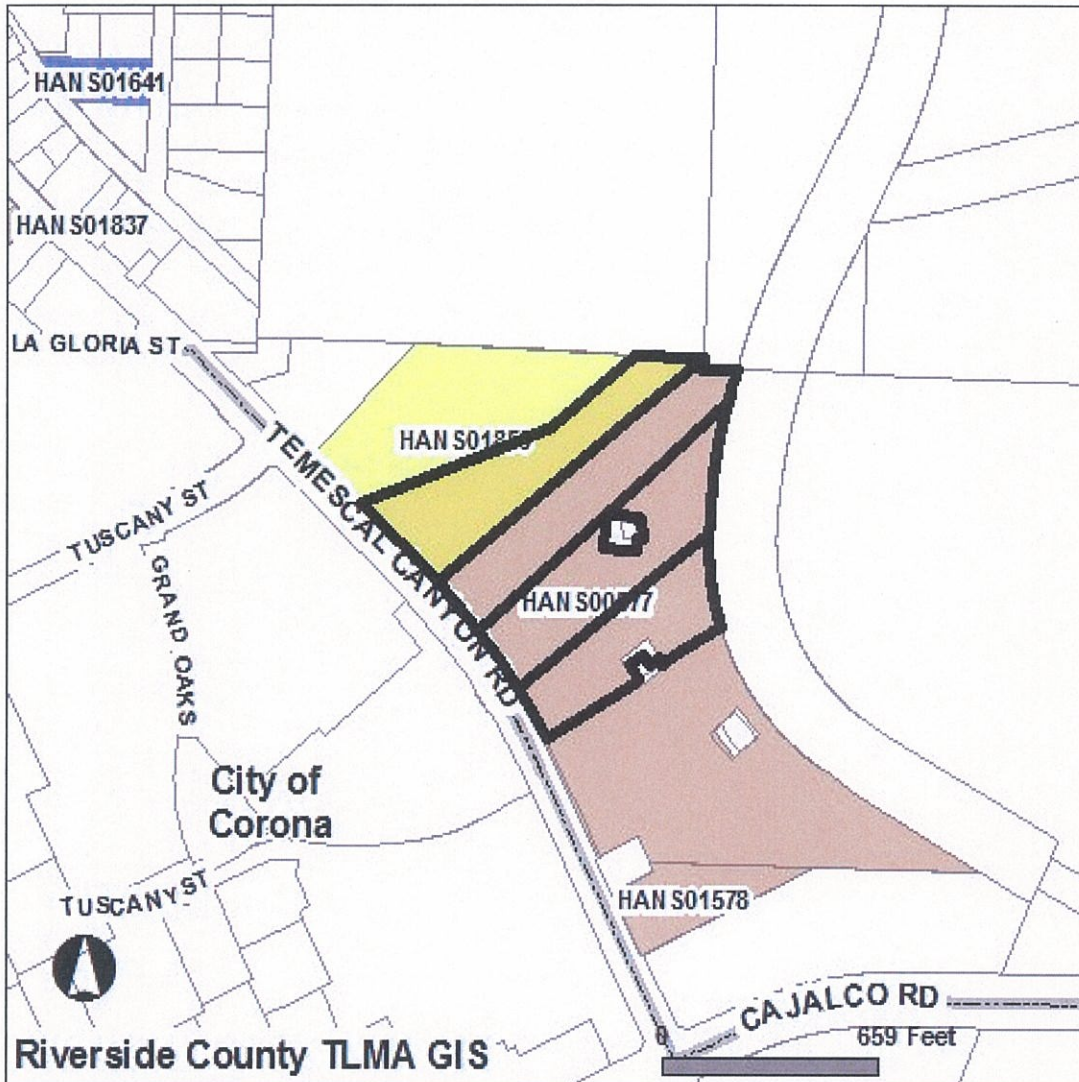
IMPORTANT

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REPORT PRINTED ON...Mon Aug 16 12:51:21 2010

Version 100412

HANS Exhibit



Selected parcel(s):
 279-231-048 279-231-049 279-231-063 279-231-069

HANS/ERP

- | | | | |
|-------------------------|---------------------------------------|----------------------------|--------------------------------|
| SELECTED PARCEL | 123 HANS/ERP INTAKE NUMBER | HANS/ERP CASE IN PROGRESS | ERP LEAST SENSITIVE OF LOT |
| ERP NO DISTURBANCE AREA | HANS/ERP INACTIVE/ABANDONED/WITHDRAWN | HANS PROPOSED CONSERVATION | HANS AVAILABLE FOR DEVELOPMENT |
| PUBLIC/QUASI-PUBLIC | WRRCRA CONSERVED LANDS | INTERSTATES | HIGHWAYS |
| CITY | PARCELS | | |

IMPORTANT
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REPORT PRINTED ON...Mon Aug 16 12:52:33 2010
 Version 100412

Date: September 22, 2010

To: Riverside County Planning Department
Raymond Juarez, Planner IV

From: Solar Power, Inc.

On Behalf Of: Temescal Canyon RV, LLC

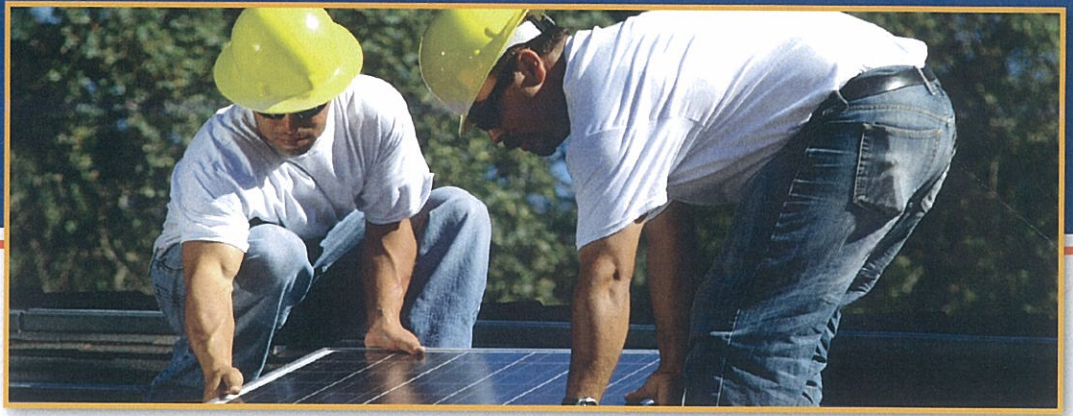
The PV system will have a DC output of 1.75 MW and have an expected first year output of 2,597,213 kWh. The system will include over 8,500 photovoltaic modules and cover an area of 115,000 sq. ft. while providing shade to 264 RV parking stalls. The system will offset approximately 2,000 tons of CO₂ annually and will produce the equivalent carbon offset of 10,000 trees planted or 3.5 million miles driven by cars.

Typically, preventative maintenance services are performed twice a year. Two technicians and one operations manager are used for preventive maintenance. The PV system has no moving parts and has minimal points of failure.

Additionally, module washings will be performed depending on the soiling loss at the specific site. Washing is performed with water and without the use of chemicals. The amount of water used will vary depending on soiling but typical washing only requires a moderate pressure spray. It is estimated that each washing will require 1,500 – 1,800 gallons of water.

All of the power produced by the PV system will be purchased by Southern California Edison ("SCE") under the CREST program. The CREST program is available to any customer that wants to sell renewable energy. Under the agreement, SCE will buy all power generated by the system for a pre-determined price based on the Market Price Referent (MPR). The MPR is adjusted for seasonal and time of day factors. The PV system will generate an average of \$0.1282/kWh throughout the year. The contract will be effective for 20 years.

The system will not be painted so a physical paint sample will not be provided. However, an information sheet of Zincolume®, the alloy that will be used for the shade structures, is attached.



SP Series Solar Module Model SP205

SP Series SP205

- Maximizes total system power output
- Achieves higher output with fewer modules
- IEC certified and UL listed

.....

The following features are standard on every SP Series module:

- One of the highest energy output classes in the industry
- Bypass diodes to minimize power drop caused by shade
- Innovative cable connectors make installation easy
- 25-year limited warranty

Manufactured, assembled and tested in our own ISO 9001 facility, SP Series solar modules feature one of the highest grade photovoltaic (PV) cells available. Cells are subjected to rigorous testing to verify performance and integrity before being assembled into a module. Our SP205 modules are designed with 6" silicon cells to optimize performance and to maximize use of today's limited silicon supply. Every SP Series solar module is UL listed; conforms to IEC 61215/61730-1/61730-2; and carries a 25-year limited warranty.

The SP205 has been engineered to achieve higher output with fewer modules in a single array. Like the entire SP Series line of solar modules, the SP205 carries one of the highest energy output classes in the industry and has unique standard features that ensure long life and consistent performance. Bypass diodes are standard and serve to minimize power drop caused by shading, ensuring consistently higher energy yields and superior year-round performance.



Built to Last

SP Series solar modules are designed to withstand harsh environments and extreme operating conditions. All models are tested to ensure continuous performance under conditions they will probably never encounter:

- Repetitive cycling between -40°F and 194°F at 85% relative humidity
- Simulated impact of 2" hail at 72 mph.
- Damp heat tested for 240 hours with exposure to 185°F and 85% relative humidity
- IEC certified
- UL listed

CASE #: PP24075R1
EXHIBIT: B (Sheets 1-2)
DATED: 10/05/10
PLANNER: R. JUAREZ

SP Series Solar Module Model SP205

Standard Test Conditions—(Irradiance of 1000 W/m², AM1.5 Spectrum and Cell Temperature of 25°)

Electrical Characteristics

Model Number	SP205
Cell Type	Mono and Multi-Crystalline Si
No. of Cells	54
Maximum Power	205 W
Maximum Power Voltage	25.80 V
Maximum Power Current	7.95 A
Open Circuit Voltage	32.6 V
Short Circuit Current	8.48 A
Maximum System Voltage	600 V (UL)/ 1000 V (IEC)
Fuse Rating	15 A
Power Tolerance	+/- 3%
Temp. Coefficient of Isc	0.120%/°C
Temp. Coefficient of Voc	-0.341%/°C

Physical Characteristics

Model Number	SP205
Length	58.03"/1474 mm
Width	39.17"/995 mm
Height	1.81"/46 mm
Weight	37.0 lb./17.2 kg

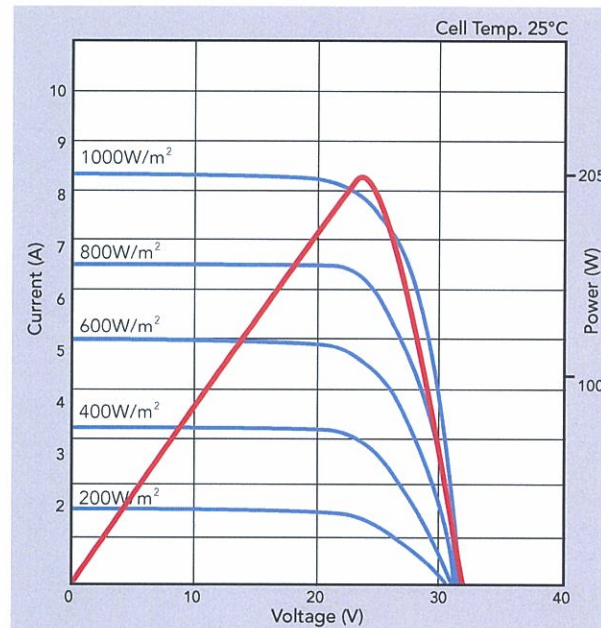
Contact Information:

1-800-548-8767

Corporate Headquarters
1115 Orlando Avenue
Roseville, CA 95661-5247
Phone: 916.745.0900
Fax: 916.745.0999

www.solarpowerinc.net

IV- Characteristics of PV Module SP205F Series at Various Irradiance Levels

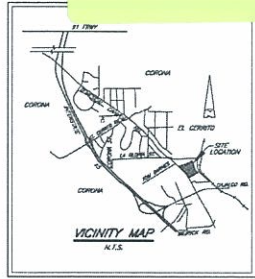


SOLAR POWER
INC.
Energy for Life™

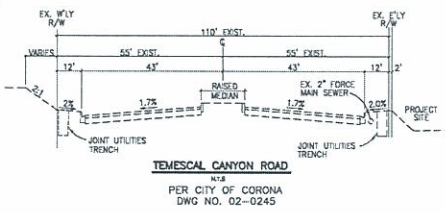
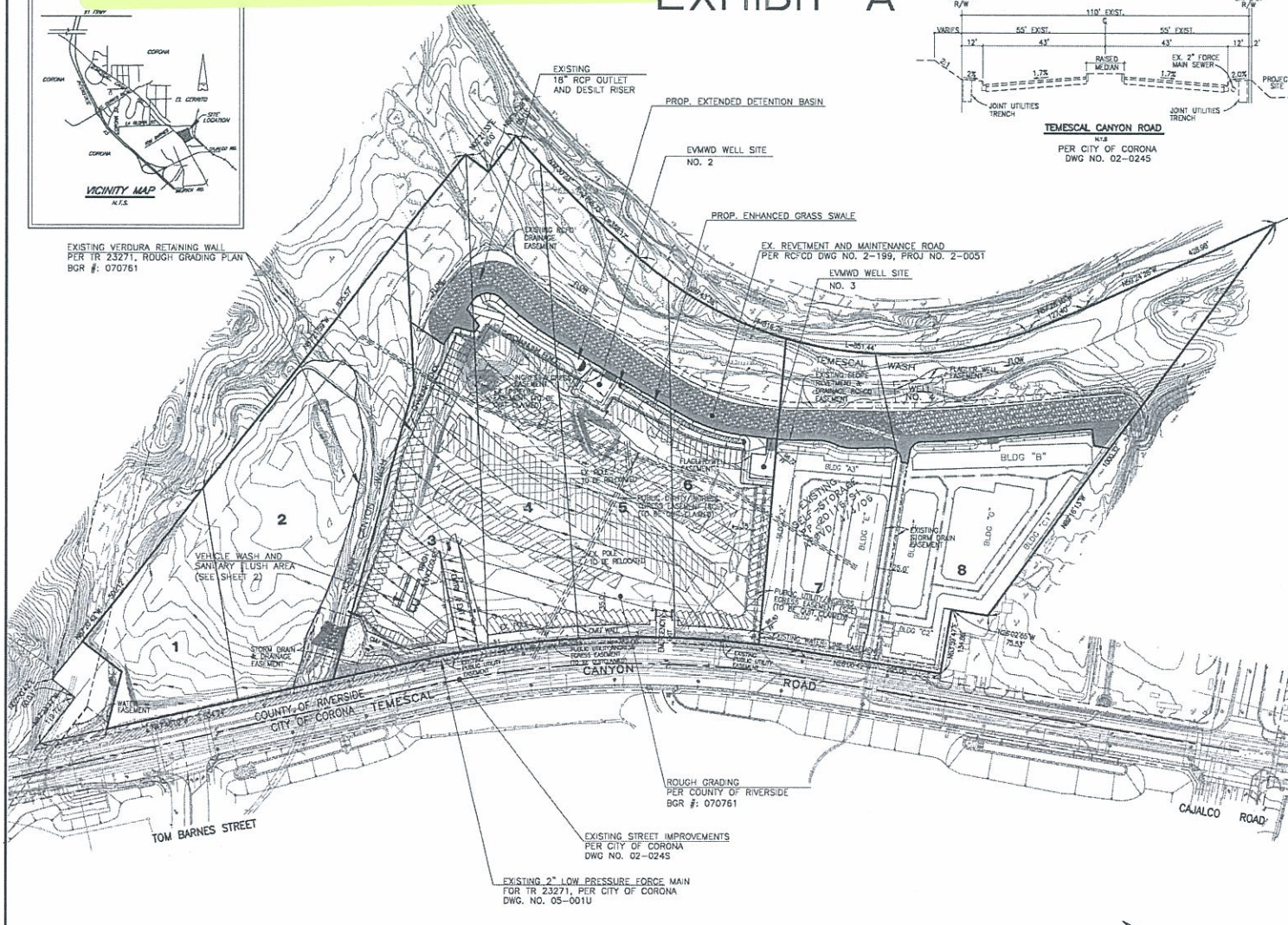
CASE #: PP24075R1
EXHIBIT: A (Sheets 1-4)
DATED: 10/05/10
PLANNER: R. JUAREZ

EXHIBIT "A"

PP 24075



EXISTING VERDURA RETAINING WALL
 PER TR 23271, ROUGH GRADING PLAN
 BGR #: 070761



OWNER:
 CHANDLER REAL PROPERTIES
 4010 W. CHANDLER
 SANTA ANA, CA 92704-5274
 (714) 540-5351
 (714) 545-2438 FAX
 CONTACT: STEVE SUKUT
 EMAIL: SSUKUT@SUKUT.COM

ENGINEER:
 KWC ENGINEERS
 1880 COMPTON AVENUE, SUITE 100
 CORONA, CA 92881-3370
 (951) 734-2130
 (951) 272-3308 FAX
 CONTACT: MIKE TANG
 EMAIL: MTANG@KWCENGINEERS.COM

PROJECT DATA:
 PARCEL MAP 23271, PARCELS
 3-6
 LLA 05029 (9-06-06, DOC. NO.
 2006-0657991 O.R.)

ASSESSOR'S PARCEL NO.:
 PARCEL 3 279-231-048
 PARCEL 4 279-231-049
 PARCEL 5 279-231-068
 PARCEL 6 279-231-083

GROSS SITE: 15.25 AC
NET SITE: 8.65 AC

THOMAS BROTHERS PAGE 774,
 A-5(2003 EDITION)

COUNTY DATA:
 ZONING, MANUFACTURING & LIGHT INDUSTRIAL

ENTITLEMENT REQUEST:
 PLOT PLAN APPLICATION FOR THE DEVELOPMENT OF
 RECREATIONAL VEHICLE STORAGE.

NOTE:
 1. NO ABOVE / UNDERGROUND FUEL TANK, WASTE OIL, LPG
 AND CHEMICAL TANKS ARE PROPOSED FOR THIS PROJECT.
 2. DRIVEWAY SHALL COMPLY WITH ADA REQUIREMENTS FOR
 PROPOSED DRIVEWAY (STANDARD 207A REVISED DRAFT
 ORDINANCE 401)

LEGAL DESCRIPTION:
 PARCELS 3 THROUGH 6 INCLUSIVE OF PARCEL MAP NO. 23271, ON FILE IN
 BOOK 170, PAGES 95 THROUGH 98 INCLUSIVE, OF PARCEL MAPS, RECORDS
 OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, LYING WITHIN SECTION 16,
 TOWNSHIP 4 SOUTH, RANGE 6 WEST.

UTILITY PROVIDERS:
 SCHOOL DISTRICT CORONA NORCO SCHOOL DISTRICT
 WATER/SEWER CITY OF CORONA
 GAS SOUTHERN CALIFORNIA GAS
 ELECTRICITY SOUTHERN CALIFORNIA EDISON
 TRASH COUNTY WASTE RESOURCE MANAGEMENT DISTRICT

EARTHWORK ESTIMATE:
 CUT: 17,000 C.Y.
 FILL: 17,000 C.Y.

PARKING CALCULATIONS:
 CONSTRUCTION PHASE 1: 193 SPACES
 CONSTRUCTION PHASE 2: 199 SPACES

UTILITY PROVIDERS:
 SCHOOL DISTRICT CORONA NORCO SCHOOL DISTRICT
 WATER/SEWER CITY OF CORONA
 GAS SOUTHERN CALIFORNIA GAS
 ELECTRICITY SOUTHERN CALIFORNIA EDISON
 TRASH COUNTY WASTE RESOURCE MANAGEMENT DISTRICT

EARTHWORK ESTIMATE:
 CUT: 17,000 C.Y.
 FILL: 17,000 C.Y.

PARKING CALCULATIONS:
 CONSTRUCTION PHASE 1: 193 SPACES
 CONSTRUCTION PHASE 2: 199 SPACES

OCCUPANCY & CONSTRUCTION TYPE

RV STORAGE	CONSTRUCTION TYPE	OCCUPANCY TYPE
	N/A	N/A

ZONING CONFORMANCE MATRIX

	REQUIREMENTS	PROVIDED
FAR	N/A	N/A
LOT COVERAGE	N/A	N/A
LANDSCAPING	N/A	N/A
PAVED AREA	N/A	PAVED AREA - ASPHALT
PARKING	N/A	PAVED AREA - ASPHALT
MAX BLDG. HEIGHT	N/A	N/A
SETBACKS	25 FT FRONTING R.O.W.	25 FT ALONG TEMESCAL CYN RD.

PP 24075 - AMENDED NO. 1 PLAN
 WJD: 8-33C321058
 DATE: 08-21-09

TEMESCAL CANYON RV STORAGE

RIVERSIDE COUNTY, CALIFORNIA

BENCH MARK

C-314 5.4 MILES SOUTHEAST ALONG STATE HIGHWAY 71 FROM THE CITY HALL AT CORONA, RIVERSIDE COUNTY, THENCE 1.0 MILE EAST ALONG THE CAJALCO CANYON ROAD; AT A SMALL CURVE, 41 FEET SOUTH OF THE CENTERLINE OF THE ROAD, NEAR SEVERAL LOOSE BOULDERS AT THE EAST EDGE OF A FLAT SPACE, AND IN THE TOP OF EXPOSED BEDROCK, A STANDARD DISK, STAMPED "C 314 1935." RECOVERED IN GOOD CONDITION IN JULY 1958.
 DATED: 1935 ELEVATION: 968.971 (MSL)

PRELIMINARY SITE PLAN

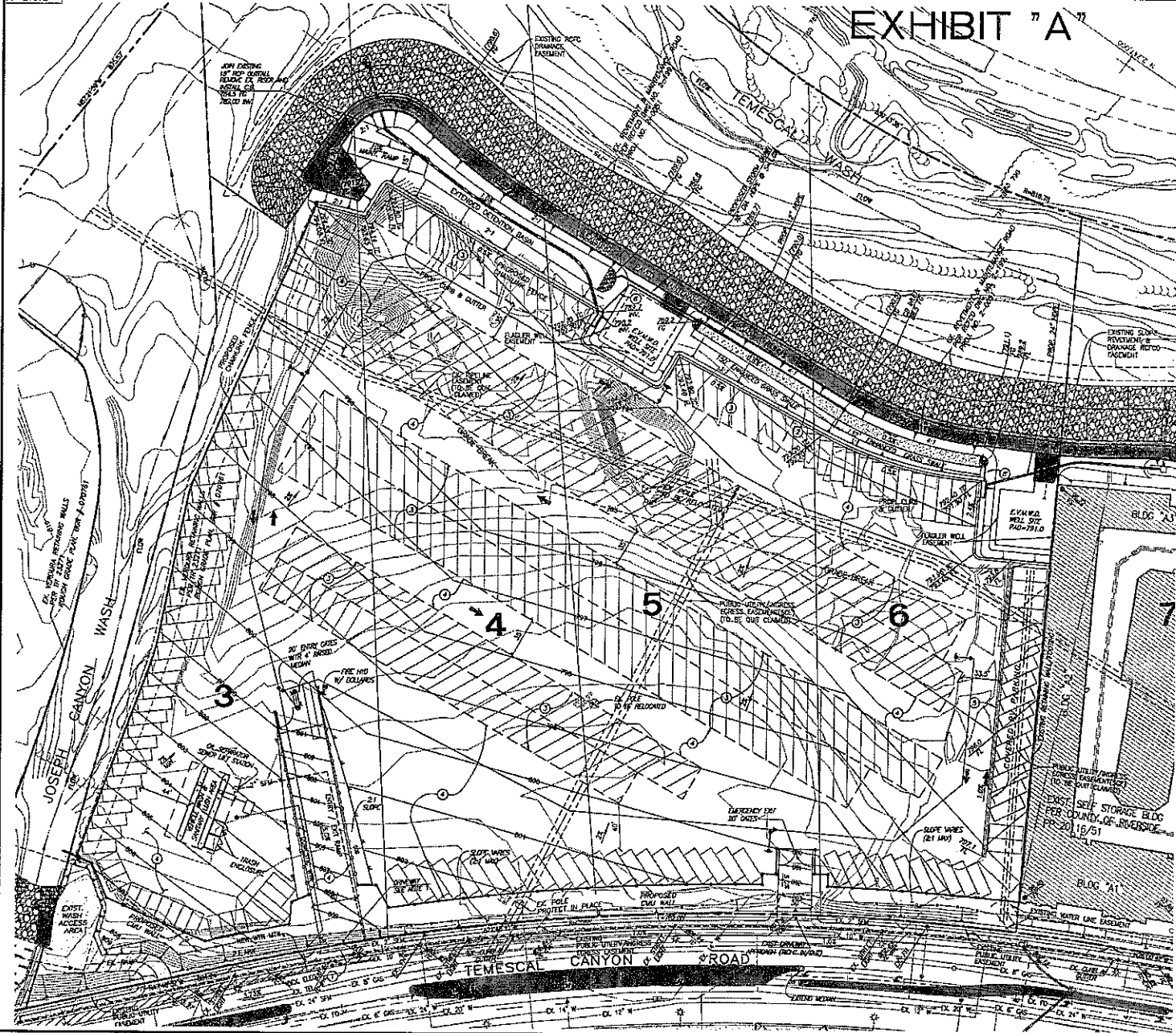
PLOT PLAN

MARK	BY	DATE	REVISIONS	APPR.	DATE
▲	KWC	8-21-09	PP24075R1 APPROVED 7/22/10 TO ADD RV SWAGE STRUCTURES, A 3220 SF WASH BAY, A TROUGH ENCLOSURE AND DRAINAGE FACILITIES REQUESTED BY FLOOD CONTROL.		
▲	KWC	8-21-10	PP24075R1 ADDS SOLAR POWER PANELS TO ROOF TOPS OF ALL SWAGE STRUCTURES. ADDS SHEETS 3 & 4.		

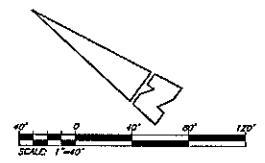


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EXHIBIT "A"



- CONSTRUCTION NOTES:
- 1 REMOVE TEMPORARY AC BERM AND CONSTRUCT 36" WIDE CONCRETE DRIVEWAY PER COUNTY STANDARD 207A, REVISED DRAFT ORDINANCE 481.
 - 2 REMOVE SALT FROM EXISTING BIO-SWALE CONSTRUCTED PAVED RIGID DOW NO. 2-198, PROJ 2-0581
 - 3 COVERED RV PARKING WITH SOLAR PANELS PER ARCHITECT'S PLANS.
 - 4 CONSTRUCT 3" AC/8" AB IN DRIVE AISLE OR PER SOILS ENGINEER RECOMMENDATION.
 - 5 CONSTRUCT 3" WIDE CONCRETE GUTTER.
 - 6 CONSTRUCT FIRST FLUSH DRAIN LINE TO OUTLET INTO HIGH SIDE OF BIO-SWALE.



TEMESCAL CANYON RV STORAGE
 RIVERSIDE COUNTY, CALIFORNIA
 PP 24075 - AMENDED NO. 1 PLAN

WDID: 8-33C321058
 REVISED DATE: 09-21-10



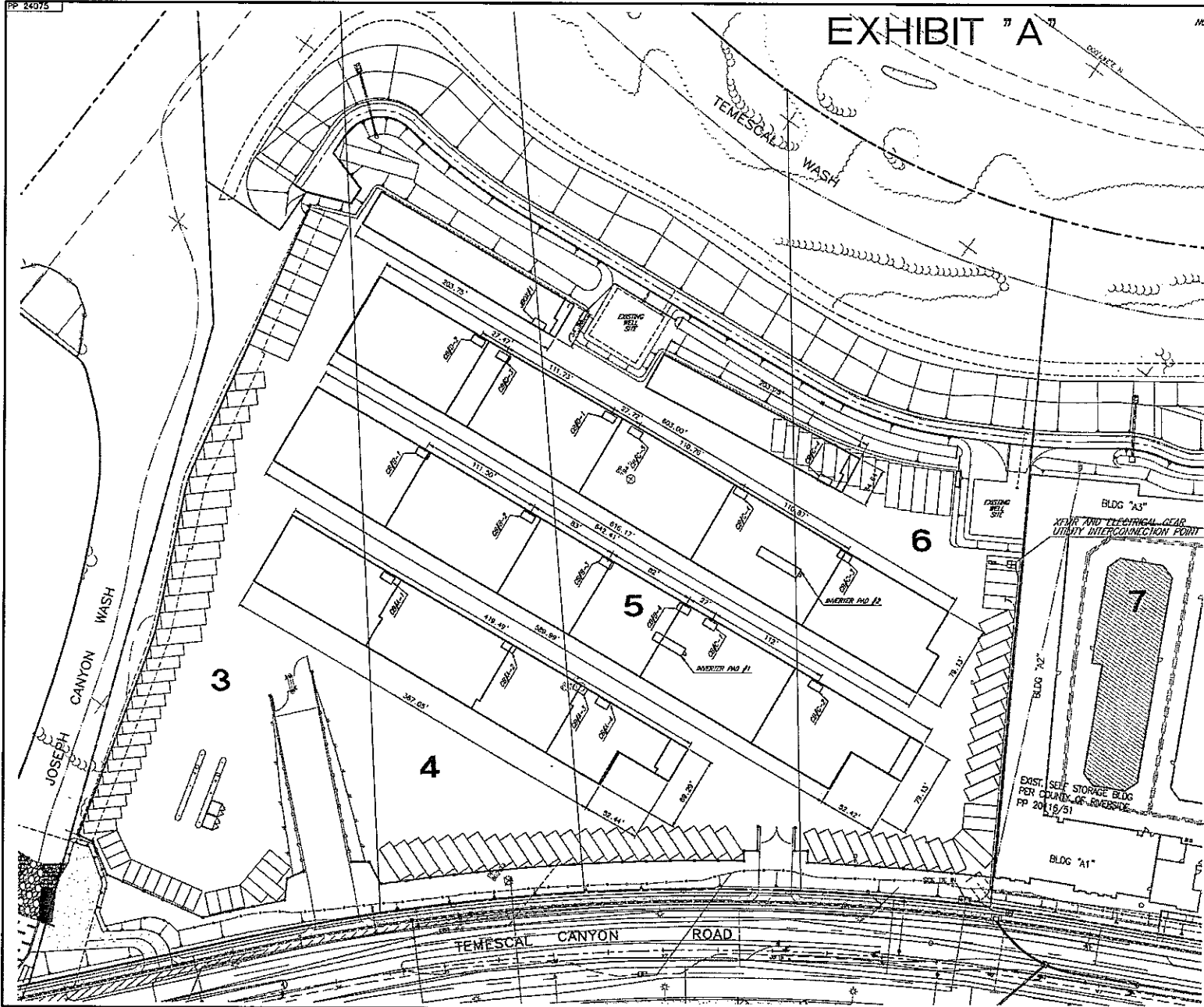
RIVERSIDE COUNTY ENGINEERING DIVISION HAS MADE SOME MODIFICATIONS FROM SET 2 2-21-10 BY 07/21/2010 TLR

EXHIBIT "A"

NOTE: SOLAR POWER PANEL LAYOUT AND DETAILS PROVIDED FOR GRAPHIC REPRESENTATION ONLY. KWC ENGINEERS DOES NOT ASSUME OR ACCEPT ANY LIABILITY OR RESPONSIBILITY OF THE STRUCTURAL, ELECTRICAL OR POWER DESIGN OF THE SOLAR PANELS.

PHOTOVOLTAIC SYSTEM
DESIGNED BY:
SOLAR POWER
Energy For Life

1115 Orlando Avenue
Riverside CA, 92501-5247
CSLB# 983108
Phone: 916.745.0900
Fax: 916.745.0999



BLDG "A3"
YOUR AND ELECTRICAL GEAR
UTILITY INTERCONNECTION POINT

BLDG "A2"

BLDG "A1"

EXIST. SELF STORAGE BLDG
PER COUNTY OF RIVERSIDE
PP 20115/51

TEMESCAL CANYON RV STORAGE
RIVERSIDE COUNTY, CALIFORNIA
PP 24075R1 - SOLAR POWER SITE PLAN

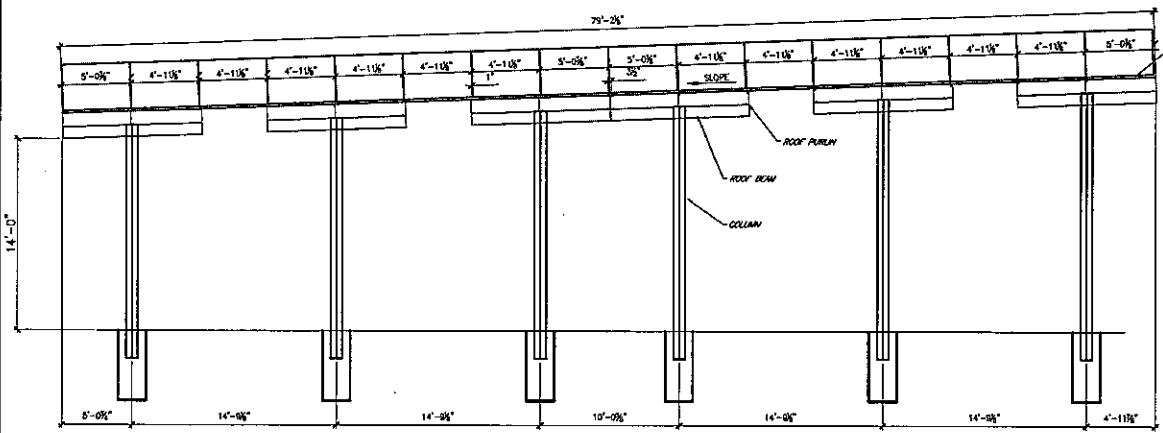
DATE: 09-21-10

KWC ENGINEERS
INC. ENGINEERS & ARCHITECTS & SURVEYORS
1800 CAMPBELL PARKWAY, SUITE 100, CORONA, CA 92626-3109 (941) 724-8110

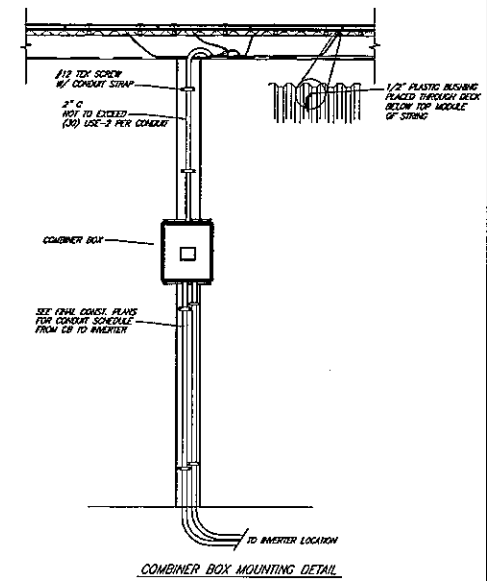
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EXHIBIT "A"

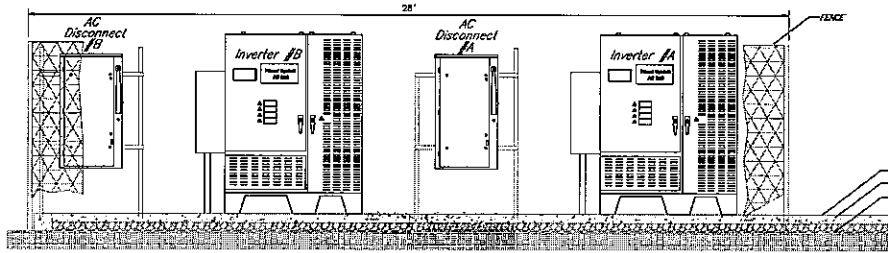
NOTE: SOLAR POWER PANEL LAYOUT AND DETAILS PROVIDED FOR GRAPHIC REPRESENTATION ONLY. IWC ENGINEERS DOES NOT ASSUME OR ACCEPT ANY LIABILITY OR RESPONSIBILITY OF THE STRUCTURAL, ELECTRICAL OR POWER DESIGN OF THE SOLAR PANELS.



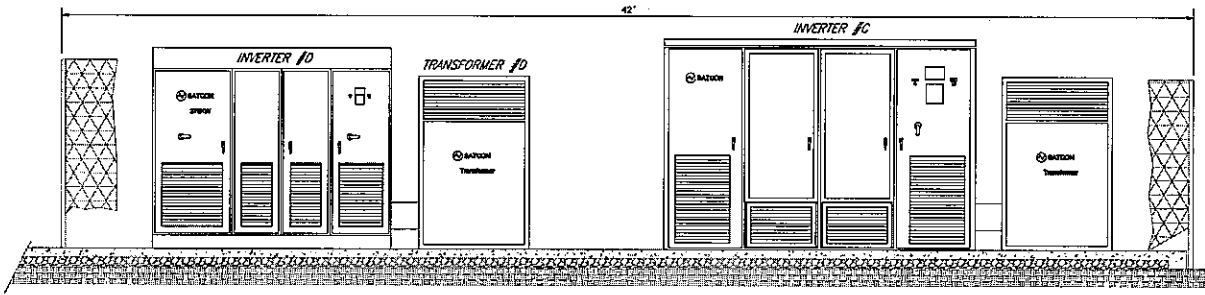
CROSS-SECTION CANOPY "B" & "C"



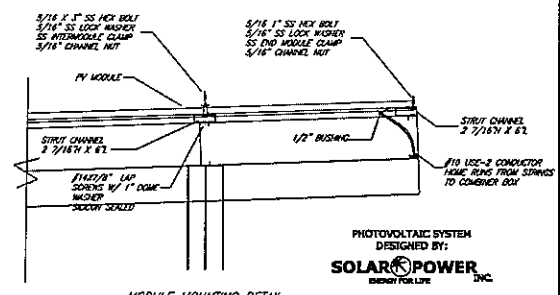
COMBINER BOX MOUNTING DETAIL



INVERTER PAD 1 ELEVATION



INVERTER PAD 2 ELEVATION



MODULE MOUNTING DETAIL

PHOTOVOLTAIC SYSTEM
DESIGNED BY:
SOLAR POWER INC.
ENERGY FOR LIFE
1115 Orlando Avenue
Roseville CA, 95661-3247
CSLS: 883108
Phone: 916.745.0900
Fax: 916.745.0999

DATE: 08-21-10

TEMESCAL CANYON RV STORAGE
RIVERSIDE COUNTY, CALIFORNIA
PP 24075R1-SOLAR POWER DETAILS

KWC ENGINEERS
INC. ENGINEERS & PLANNERS & SURVEYORS
1800 COMMON PEBBLE SUITE 1000 CORONA, CA 92603-3211 651-234-2124

K:\ADMIN\PLANNING\Temescal_PV\24075R1\PP24075R1_PAVING AREA BASE SOLAR POWER.PDF SHEET 4 8-21-10.dwg 6/7/21/2010 15:58

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM
ADDENDUM TO INITIAL STUDY (EA42158) ADOPTED BY THE RIVERSIDE
COUNTY PLANNING DIRECTOR ON December 14, 2009

Addendum to Environmental Assessment No. 42158

Project Case Type (s) and Number(s): Plot Plan No. 24075, Revised Permit No. 1

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Raymond Juarez

Telephone Number: 951-955-9541

Applicant's Name: Temescal Canyon RV, LLC

Applicant's Address: 4010 W. Chandler, Santa Ana, CA 92704

I. PROJECT INFORMATION

California Environmental Quality Act Section 15164 states the lead agency shall prepare and addendum to an adopted negative declaration if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 exist. The decision making body shall consider this addendum with the final EIR or adopted negative declaration prior to making a decision on the project.

Environmental Assessment No. 42158 analyzed the impacts of permitting a two phase, 392 space recreational vehicle storage facility. This addendum will only provide new or updated information to EA42158.

Section 15162 Findings:

- 1) Substantial changes are not proposed, and major revisions will not be required because the proposal is to add photovoltaic panels to a previously approved recreational vehicle shade covers and all previous mitigation measures still apply.
- 2) Substantial changes have not occurred with respect to the circumstance in which the project analyzed under EA42158 was undertaken.
- 3) New information of substantial importance has not become available as a result of the review for the proposed photovoltaic facility.

Project Description:

This is a proposal for the development of a Solar Power Plant by adding fixed flat Photovoltaic (PV) panels to the roof tops of a previously approved Recreational Vehicle (RV) parking shade structures. The Power Plant will have a direct current (DC) output of 1.75 Megawatts (MW), will include two inverter pads, and will interconnect to Southern California Edison on site. All cables and utilities will be undergrounded.

Location:

The site is located in the Temescal Canyon Area Plan of Western Riverside County in the Second Supervisorial District; more specifically, northeast of Temescal Canyon and Cajalco Road.

Background:

The following cases and permits are related to this proposal:

- 1) Plot Plan No. 24075 was approved on 12/14/09 for the development of 392 space RV parking facility;

2) Plot Plan No. 24075, Substantial Conformance No. 1 was approved on 7/22/10 to add RV shade structures, a 3, 220 foot wash bay, a trash enclosure, and drainage facilities as requested by Flood Control

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

III. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

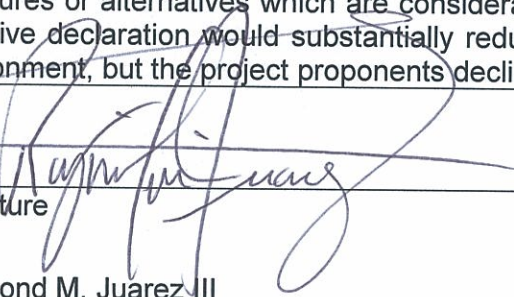
- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162

exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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

Signature



Raymond M. Juarez III
Printed Name

October 7, 2010

Date

For Carolyn Syms Luna, Planning Director

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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IV.

GREENHOUSE GAS EMISSIONS Would the project

Greenhouse Gas Emissions

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

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

Source: Application Information

Findings of Fact:

a) The project will have a less than significant impact on greenhouse gas emissions, either directly or indirectly, that could cause a significant impact on the environment because the site has already been graded under BGR100025 and is currently under construction under building permit number BNR010033. The addition of photovoltaic panels to existing recreational vehicle shade covers will have a less than significant impact on the emission of greenhouse gases.

b) The project is not anticipated to conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses because the site has already been graded under BGR100025 and is currently under construction under building permit number BNR010033, and all foreseeable impacts with this type of construction have already occurred. This project is consistent with, and instrumental in, the achievement of California's policies and programs for reducing the State's dependence on fossil fuels for energy and reducing greenhouse gas emissions within the State. For these reasons, the project is found to have a net beneficial effect on greenhouse gas emission reduction policies, program and plans. Therefore, less than significant impacts are anticipated.

Mitigation: No Mitigation Required

Monitoring: No Monitoring Required

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42158
Project Case Type (s) and Number(s): Plot Plan 24075
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Wendell Bugtai
Telephone Number: 951-955-2419
Applicant's Name: Steve Sukut
Applicant's Address: 4010 W. Chandler, Santa Ana, CA 92704

I. PROJECT INFORMATION

A. Project Description: The Plot Plan is a proposal for the construction of 392 parking spaces for the purpose of recreational vehicle storage. The project will be developed in two phases with phase one to develop 193 parking spaces and phase two to develop the remaining 199 parking spaces.

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

C. Total Project Area: 15.25 Gross Acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: 15.25	Lots: 1	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: 2
Other:			

D. Assessor's Parcel No(s): 279-231-048, 279-231-049, 279-231-063, 279-231-069

E. Street References: Project is located easterly of Temescal Canyon Road and northerly Cajalco Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 16, Township 4S, Range 6W

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is vacant and recently disturbed with no vegetation. To the south is an existing storage facility, to the north is vacant, to the east is the Temescal Canyon Wash and to the west is the Crossing Shopping Center.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project is consistent with the proposed general plan land use designation. The proposed project meets all other applicable land use policies of the General Plan.
- 2. Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets all other applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** The project site is located within an MSHCP criteria area and has been determined, due to previous development, the project will not disturb riparian/riverine habitat. The project complies with all other applicable multi-purpose open space policies of the General Plan.
4. **Safety:** The proposed project has allowed for sufficient provision of emergency response services to the future users of the project. The proposed project meets all applicable General Plan Safety element policies.
5. **Noise:** The proposed project meets with all applicable Noise Element policies.
6. **Housing:** The proposed project meets with all applicable Housing Element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

B. General Plan Area Plan(s): Temescal Canyon Area Plan

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Light Industrial (LI) and Open Space – Mineral Resources (OS-MIN) to the north, Open Space – Water (OS-W) to the east, Light Industrial (LI) to the south and City of Corona to the west.

E. Overlay(s), if any: n/a

F. Policy Area(s), if any: Temescal Canyon Policy Area

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

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** n/a

2. **Specific Plan Planning Area, and Policies, if any:** n/a

I. Existing Zoning: Light Industrial (LI)

J. Proposed Zoning, if any: n/a

K. Adjacent and Surrounding Zoning: Manufacturing – Service Commercial (M-SC) to the north and south, Mineral Resources (M-R) to the east and City of Corona to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

Aesthetics

Hazards & Hazardous Materials

Public Services

- | | | |
|--|--|---|
| <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Mandatory Findings of Significance |

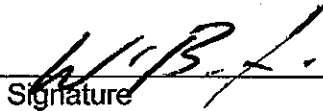
IV. DETERMINATION

On the basis of this initial evaluation:

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/> I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
<input type="checkbox"/> I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as

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Signature

11-9-09

Date

Wendell Bugtai, Project Planner
Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) The project site will not have a substantial effect upon a scenic highway and is not located within immediate vicinity of a scenic highway.

b) The project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation is required

Monitoring: No mitigation is required

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project will not Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655. The project is a proposed RV storage with no lighting proposed.

Mitigation: No mitigation is required

Monitoring: No mitigation is required

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

b) The project will not expose residential property to unacceptable light levels.

Mitigation: No mitigation is required

Monitoring: No mitigation is required

AGRICULTURE RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

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

- a) This project is not located within Prime Farmland, Unique Farmland or Farmland of Statewide Importance as depicted on the Agricultural Resources map of the RCIP, Figure OS-2. Therefore, it will not convert nor have any impact on these designated farmlands to non-agricultural use.
- b) This project is located within the Manufacturing-Service Commercial (M-SC) and Mineral Resources (M-R) zones and will not conflict nor have any impact on existing agricultural uses, or a Williamson Act contract.
- c) The immediate surrounding zones of this project site are M-SC, M-R and Natural Assets (N-A). Therefore, this project is not within 300 feet of agriculturally zoned property and will have no impact on Ordinance 625.
- d) This project will have no impact on other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation is required

Monitoring: No mitigation is required

AIR QUALITY Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) This project will have no impact on or conflict with or obstruct implementation of the applicable air quality plan.

b) This project will have no impact on any air quality standard or contribute substantially to an existing or projected air quality violation.

c) This project is not anticipated to have any impact on or result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard. In addition, they are not expected to release emissions that exceed quantitative thresholds for ozone precursors.

d) This project does not propose to expose any sensitive receptors that are located within one (1) mile of an existing substantial point source emitter. As a result, there will be no impact to exposing any sensitive receptors located within one (1) mile of an existing substantial point source emitter.

e) This project will have no impact on and will not involve the construction of a sensitive receptor located within one (1) mile of an existing substantial point source emitter.

f) This project will not create nor have objectionable odors affecting a substantial number of people.

Mitigation: No mitigation is required

Monitoring: No mitigation is required

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
California Department of Fish and Game or U. S. Fish and Wildlife Service?				
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP, On-site Inspection

Findings of Fact:

This project is located within two HANS criteria cells (2400 and 2402). However,

a) The Environmental Programs Department (EPD) has determined that this project site has been completely disturbed and has no capacity to support any wildlife habitat. Additionally, the Riverside County Environmental Programs Department has determined that this project is exempt from completing the HANS process as a result of mass grading. Therefore, this project will not conflict with nor impact provisions of an Adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved legal, regional, or state conservation plan;

b) This project will not impact, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12).

c) This project will not have an impact on an adverse effect, either directly through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Wildlife Service;

d) This project is located on dry land and will not have an impact on or interfere with the movement of any native resident or migratory fish or wildlife species with established native resident migratory wildlife corridors, or impeded the use of native wildlife nursery sites;

e) This project is located adjacent to the Temescal Wash. However, as this project is limited to property boundaries, this project is not anticipated to impact or have any substantial adverse effects on a riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations of by the California Department of Fish and Game or U.S. Fish and Wildlife Service;

f) This project is not located on or nearby a wetland and will not have an impact on or interfere with federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means;

g) This project site has been mass graded and does not contain any trees or other biological resources that require preservation. Therefore, this project will not have any impact nor will it conflict

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: No mitigation is required

Monitoring: No mitigation is required

CULTURAL RESOURCES Would the project

7. Historic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) This area has been mass graded. It is not identified as an area of Historical Resources on Figure OS-7 of the RCIP, Multipurpose Open Space Element. Therefore, this project will have no impact on a historic site.

b) This project will not have an impact on the significance of a historical resource as defined in the California Code of Regulations, Section 15064.5.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

8. Archaeological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) This area has been mass graded. It is not identified as an area of Relative Archaeological Sensitivity of Diverse Landscapes map of the RCIP, Multipurpose Open Space Element (Figure OS-6). Therefore, this project will have no impact on archaeological resources.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) This project will not have an impact on the significance of an archaeological resource as defined in the California Code of Regulations, Section 15064.5.

c) This project will not disturb any known human remains, including those interred outside of formal cemeteries.

d) This project will not restrict existing or religious or sacred uses within the potential impact area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Paleontological Resources

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

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

Findings of Fact:

a) The project is located within an area of potential paleontologic resources (Classification of High A). However, this area has been completely disturbed and mass graded. Therefore, this project will not have an impact on directly or indirectly destroying a unique Paleontological resource or site or unique geologic figure.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

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

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

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

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

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

a) The project site is not located within an Alquist-Priolo Fault Zone or a County Fault Hazard Zone. The facility is located on flat land and is not within close proximity of an existing residence. Therefore, the project site will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving the rupture of a known earthquake fault or based on substantial evidence of a known fault.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

11. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

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

Findings of Fact:

a) The project site is located within an area of liquefaction potential. As such, this project will not provide any temporary or permanent structures.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Ground-shaking Zone

Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) Figure S-20 in the RCIP, Safety Element, identifies this project location as part of an area that is designated as "very high" for general ground-shaking risk. As such, in 1999, the County of Riverside adopted the 1997 Uniform Building Code (UBC) as an effort to reduce hazard risks in response to recent earthquakes. Since the project will not provide any temporary or permanent structures, no further action is required by Riverside County. Therefore, the impact of this project on this site is considered less than a significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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13. Landslide Risk

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

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

Findings of Fact:

a) The topography on this project site is relatively flat and is not located on a geologic unit or soil that is unstable, that would potentially result in on- or off- site landslide, lateral spreading, collapse, or rockfall hazard. The Temescal Canyon Area Plan indicates this project is not located within an area with steep slopes and without slope instability. The site has been weathered and disturbed by animal and agriculture activities. Manufactured slopes in excess of thirty (30) feet or greater than 2:1 are not proposed. This shall also be restricted without further grading review by the Building and Safety Department – Grading Division. Therefore, this project will have no impact on landslide risk.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: Resolution No. 94-125

Findings of Fact:

a) The project is not located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence. The site has been previously mass graded, and therefore not potentially unstable or result in ground subsidence.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials, County Geologist

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

a) This project has been reviewed by the County Geologist and will have no impact on seiche, mudflow or volcanic hazard.

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
16. Slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

The project has been mass graded and no temporary or permanent structures are being proposed and therefore;

- a) This project will have no impact on changing the topography or ground surface relief features.
- b) This project will not create cut or fill slopes greater than 2:1 or higher than 10 feet;
- c) This project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in SECTION 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, On-site Inspection

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) There will be not further soil erosion or loss of topsoil since the project was previously approved through grading plan (BGR 070761). No further erosion or loss of topsoil will be proposed.

b) The project will not be located on expansive soil, as defined in SECTION 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property.

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

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

Source: Previously approved Grading Plan BGR 070761, Previously approved Parcel Map 23271, Safety Element, Figures S-4 "Earthquake-Induced Slope Stability Map" and S-5 "Regions Underlain by Steep Slopes;" Riverside County Flood Control.

Findings of Fact:

a) This project is located within the vicinity of the Temescal Wash. With previously approved manufactured slopes of greater than 3 feet, this project has been previously conditioned to provide landscape plans for erosion control. With such landscaping, this project is not anticipated to significantly affect the Temescal Wash.

b) The project will not result in any increase in water erosion either on or off site.

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

19. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

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

Findings of Fact:

a) The project site is not located within a blowsand area and is not subject to wind erosion.

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

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

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

Source: Project Application Materials

Findings of Fact:

- a) The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- e) The project will not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

Mitigation: No mitigation required.

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

21. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project will not result in an inconsistency with an Airport Master Plan.
- b) The project will not require review by the Airport Land Use Commission.
- c) The project will not be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area.
- d) The project will not result in a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

22. Hazardous Fire Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?

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

Findings of Fact:

a) The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.

b) The project will not violate any water quality standards or waste discharge requirements.

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

d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

e) The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

f) The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows.

g) The project will not otherwise substantially degrade water quality.

h) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

24. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

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

- a) This project is not anticipated to substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.
- b) This project is not anticipated to cause changed in absorption rates or the rate and amount of surface runoff.
- c) This project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?
- d) This project will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation required.

Monitoring: No monitoring is required

LAND USE/PLANNING Would the project

25. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

- a) The project will not result in a substantial alteration of the present or planned land use of an area.
- b) The project will not affect land use within a city sphere of influence and/or within adjacent city or county boundaries.

Mitigation: No mitigation required.

Monitoring: No monitoring is required

26. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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those of any applicable Specific Plan)?

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

- a) The project will be consistent with the site's existing or proposed zoning.
- b) The project will be compatible with existing surrounding zoning.
- c) The project will be compatible with existing and planned surrounding land uses.
- d) The project will be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan).
- e) The project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community)

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

27. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

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

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

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings.

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

NA - Not Applicable	A - Generally Acceptable	B - Conditionally Acceptable
C - Generally Unacceptable	D - Land Use Discouraged	

28. Airport Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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NA A B C D

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

Findings of Fact:

a) This project is not located within an airport land use plan nor is it located within two miles of a public airport or public use airport. Therefore, the project will not expose people residing or working in the project area to excessive noise levels.

b) This project is not located within the vicinity of a private airstrip. Therefore, the project will not expose people residing or working in the project area to excessive noise levels.

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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29. Railroad Noise

NA A B C D

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

Findings of Fact:

a) The proposed project is not located near a railroad. Therefore, railroad noise will have no impact on the proposed project.

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

30. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) Highway noise will have no impact on the proposed project.

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

31. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

a) No other noise will have any impact on the proposed project.

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

32. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) This project will not cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.
- b) This project will not cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity about levels existing without the project.
- c) There will be no impact to exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.
- d) There will be no impact to exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project				
33. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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

Findings of Fact:

- a) The project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.
- d) The project will not affect a County Redevelopment Project Area.
- e) The project will not cumulatively exceed official regional or local population projections.
- f) The project will not induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

34. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

- a) The project will not have substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

Mitigation: No mitigation required.

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

35. Sheriff Services

Source: RCIP

Findings of Fact:

a) The project will not have substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

36. Schools

Source: Corona-Norco Unified School District correspondence, GIS database

Findings of Fact:

a) The project will not have substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

37. Libraries

Source: RCIP

Findings of Fact:

a) The project will not have substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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acceptable service ratios, response times or other performance objectives for any of the public services.

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

38. Health Services

Source: RCIP

Findings of Fact:

a) The project will not have substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

RECREATION

39. Parks and Recreation

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

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The project will not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

c) The project is located within a C.S.A. # 135 (Temescal Street Lighting).

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

40. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County Integrated Plan, Circulation Element, Figure C-7 "Trails and Bikeway System." Plot Plan 20116

Findings of Fact:

a) The proposed project is located within the vicinity of a Regional Trail along Temescal Wash. The applicant has been conditioned to provide a trail easement per the previous Plot Plan 20116. As such, impacts to recreational trails are viewed as less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in inadequate parking capacity?

c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g) Cause an effect upon, or a need for new or altered maintenance of roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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h) Cause an effect upon circulation during the project's

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
construction?				
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact:

- a) This project will have no impact in causing an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections).
- b) This project will have no impact in creating an inadequate parking capacity.
- c) This project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways.
- d) This project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- e) This project will not alter waterborne, rail or air traffic.
- f) This project will have no impact in substantially increasing hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment).
- g) Review from the Riverside County Transportation Department has ensured that this project will not result in a new or altered road and therefore will not cause an effect upon, or a need for new or altered maintenance of roads.
- h) This project is not anticipated to cause an effect upon circulation during the project's construction.
- i) Review from the Riverside County Fire Department has ensured that this project will not result in inadequate emergency access or access to nearby uses.
- j) This project will not cause conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks).

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

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

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

a) The project will not have any impact on bike trails.

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

43. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

a) This project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.

b) This project will have no impact on the supply of water available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

44. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

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

a) This project does not require a construction of new wastewater treatment facilities and will have no impact on requiring or resulting in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects.

b) This project will have no impact on a determination by the wastewater treatment provider which serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

45. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a) The project will not be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.

b) The project will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)).

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

46. Utilities

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

a) Electricity?

b) Natural gas?

c) Communications systems?

d) Storm water drainage?

e) Street lighting?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact:

The project is expected to create incremental impacts on the demand for the above-checked facilities. However, utility services are adequate and available to serve this project. Therefore, impacts on utility services are less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

OTHER

47. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review

Findings of Fact: No other significant impacts were identified.

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

48. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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49. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of other current projects)?

Source: Staff review, Project Application Materials

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

50. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

Plot Plan 20116

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

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

Y:\Planning Master Forms\EA.doc
 Revised: 6/9/08

PLOT PLAN:TRANSMITTED Case #: PP24075R1

Parcel: 279-231-069

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 GEN - PROJECT DESCRIPTION RECOMMND

This is a proposal for the development of a Solar Power Plant by adding fixed flat Photovoltaic (PV) panels to the roof tops of a previously approved Recreational Vehicle (RV) parking shade structures. The Power Plant will have a direct current (DC) output of 1.75 Megawatts (MW), will include two inverter pads, and will interconnect to Southern California Edison on site. All cables and utilities will be undergrounded.

The site is located in the Temescal Canyon Area Plan of Western Riverside County in the Second Supervisorial District; more specifically, northeast of Temescal Canyon and Cajalco Road.

10. EVERY. 3 GEN - USE DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24075, Revised Permit No. 1 shall be defined as follows:

PLOT PLAN = Plot Plan No. 24075, Revised Permit No. 1 =
Plot Plan No. 24075R1 = PP24075R1

APPROVED EXHIBIT(S) = All of the following exhibits as defined below:

APPROVED EXHIBIT A = Site Plan and Elevation details for Plot Plan No. 24075R1, Exhibit A (Sheets 1-4), dated 10/05/10.

APPROVED EXHIBIT B = Photovoltaic Cell information for Plot Plant No. 24075R1, Exhibit B (Sheets 1-2), dated 10/05/10.

10. EVERY. 4 GEN - HOLD HARMLESS RECOMMND

The developer/permit holder 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 the

PLOT PLAN:TRANSMITTED Case #: PP24075R1

Parcel: 279-231-069

10. GENERAL CONDITIONS

10. EVERY. 4 GEN - HOLD HARMLESS (cont.) RECOMMND

development as defined in these conditions of approval, which action is brought within the 90-day time period provided for in California Government Code, Section 66499.37, or as amended. The COUNTY will promptly notify the developer/permit holder 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 developer/permit holder of any such claim, action, or proceeding or fails to cooperate fully in the defense, the developer/permit holder shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 5 GEN - CONDITION MILESTONES RECOMMND

10 = General Conditions. These conditions provide project specific information and will not have to be cleared individually.

20 = Prior to a Certain Date. These conditions require that action(s) by the developer/permit holder be taken by a specific date.

30 = Prior to Any Project Approval. These conditions are used for Specific Plans to ensure that tentative maps and other development projects will not go forward to public hearing without meeting the condition or reflecting the condition in its design.

40 = Prior to Phasing (Unitization). These conditions are used for phased subdivisions and/or subdivision phasing plans to ensure that the phasing does not void a recordation condition.

50 = Prior to Map Recordation. These conditions require the developer/permit holder to comply with certain conditions prior to the recordation of a Final Subdivision Map or Final Parcel Map.

60 = Prior to Grading Permit Issuance. These conditions require the developer/permit holder to comply with certain conditions prior to the issuance of a grading permit (and/or Surface Mining Permit Special Inspection.)

70 = Prior to Grading Final Inspection. These conditions require the developer/permit holder to comply with certain

PLOT PLAN:TRANSMITTED Case #: PP24075R1

Parcel: 279-231-069

10. GENERAL CONDITIONS

10. EVERY. 5 GEN - CONDITION MILESTONES (cont.) RECOMMND

conditions prior to requesting a grading permit final inspection.

80 = Prior to Building Permit Issuance. These conditions require the developer/permit holder to comply with certain conditions prior to the issuance of a building permit.

90 = Prior to Building Final Inspection. These conditions require the developer/permit holder to comply with certain conditions prior to requesting a building permit final inspection.

100 = Prior to Issuance of Given Building Permit. These conditions require the developer/permit holder to comply with certain conditions prior to the issuance of a certain number of residential building permits.

10. EVERY. 6 GEN - HISTORY RECOMMND

The following cases and permits are related to this proposal:

- 1) Plot Plan No. 24075 was approved on 12/14/09 for the development of 392 space RV parking facility;
- 2) Plot Plan No. 24075, Substantial Conformance No. 1 was approved on 7/22/10 to add RV shade structures, a 3, 220 foot wash bay, a trash enclosure, and drainage facilities as requested by Flood Control;
- 3) Grading Permit No. 100025 (BGR100025) was issued on 5/27/10 for parcel numbers 279-231-048, 049, 063, and 069; and,
- 4) Building Permit No. 010033 (BNR010033) for RV parking shade structures with PV panels. This permit was issued on 8/24/10 by the Building and Safety Department, with final inspections pending the approval of this revised permit.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

PLOT PLAN:TRANSMITTED Case #: PP24075R1

Parcel: 279-231-069

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-G1.6 DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 6 USE-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

10.BS GRADE. 7 USE-G2.5 2:1 MAX SLOPE RATIO RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 8 USE-G2.6SLOPE STABL'TY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horiz. to vert.) or over 30' in vertical height - unless addressed in a previous report.

10.BS GRADE. 9 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100

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10. GENERAL CONDITIONS

10.BS GRADE. 9 USE-G2.7DRNAGE DESIGN Q100 (cont.) RECOMMND

year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

10.BS GRADE. 10 USE-G2.8MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 11 USE-G2.9DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "GRADING".

10.BS GRADE. 12 USE-G2.10 SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 13 USE-G2.23 OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 14 USE-G.3.1NO B/PMT W/O G/PMT RECOMMND

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

10.BS GRADE. 15 USE-G3.3RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

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10.BS GRADE. 17 USE-G4.1E-CL 4:1 OR STEEPER RECOMMND

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

10.BS GRADE. 18 USE-G4.3PAVING INSPECTIONS RECOMMND

The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

10.BS GRADE. 20 USE-G1.4 NPDES/SWPPP RECOMMND

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

For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 CITY OF CORONA WATER AND SEWER RECOMMND

Plot Plan#24075 is proposing City of Corona Water and Sewer Service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with the City of Corona as well as all other applicable agencies.

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10. GENERAL CONDITIONS

10.E HEALTH. 1 CITY OF CORONA WATER AND SEWER (cont.) RECOMMND

Any existing septic system(s) and/or well(s) must be properly removed or abandoned under permit with the Department of Environmental Health (DEH).

10.E HEALTH. 2 HAZ MAT CONTACT RECOMMND

Contact the Hazardous Materials Management Division at (951) 358-5055 for any further requirements.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 24075 R1 is a proposal to develop a Solar Power Plant by adding flat Photovoltaic (PV) panels to the roof tops of all Recreational Vehicle (RV) parking shade structure. The site is located on the northeast corner of Cajalco Road and Temescal Canyon Road, in the south Corona area. Temescal Wash parallels the eastern boundary of this site.

The site is developed under the original PP 24075, the drainage and the water quality issues were addressed in plan check for the Plot Plan. All the conditions under the original Plot Plan are still applicable and the District has no objection to this proposal.

10.FLOOD RI. 6 USE SUBMIT FINAL WQMP >PRELIM RECOMMND

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

To comply with the WQMP a developer must submit a "Project

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10. GENERAL CONDITIONS

10.FLOOD RI. 6

USE SUBMIT FINAL WQMP >PRELIM (cont.)

RECOMMND

Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report shall mimic the format/template of the final report but can be less detailed. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary project specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP. The report will need significant revisions to meet the requirements of a final project specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 7

USE WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of

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10. GENERAL CONDITIONS

10.FLOOD RI. 7 USE WQMP ESTABL MAINT ENTITY (cont.) RECOMMND

improvement plans that will show the BMPs will depend on the selected maintenance entity.

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - USE BUSINESS LICENSING RECOMMND

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

10.PLANNING. 5 GEN - MITIGATION FEES RECOMMND

The Planning Department has determined the following Ordinances apply in regards to the payment of Mitigation Fees:

Ordinance No. 810Western Riverside Multiple Species Habitat Conservation Plan Mitigation Fee (WRCMSHCP)

Ordinance No. 659:Development Impact Fees (DIF)

Ordinance No. 824:Western Riverside County TUMF (WTUMF)

10.PLANNING. 7 REN ENG - UTILITY COORDINATION RECOMMND

The developer/permit holder shall ensure all distribution lines, electrical substations and other interconnection facilities are constructed to the specifications of the utility purveyor and/or building codes. Interconnection shall conform to the procedures and standards established by the Public Utilities Commission or as applicable.

10.PLANNING. 8 REN ENG - FUTURE INTERFERENCE RECOMMND

If the operation of this facility generates electronic interference with or otherwise impairs the operation of any communication facilities, the developer/permit holder shall take immediate action and consult with County Information Technology staff to develop and implement measures acceptable to the Department of Information Technology.

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10. GENERAL CONDITIONS

10.PLANNING. 9 REN ENG - REPLACE OR MODIFY RECOMMND

The developer/permit holder shall give written notice to the Planning and Building Safety Directors prior to the replacement or modification of any portion of this site as shown on the APPROVED EXHIBITS except for routine maintenance.

10.PLANNING. 10 REN ENG - ON SITE DIST. LINES RECOMMND

The developer/permit holder shall ensure all on site electrical distribution lines are undergrounded up to the point of step-up or utility interface in the case of an on-site substation.

10.PLANNING. 11 REN ENG - PRODUCTION MONITORIN RECOMMND

The developer/permit holder shall monitor the plant's power production, including the power production for each array or power block and ensure systems are in place to continue monitoring throughout the life of the permit from the time the facility is connected to the grid and begins selling power. A report of the plant's power production shall be produced within fourth-five (45) days from the date the developer/permit holder receives the request from the County.

10.PLANNING. 12 REN ENG - NO FINAL NO CONNECT RECOMMND

The developer/permit holder shall ensure that the Department of Building and safety has completed their final inspection prior to connection to the utility purveyor.

A temporary power permit may be pursued from the Department of Building and Safety prior to final inspection for construction and to allow equipment and system testing. The Director of Building and Safety or his designee, may allow the interconnection of individual arrays or power blocks if it is determine that adequate safe guards exist to ensure compliance with all conditions of approval.

10.PLANNING. 13 USE - COMPLY WITH ORD./CODES RECOMMND

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

The development of the premises shall conform substantially

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10. GENERAL CONDITIONS

10.PLANNING. 13 USE - COMPLY WITH ORD./CODES (cont.) RECOMMND

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

10.PLANNING. 14 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 15 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 18 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this plot plan shall be operational 24 hours per day, 7 days per week.

10.PLANNING. 20 USE - PERMIT SIGNS SEPARATELY RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 22 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 23 USE - PHASES ALLOWED RECOMMND

Construction of this project may be done in tow (2) phases as shown on APPROVED EXHIBIT A Plot Plan No. 24075. Any

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10. GENERAL CONDITIONS

10.PLANNING. 23 USE - PHASES ALLOWED (cont.)

RECOMMND

additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

10.PLANNING. 32 USE - EXTERIOR NOISE LEVELS

RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 36 USE - PREVENT DUST & BLOWSAND

RECOMMND

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

10.PLANNING. 38 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.

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10.PLANNING. 39 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 40 USE - 90 DAYS TO PROTEST RECOMMND

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

10.PLANNING. 46 USE - 2ND DIST LS GUIDELINES RECOMMND

The permit holder shall comply with the intent of the "DESIGN AND LANDSCAPE GUIDELINES FOR DEVELOPMENT IN THE SECOND SUPERVISORIAL DISTRICT (Revised)", approved by the Board of Supervisors, September 15, 1998, and revised October 23, 1998.

10.PLANNING. 47 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

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

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

2.At the meeting, the significance of the discoveries shall

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10.PLANNING. 47 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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

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

10.PLANNING. 48 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

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

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or

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10.TRANS. 1 USE - STD INTRO 3(ORD 460/461) (cont.) RECOMMND

road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 3 GEN - USE EXPIRATION DATE RECOMMND

This approval shall be used within two (2) years of the 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 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.

NOTE:

1)45 days prior to the expiration of the two year period,

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 3

GEN - USE EXPIRATION DATE (cont.)

RECOMMND

the developer/permit holder may request a one (1) year extension of time in which to begin substantial construction or use of this permit.

2) For Conditional Use Permits and Public Use Permits - A maximum of one (1) one-year extension of time request shall be permitted. Should the one year extension be obtained, and no substantial construction or use of this permit be initiated within three (3) years of the approval date, this permit shall become null and void.

3) For Plot Plans and Wind Energy Conversion Systems - 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 has be initiated within five (5) years of the effective date, this plot plan shall become null and void.

4) The approval of an application for substantial conformance or revised permit shall be valid until the expiration of the original permit, unless an extension of time has been granted by an approved revised permit.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1

USE-G2.1 GRADING BONDS

RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 2

USE-G2.4GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 USE-G2.4GEOTECH/SOILS RPTS (cont.) RECOMMND

will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 3 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

60.BS GRADE. 4 USE-G2.14OFFSITE GDG ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 5 USE-G2.15NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

60.BS GRADE. 6 USE-G2.16REC'D ESMT REQ'D RECOMMND

A recorded easement is required for off site drainage facilities.

60.BS GRADE. 7 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7 USE-G1.4 NPDES/SWPPP (cont.)

RECOMMND

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.

60.BS GRADE. 8 USE IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW (cont.) RECOMMND
deposit.

60.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND
A copy of the project specific WQMP shall be submitted to the District for review and approval.

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE RECOMMND
A clearance from the Transportation Department is required prior to the issuance of a grading permit.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE* -G3.1NO B/PMT W/O G/PMT RECOMMND
Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND
The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND
A copy of the project specific WQMP shall be submitted to the District for review and approval.

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 9 REN ENG - PURCHASE AGRMENT (1) RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall provide a copy of the Power Purchase Agreement (PPA) with the utility purveyor to the Riverside County Planning Department for filing. One hard copy and one CD shall be provided. The Planning Department shall place the agreement on file for future reference and clear this condition.

80.PLANNING. 15 USE - LIGHTING PLANS RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 23 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing all fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

80.PLANNING. 34 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated June 22, 2009, summarized as follows:

The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

TRANS DEPARTMENT

80.TRANS. 4 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along Temescal Canyon Road shall be conveyed for public use to provide for a 55 foot half-width right-of-way.

PLOT PLAN:TRANSMITTED Case #: PP24075R1

Parcel: 279-231-069

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5 USE - LANDSCAPING

RECOMMND

Landscaping within public road rights-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Temescal Canyon road and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24'x 36"). Landscaping plans shall be submitted with street improvement plans.

80.TRANS. 6 USE-ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Temescal Canyon Road.
- (2) Street sweeping.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE*G4.3PAVING INSPECTIONS

RECOMMND

The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices

PLOT PLAN:TRANSMITTED Case #: PP24075R1

Parcel: 279-231-069

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 USE BMP - EDUCATION (cont.)

RECOMMND

that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3 USE IMPLEMENT WQMP

RECOMMND

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

90.FLOOD RI. 4 USE BMP MAINTENANCE & INSPECT

RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 1 GEN - FEE BALANCE

RECOMMND

Prior to final inspection, the Planning Department shall determine if the deposit based fees for Plot Plan No. 24075

PLOT PLAN:TRANSMITTED Case #: PP24075R1

Parcel: 279-231-069

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 1 GEN - FEE BALANCE (cont.) RECOMMND

and Plot Plan 24075R1 and/or any related case are in a negative balance. If so, any outstanding fees shall be paid by the developer/permit holder. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 2 GEN - AGENCY CLEARANCE RECOMMND

Prior to final inspection, the developer/permit holder shall submit a clearance letter from Waste Management to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated June 22, 2009.

The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 5 GEN - SCHOOL MITIGATION RECOMMND

Prior to scheduling a building permit final inspection, the developer/permit holder shall pay mitigation fees in accordance with California State Law to the Corona/Norco Unified School District. Proof of payment, in the form a receipt, shall be provided to the TLMA Counter Service Division to verify compliance with this condition. The TLMA Counter Service Division shall clear this condition upon determination of compliance.

90.PLANNING. 6 GEN - DIF ORD.659 MITIGATION RECOMMND

Prior to scheduling a building permit final inspection, the developer/permit holder shall pay mitigation fees in accordance with Riverside County Ordinance No. 659.

The fee for commercial or industrial development shall be calculated on the basis of the "Project Area" acreage which includes the improvements and areas of intensive use.

Proof of payment, in the form a receipt, shall be provided to the TLMA Counter Service Division to verify compliance with this condition. The TLMA Counter Service Division shall clear this condition upon determination of compliance.

PLOT PLAN:TRANSMITTED Case #: PP24075R1

Parcel: 279-231-069

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 GEN - WR&CV MSHCP ORD 810/875

RECOMMND

Prior to scheduling a building permit final inspection, the developer/permit holder shall pay mitigation fees in accordance with Riverside County Ordinance No. 810/875.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area's" net acreage.

Proof of payment, in the form a receipt, shall be provided to the TLMA Counter Service Division to verify compliance with this condition. The TLMA Counter Service Division shall clear this condition upon determination of compliance.

90.PLANNING. 8 GEN - USE FINAL INSPECTION

RECOMMND

Prior to final inspection, the developer/permit holder shall contact the Planning Department to conduct a final inspection. The Planning Department shall do the following:

1.Verify compliance with all Planning Department 90 series conditions of approval; and,

2.Verify the site has been constructed according to the APPROVED EXHIBITS of this permit and/or APPROVED EXHIBITS that were required as a result of this permit.

The Planning Department shall verify this condition as part of the final inspection, and shall clear this condition upon determination of compliance.

90.PLANNING. 9 GEN - USE IDENTIFICATION SIGN

RECOMMND

Prior to final inspection of any building permit, the developer/permit holder shall install a sign at all site entrances no smaller than 12 inches by 12 inches, and no greater than 18 inches by 18 inches, within clear public view that provides the following contact information:

1.Address of the facility and any internal site identification number;

2.Name(s) of company who operates the facility;

3.Full company address, including mailing address and division name; and,

4.Company Phone Number.

PLOT PLAN:TRANSMITTED Case #: PP24075R1

Parcel: 279-231-069

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9 GEN - USE IDENTIFICATION SIGN (cont.) RECOMMND

The Planning Department shall verify this condition as part of the final inspection, and shall clear this condition upon determination of compliance.

90.PLANNING. 10 REN ENG - PURCHASE AGRMENT (2) RECOMMND

Prior to final inspection, the developer/permit holder shall provide a copy of the Power Purchase Agreement (PPA) with the utility purveyor to the Riverside County Planning Department for filing. One hard copy and one CD shall be provided. The Planning Department shall place the agreement on file for future reference and clear this condition.

NOTE:

This condition shall be considered cleared if the 80 Series POWER PURCHASE AGREEMENT (1) condition is in a MET status.

90.PLANNING. 11 REN ENG - ON SITE DIST. LINES RECOMMND

The developer/permit holder shall ensure all on site electrical distribution lines are undergrounded up to the point of step-up or utility interface.

The Planning Department shall verify this condition as part of the final inspection, and shall clear this condition upon determination of compliance.

90.PLANNING. 12 REN ENG - CLEAR CONST. AREA RECOMMND

Prior to scheduling and final inspection, the developer/permit holder shall ensure the entire site and construction staging area has been cleared from all construction related materials including, but not limited to, trash, fencing, trailers and etc.

The Planning Department shall verify this condition as part of the final inspection, and shall clear this condition upon determination of compliance.

90.PLANNING. 23 USE - LIGHTING PLAN COMPLY RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the

PLOT PLAN:TRANSMITTED Case #: PP24075R1

Parcel: 279-231-069

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 23 USE - LIGHTING PLAN COMPLY (cont.) RECOMMND

requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

90.PLANNING. 36 USE - PHASES MUST BE COMPLETE RECOMMND

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

90.PLANNING. 43 GEN - 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.

90.PLANNING. 44 GEN - 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.

PLOT PLAN:TRANSMITTED Case #: PP24075R1

Parcel: 279-231-069

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 USE - ST DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with the City of Corona street improvement plan drawing No. 02-024S and P/P 944-RR (PP20116).

90.TRANS. 6 USE - WRCOG TUMF RECOMMND

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

90.TRANS. 20 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Temescal Canyon Road.
- (2) Street sweeping.

90.TRANS. 21 USE - EXISTING CURB & GUTTER RECOMMND

On existing curb and gutter, new driveway(s), closure of existing driveway(s), sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on Temescal Canyon Road shall be constructed within the dedicated right-of-way in accordance with County Standards, Ordinance 461. Such construction shall be shown on existing City of Corona street improvement plans drawing No. 02-024S and permitted by the Transportation Department.

NOTE: 1. Sidewalks shall be constructed adjacent to the curb line to match up the existing sidewalk to the

10/07/10
15:35

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 28

PLOT PLAN:TRANSMITTED Case #: PP24075R1

Parcel: 279-231-069

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 21

USE - EXISTING CURB & GUTTER (cont.)

RECOMMND

south.

2. The southerly driveway shall be right-in and right-out only. The nose of the existing raised curb median shall be extended to restrict the left-out traffic movements from the southerly driveway as directed by the Director of Transportation. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Improvement Plan Check - Policies and Guidelines" available on the Internet at www.rctlma.org/trans/gen_info_pamphlets.html.
3. Driveway (s) shall be constructed per County Standard No. 207A.

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

DATE: August 24, 2010

TO:

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

Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Trails Section-K. Lovelady
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riv. Co. EDA - Redevelopment

2nd District Supervisor
2nd District Planning Commissioner
City of Corona
Corona/Norco Unified School Dist.
Western Municipal Water Dist.
Southern California Edison

PLOT PLAN NO. 24075, Revised Permit No. 1 – Addendum to Environmental Assessment No. 42158 – Applicant: Temescal Canyon RV, LLC – Engineer/Representative: KWC Engineers - Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan – Community Development: Light Industrial (CD:LI .25 to .60 FAR) – Location: The site is located northeast of Temescal Canyon and Cajalco Road - 15.25 Gross Acres - Zoning: Manufacturing-Service Commercial Zone (M-SC) and Mineral Resources Zone (M-R Zone) - **REQUEST:** This is a proposal for the development of a Solar Power Plant by adding flat Photovoltaic (PV) panels to the roof tops of all Recreational Vehicle (RV) parking shade structures. – APNs: 279-231-048, 049, 063, and 069 – Related Cases: The following cases and permits are related to this proposal: 1) Plot Plan No. 24075 was approved on 12/14/09 for the development of 392 space RV parking facility; 2) Plot Plan No. 24075, Substantial Conformance No. 1 was approved on 7/22/10 to add RV shade structures, a 3, 220 foot wash bay, a trash enclosure, and drainage facilities as requested by Flood Control; 3) Grading Permit No. 100025 (BGR10025) was issued on 5/27/10 for parcel numbers 279-231-048, 049, 063, and 069; and, 4) Building Permit No. 10033 (BNR100033) is for RV parking shade structures with PV panels. This permit has been plan checked and approved by the Building and Safety Department, with final clearance pending from the Planning Department.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on September 16, 2010**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Ray Juarez, Project Planner**, at (951) 955-9541 or email at **RJUAREZ@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

June 22, 2009

Wendell Bugtai, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

copy of WM Letter
from PP24075 Transmittal

RE: Plot Plan No. 24075
Proposal: Construction of a Vehicle Storage Facility
APN: 279-231-048, -048, -063, -069

Dear Mr. Bugtai:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located easterly of Temescal Canyon Road, northerly of Cajalco Road, southerly of Tuscany Street, in the El Cerrito Zoning District. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

- 1 a) **Prior to issuance of a building permit**, a *Waste Recycling Plan* (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (for a list of facilities contact the Recycling Section at the Riverside County Waste Management Department, 951.486.3200), or arrangements can be made through the franchise hauler and/or a construction clean-up business.
- b) **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

Wendell Bugtai, Project Planner
Riverside County Planning Department
PP 24075
June 22, 2009
Page 2

- 2 Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.
- 3 Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
- 4 Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3284.

Sincerely,



Mirtha Liedl, Planner

E 525 B

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

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP24075R1 DATE SUBMITTED: 7/27/10

APPLICATION INFORMATION

Applicant's Name: Temescal Canyon RV, LLC E-Mail: smccoy@suKat.com

Mailing Address: 4010 W. Chandler
Santa Ana CA 92704
City State ZIP

Daytime Phone No: (714) 540-5351 Fax No: (714) 545-2438

Engineer/Representative's Name: RWC Engineers (Jo Howard) E-Mail: jhoward@rwcengineers.com

Mailing Address: 1880 Compton Avenue, Suite 100
Corona CA 92881
City State ZIP

Daytime Phone No: (951) 734-2130 x238 Fax No: (951) 272-3308

Property Owner's Name: Temescal Canyon RV, LLC E-Mail: smccoy@suKat.com

Mailing Address: 4010 W. Chandler
Santa Ana CA 92704
City State ZIP

Daytime Phone No: (714) 540-5351 Fax No: (714) 545-2438

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

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

To add solar panels to tops of parking covers

Related cases filed in conjunction with this request:

PP24075, PP24075-S1

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

If yes, provide Case No(s). PP24075 (Parcel Map, Zone Change, etc.)

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

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

If yes, indicate the type of report(s) and provide a copy: Soils/Grading Reports

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 9,400 cy

Estimated amount of fill = cubic yards 9,400 cy

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

Import _____ Export _____ Neither _____



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



*George A. Johnson
Agency Director*

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

Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and TEMESCAL CANYON RV, LLC hereafter "Applicant" and Temescal Canyon RV, LLC "Property Owner".

Description of application/permit use:

Revised permit for PP24075 to allow Solar Panels on Parking Covers

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

Section 1. Deposit-based Fees

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

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

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

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

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 279-231-069, 048, 049 & 063

Property Location or Address:

20240 TEMESCAL CANYON RD, CORONA CA 92881

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Sean McCoy

Phone No.: (714) 540-5351

Firm Name: Temescal Canyon RV, LLC

Email: smccoy@sukuti.com

Address: 4010 W. Chandler

Santa Ana, CA 92704

3. APPLICANT INFORMATION:

Applicant Name: Temescal Canyon RV, LLC

Phone No.: (714) 540-5351

Firm Name: Sean McCoy

Email: smccoy@sukuti.com

Address (if different from property owner)

same

4. SIGNATURES:

Signature of Applicant:  Date: 7/22/10

Print Name and Title: SEAN P. MCCOY, ASSISTANT SECRETARY, SUKUT DEVELOPMENT, INC. - MANAGER, TEMESCAL CANYON RV, LLC

Signature of Property Owner: same Date: _____

Print Name and Title: _____

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#: _____

Set #: _____ Application Date: _____

NOTICE OF PUBLIC HEARING
and
**INTENT TO CONSIDER AN ADDENDUM TO A
PREVIOUS NEGATIVE DECLARATION (ND)**

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

PLOT PLAN NO. 24075, REVISED PERMIT NO. 1 – Addendum to a previous Negative Declaration – Applicant: Temescal Canyon RV, LLC – Engineer/Representative: KWC Engineers - Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan – Community Development: Light Industrial (CD:LI .25 to .60 FAR) – Location: The site is located in the Temescal Canyon Area Plan of Western Riverside County in the Second Supervisorial District; more specifically, northeast of Temescal Canyon and Cajalco Road. - 15.25 Gross Acres - Zoning: Manufacturing-Service Commercial Zone (M-SC) and Mineral Resources Zone (M-R Zone) - **REQUEST:** This is a proposal for the development of a Solar Power Plant by adding fixed flat Photovoltaic (PV) panels to the roof tops of a previously approved Recreational Vehicle (RV) parking shade structures. The Power Plant will have a direct current (DC) output of 1.75 Megawatts (MW), will include two inverter pads, and will interconnect to Southern California Edison on site. All cables and utilities will be undergrounded. – APNs: 279-231-048, 049, 063, and 069. (Quasi-Judicial)

TIME OF HEARING: 1:30pm or as soon as possible thereafter.
DATE OF HEARING: November 15, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1ST FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Raymond Juarez, Project Planner at 951-955-9541 or e-mail rjuarez@rctlma.org, or go to the County Planning Department's Director Hearing agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has considered an addendum to a previous Negative Declaration. The Planning Director will consider the proposed project and addendum, at the public hearing.

The case file for the proposed project, and the addendum, 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. 12th 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,

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 24075 R1 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

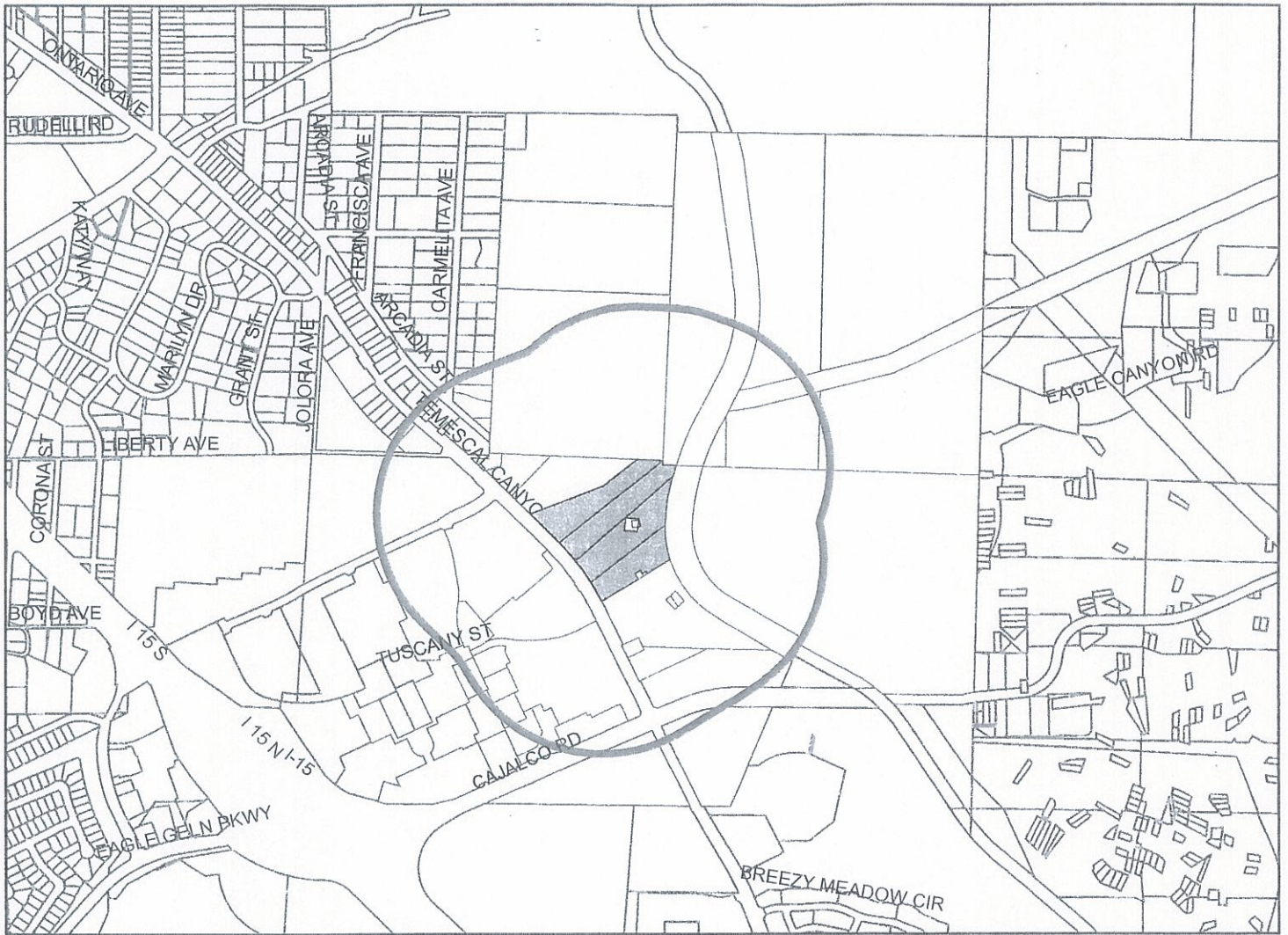
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 10/5/10 *[Signature]*
EXPIRES: 4/5/11

1200 feet buffer



Selected Parcels

279-065-001	279-065-004	279-065-008	279-231-029	279-231-030	279-231-027	279-231-028	279-231-031	279-231-032	279-231-033
279-231-026	279-231-034	279-231-036	279-231-038	279-231-035	279-231-025	279-231-047	279-231-073	279-231-054	279-231-067
279-231-012	279-062-015	279-064-004	279-231-074	279-231-068	279-231-070	279-231-071	279-231-044	279-064-005	279-231-055
279-064-003	279-064-001	279-064-002	279-231-001	279-231-005	279-070-019	279-070-020	279-070-030	279-070-033	279-231-003
279-070-016	279-070-018	279-070-014	279-070-015	279-065-007	279-065-005	279-054-008	279-062-012	279-231-008	279-061-002
279-231-024	279-231-049	279-231-048	279-231-069	279-231-063	279-231-072	279-231-066	279-231-002	279-231-016	



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: 279065001, ASMT: 279065001
ABAD BARBARA L ESTATE OF
C/O RACHELLE GILLERMAN
6850 E KENTUCKY AVE
ANAHEIM HILLS CA 92807

APN: 279231012, ASMT: 279231012
COUNTY OF RIVERSIDE FIRE PROTECTION
C/O DEPT OF BUILDING SERVICES
3133 7TH ST
RIVERSIDE CA 92501

APN: 279065008, ASMT: 279065008
BARRY D PRIEST, ETAL
19912 CARMELITA AVE
CORONA CA. 92881

APN: 279062015, ASMT: 279062015
DEAN A BRUCE
3521 THORNLAKE ST
LONG BEACH CA 90808

APN: 279231025, ASMT: 279231025
CASTLE & COOKE CORONA INC
P O BOX 11165
BAKERSFIELD CA 93389

APN: 279064004, ASMT: 279064004
DORIS I FOX
43231 WHITTIER AVE
HEMET CA 92544

APN: 279231047, ASMT: 279231047
CHANDLER REAL PROP
4010 W CHANDLER
SANTA ANA CA 92704

APN: 279231071, ASMT: 279231071
EVMWD
P O BOX 3000
LAKE ELSINORE CA 92531

~~APN: 279231073, ASMT: 279231073
CHANDLER REAL PROP
4010 W CHANDLER AVE
SANTA ANA CA 92704~~

APN: 279231044, ASMT: 279231044
GATEWAY BUSINESS PARK
P O BOX 11165
BAKERSFIELD CA 93389

~~APN: 279231054, ASMT: 279231054
CHANDLER REAL PROP
4010 W CHANDLER
SANTA ANA CA 92704~~

APN: 279064005, ASMT: 279064005
GOLDEN SECURITY BANK
2112 WALNUT GROVE AVE
ROSEMEAD CA 91770

~~APN: 279231067, ASMT: 279231067
CHANDLER REAL PROP
4010 W CHANDLER AVE
SANTA ANA CA 92704~~

APN: 279231055, ASMT: 279231055
J W MITCHELL LAND CO
C/O SANDRA L MITCHELL
2 CORPORATE PARK STE 108
IRVINE CA 92606

APN: 279064002, ASMT: 279064002
LAURA LESLIE KNAGGS, ETAL
5222 HIGHLAND AVE
YORBA LINDA CA 92886

APN: 279070015, ASMT: 279070015
MWD
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

APN: 279231001, ASMT: 279231001
LISTON BRICK CO
P O BOX 1869
CORONA CA 92878

APN: 279065007, ASMT: 279065007
RICK M ABAD, ETAL
19896 CARMELITA AVE
CORONA CA. 92881

APN: 279231005, ASMT: 279231005
MINNESOTA MINING & MANUF CO
C/O TAX DIVISION
P O BOX 33441
ST PAUL MN 55133

APN: 279065005, ASMT: 279065005
ROGELIO OLIVEROS, ETAL
8190 ARCADIA ST
CORONA CA. 92881

APN: 279070019, ASMT: 279070019
MINNESOTA MINING & MANUFACTURING CO
C/O TAX DIVISION
3M CENTER
ST PAUL MN 55144

APN: 279054008, ASMT: 279054008
RUDOLFO QUINTANA, ETAL
19832 CARMELITA AVE
CORONA CA 92881

APN: 279070033, ASMT: 279070033
MINNESOTA MINING & MANUFACTURING CO
C/O TAX DIVISION
P O BOX 33441
ST PAUL MN 55133

APN: 279062012, ASMT: 279062012
SHERYL GILBERT
516 TEWELL DR
HEMET CA 92545

APN: 279231003, ASMT: 279231003
MINNESOTA MINING & MANUFACTURING CO
C/O TAX DIVISION
3M CENTER
ST PAUL MN 55144

APN: 279231008, ASMT: 279231008
SITEWORK DEV CO
P O BOX 78837
CORONA CA 92877

APN: 279070014, ASMT: 279070014
MINNESOTA MINING & MFG CO
C/O TAX DIVISION
P O BOX 33441
ST PAUL MN 55133

APN: 279061002, ASMT: 279061002
SOUTHERN GROUTS & MORTARS INC
C/O CARLOS FLORES CFO
1502 SW 2ND PL
POMPANO BEACH FL 33069

APN: 279231024, ASMT: 279231024
TARGET CORP
RE EXISTING PURCHASE AGREEMENT CALIF
1000 NICOLLET MALL TPN 12
MINNEAPOLIS MN 55403

APN: 279231072, ASMT: 279231072
TEMESCAL CANYON RV
4010 W CHANDLER
SANTA ANA CA 92704

APN: 279231066, ASMT: 279231066
TEMESCAL CANYON STORAGE CENTER
1939 HARRISON ST STE 410
OAKLAND CA 94612

APN: 279231002, ASMT: 279231002
WHAL PROP
C/O JAMES B THOMPSON
P O BOX 419074
RANCHO CORDOVA CA 95741

APN: 279231016, ASMT: 279231016
WMWD
P O BOX 5286
RIVERSIDE CA 92517

City of Corona
815 W. Sixth St.
Corona, CA 92882-3238

Corona-Norco Unified School District
2820 Clark Ave.
Norco, CA 91760

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Western Municipal Water District
450 E. Alessandro Blvd.
Riverside, CA 92508-2449

Applicant:
Temescal Canyon RV, LLC
4010 W. Chandler
Santa Ana, CA 92704

Owner:
Chandler Real Prop
4010 W Chandler
Santa Ana, CA 92704

Eng-Rep:
KWC Engineers
Attn: Jo Howard
1880 Compton Ave., Ste. 100
Corona, CA 92881

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director
Planning Department
Carolyn Syms Luna · Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

Plot Plan No. 42075, Revised Permit No. 1 and Addendum to Environmental Assessment No. 42158
Project Title/Case Numbers

Raymond M. Juarez III
County Contact Person

951-955-9541
Phone Number

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

Temescal Canyon RV, LLC
Project Applicant

4010 W. Chandler, Santa Ana, CA 92704
Address

The site is located in the Temescal Canyon Area Plan of Western Riverside County in the Second Supervisorial District; more specifically, northeast of Temescal Canyon and Cajalco Road.
Project Location

This is a proposal for the development of a Solar Power Plant by adding fixed flat Photovoltaic (PV) panels to the roof tops of a previously approved Recreational Vehicle (RV) parking shade structures. The Power Plant will have a direct current (DC) output of 1.75 Megawatts (MW), will include two inverter pads, and will interconnect to Southern California Edison on site. All cables and utilities will be undergrounded.
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on November 15, 2010, and has made the following determinations regarding that project:

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

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


Signature

Planner IV

Title

October 7, 2010

Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: Addendum to EA42158 ZCFG5750 \$64.00

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0914820

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

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

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

Received from: SUKUT STEVE
paid by: CK 002283
paid towards: CFG05511 CALIF FISH & GAME: DOC FEE
CA F&G FEE FOR EA42158
at parcel #: 20240 TEMESCAL CANYON RD COR
appl type: CFG3

\$1,993.00

Proof of CFG
Payment for
EA 42158

By _____ Oct 22, 2009 13:24
SBROSTRO posting date Oct 22, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,993.00

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

Additional info at www.rctlma.org

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

PLOT PLAN NO. 24672
Applicant: Harold Meyers
Directors Hearing: November 15, 2010
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a permit several unpermitted structures (812 square foot shade structure, 880 square foot shade structure, 300 square foot shade structure, 315 square foot shade structure, 325 square foot shade structure, 320 square foot shade structure, 924 square foot hay barn and 4,220 square foot Barn) on 13.96 acres, associated with the 1,376 square foot residence located at 27272 Carancho Road. APN: 918-020-024

ISSUES OF RELEVANCE:

The property is located in a High Fire Area. The project has been reviewed and conditioned by Riverside County Fire Department. All structures are approved for private use only, no commercial use approved on this property. The primary residence is a modular home and building permits have applied for, the project will be conditioned that prior to final of any accessory structure the main residence must be finalled.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 24672, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

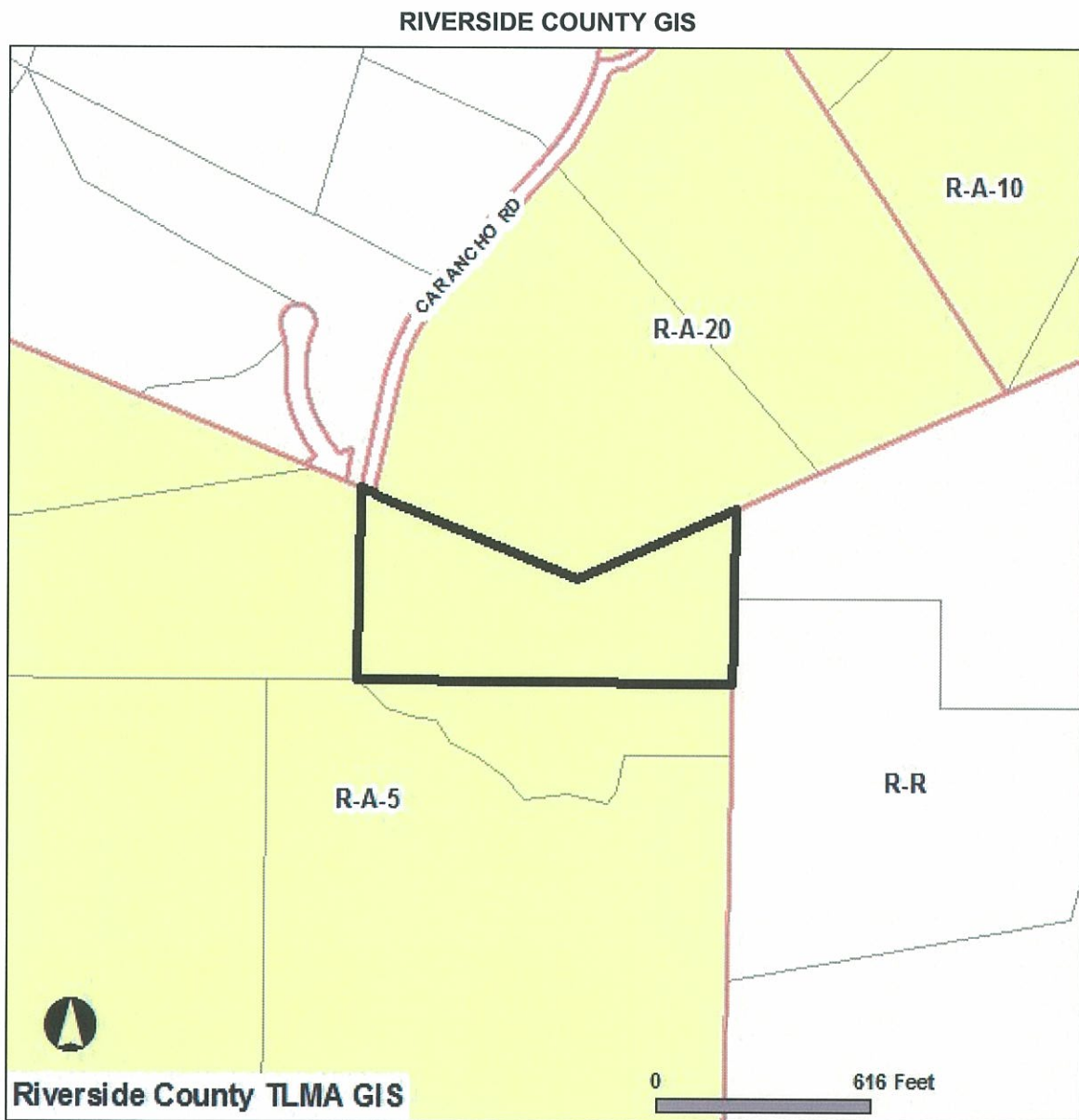
CONCLUSIONS:

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

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.

2. The project site is designated Rural: Rural Mountainous (10 Acres Minimum) on the Southwest Area Plan.
3. The proposed accessory uses are permitted uses in the general plan designation.
4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Residential Agricultural zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed structures 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.



Selected parcel(s):
918-020-024

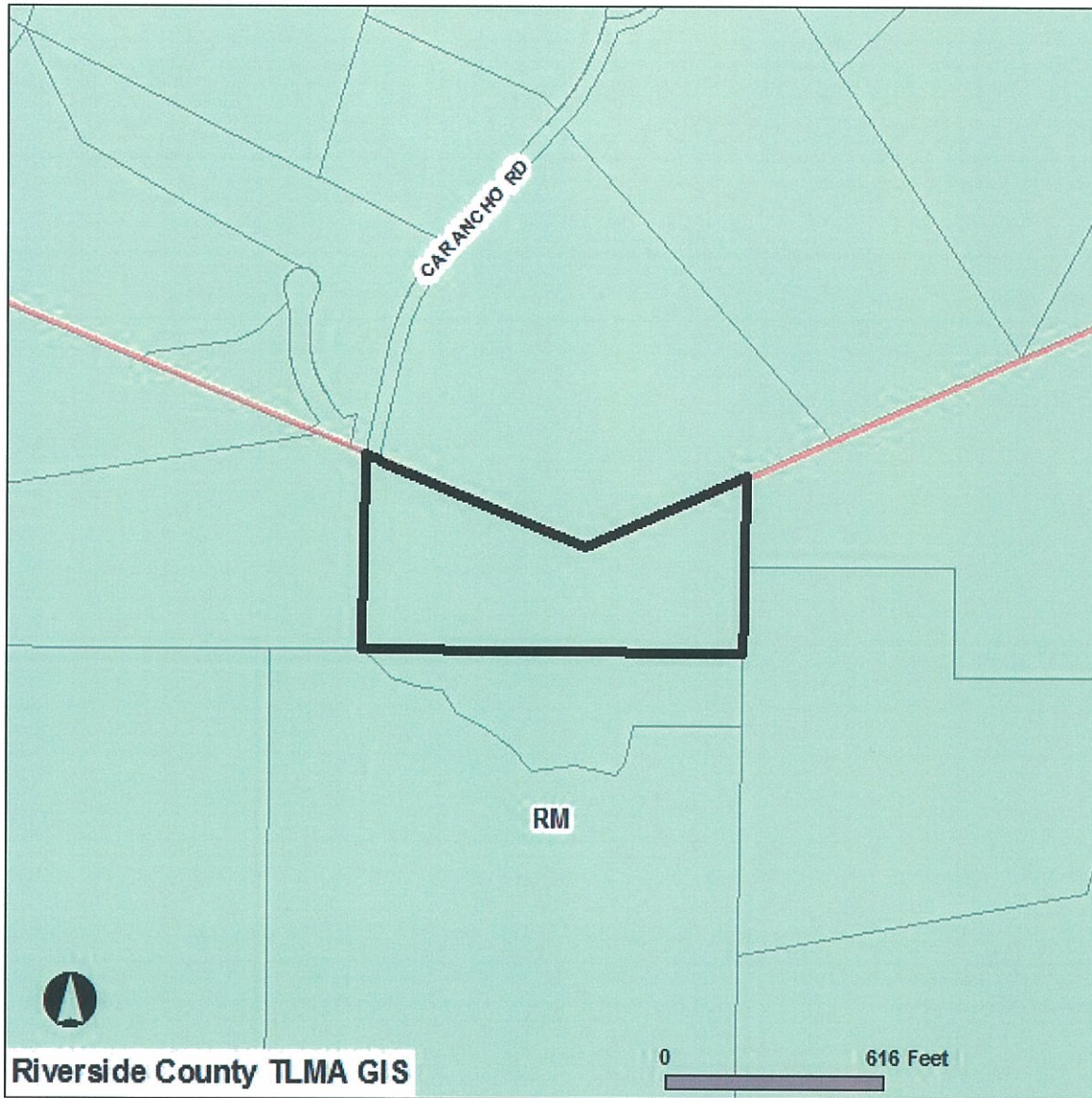
IMPORTANT

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REPORT PRINTED ON...Tue Oct 19 11:18:48 2010

Version 100826

RIVERSIDE COUNTY GIS



Selected parcel(s):
918-020-024

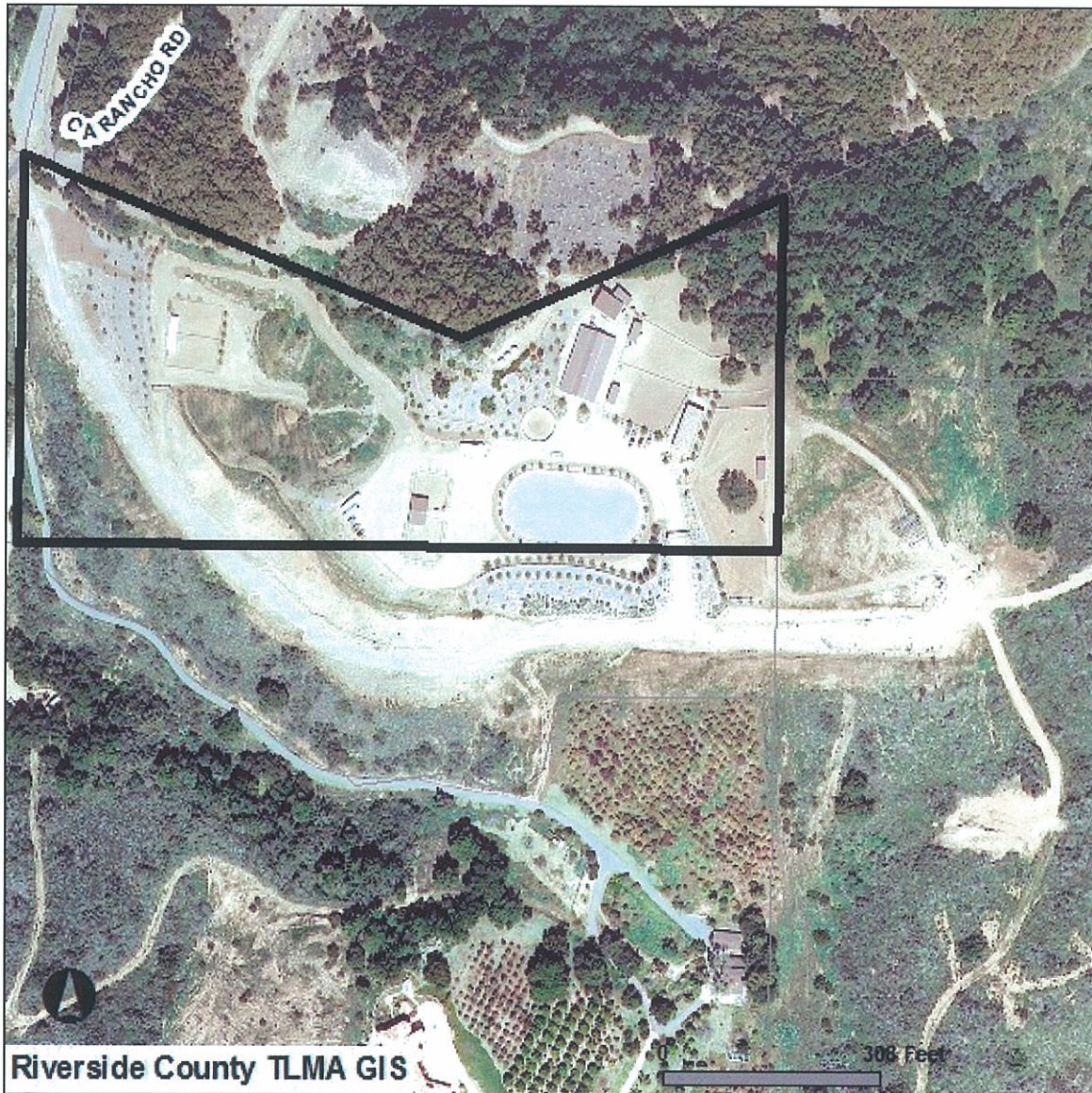
IMPORTANT

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REPORT PRINTED ON...Tue Oct 19 11:19:13 2010

Version 100826

RIVERSIDE COUNTY GIS



Selected parcel(s):
918-020-024

IMPORTANT

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REPORT PRINTED ON...Tue Oct 19 11:01:37 2010

Version 100826

RIVERSIDE COUNTY GIS



Selected parcel(s):
918-020-024

IMPORTANT

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Version 100826

PLOT PLAN:ADMINISTRATIVE Case #: PP24672

Parcel: 918-020-024

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. 24672 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24672, Exhibit A, dated August 25, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION DRAFT

The use hereby permit several unpermitted structures (812 square foot shade structure, 880 square foot shade structure, 300 square foot shade structure, 315 square foot shade structure, 325 square foot shade structure, 320 square foot shade structure, 924 square foot hay barn and 4,220 square foot Barn) on 13.96 acres, associated with the 1,376 square foot residence located at 27272 Carancho Road in Temecula, CA. APN: 918-220-024

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 PP24672. 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

PLOT PLAN:ADMINISTRATIVE Case #: PP24672

Parcel: 918-020-024

10. GENERAL CONDITIONS

10.FIRE. 1 USE-#21-HAZARDOUS FIRE AREA (cont.) RECOMMND

construction provisions contained in Riverside County Ordinance 787.1.

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

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

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

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

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

Minimum required fire flow shall be 1000 GPM for a 2 hour duration at 20 PSI residual operating pressure.

10.FIRE. 5 USE-#76-STANDARD FIRE HYDRANT RECOMMND

An approved standard fire hydrant (6"x4"x2 1/2") shall be located at the driveway entrance.

10.FIRE. 6 USE-#25-GATE ENTRANCES RECOMMND

Gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 7 USE-#88A-AUTOMATIC GATES RECOMMND

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system

PLOT PLAN:ADMINISTRATIVE Case #: PP24672

Parcel: 918-020-024

10. GENERAL CONDITIONS

10.FIRE. 7 USE-#88A-AUTOMATIC GATES (cont.) RECOMMND

shall remain open until closed by the rapid entry system.

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. 24672 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

PLOT PLAN:ADMINISTRATIVE Case #: PP24672

Parcel: 918-020-024

10. GENERAL CONDITIONS

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

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
c) is found to be detrimental to the public health, safety

PLOT PLAN:ADMINISTRATIVE Case #: PP24672

Parcel: 918-020-024

10. GENERAL CONDITIONS

10.PLANNING. 6 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

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.

10/19/10
12:16

Riverside County LMS
CONDITIONS OF APPROVAL

Page:

PLOT PLAN:ADMINISTRATIVE Case #: PP24672

Parcel: 918-020-024

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3

PPA - EXISTING STRUCTURE (cont.)

RECOM

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-#12A-SPRINKLER SYSTEM

RECOM

4220 sq.ft. Barn

Install a complete fire sprinkler system per NFPA 13 2002 edition. Sprinkler systems with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans. Plans must be submitted to the Fire Dept. for review and approval prior to installation.

90.FIRE. 2

USE-#27-EXTINGUISHERS

RECOM

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

PLANNING DEPARTMENT

90.PLANNING. 1

BP - MAIN RESIDENCE FINALLED

DRAFT

Prior to final inspection for any accessory structure the main residence which is a modular home must be finalled first.



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.

SITE: 27272 Carancho Rd. Temecula **COMMENTS: PP 24672** **Date: 09/07/2010**

The proposed plot plan includes multiple buildings and structures constructed without building permits or prior planning approval. One structure, a 4,220 square foot barn was issued a permit, however the permit expired and there were no inspections after the footing inspection. There is another structure not listed, however the included photographs would indicate this to be a guest house.

All buildings and structures will require planning approval and building permits. The shade structures which if applied for prior to construction, may have been considered for an agricultural registration, are now required per ordinance to acquire building permits.

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

All electrical equipment and lighting will be required to obtain a building permit. This property is located within the Mount Palomar lighting standards and shall comply with zone "B" requirements per Riverside County Ordinance 655.

Any plumbing and/or mechanical equipment installed without permits shall be required to obtain permits and comply with all 2007 California Building Code requirements.

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 providing 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."**

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.

578.00
2500.00
45 camp

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: PP24672

DATE SUBMITTED: 8-24-10
7/12/2010

APPLICATION INFORMATION

Applicant's Name: HAROLD D MEYERS E-Mail: hdmeyers@verizon.net

Mailing Address: 30930 Corte Arroyo Vista
Temecula CA 92592
City State ZIP

Daytime Phone No: (951) 830-2661 Fax No: (951) 694-4060

Engineer/Representative's Name: Dennis Tanda Inc E-Mail: dennisj@pmc.map.com

Mailing Address: 42164 Remington Avenue
Temecula CA 92590
City State ZIP

Daytime Phone No: (951) 699-8874 Fax No: (951) 699-8568

Property Owner's Name: Keith Candee E-Mail: hearttriverranch@aol.com

Mailing Address: 32206 Corte Del Cerro c/o PO Box 890700
Temecula CA 92589-0700
City State ZIP

Daytime Phone No: (951) 830-2650 Fax No: (951) 308-4563

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).

Harold P. Meyers [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):

Keith H. Candee [Signature]
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): Barn, Modular Home, Electric Entry Gate, haybarn, shelter shade & lighting
MINOR Plot Plan to resolve
Code violation # 10-00742 ^{3 on the gate to}

Related cases or underlying case: CV-10-00742 ^{3 monument}

PROPERTY INFORMATION

Assessor's Parcel Number(s): 918-020-024 & 022
Section: 31 Township: 8 South Range: 3 West
Approximate Gross Acreage: 13 1/2 Acres ^{13.46}
General location (nearby or cross streets): North of San Diego County line, South of

APPLICATION FOR MINOR PLOT PLAN

Rancho Colis Rd., East of Coronado Road, West of I-15

Thomas Brothers Map, edition year, page no., and coordinates: 33rd Edition Pg 897-51

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

COMMERCIAL/INDUSTRIAL

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

ACCESSORY BUILDING

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

GUEST HOUSE

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

NOTICE OF PUBLIC HEARING

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

PLOT PLAN NO. 24672 – CEQA Exempt – Applicant: Harold Meyers – Eng:Rep: Dennis Janda Inc. – First Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Rural Mountainous (R:RM) (10 acres minimum) - Located Northerly San Diego County Lin, southerly of Rancho California Road, easterly of Carancho Road, westerly of I-15 Freeway – Zoning: Residential Agricultural (R-A-5 (5 acres minimum) – **REQUEST:** The Plot Plan is to permit several unpermitted structures (812 square foot shade structure, 880 square foot shade structure, 300 square foot shade structure, 315 square foot shade structure, 325 square foot shade structure, 320 square foot shade structure, 924 square foot hay barn and a 4,220 square foot Barn) on 13.96 acres, associated with the 1,376 square foot residence located at 27272 Carancho Road. APN: 918-020-024. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: November 15, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1st 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, or go to the County Planning Department's Director's Hearing agenda web page at http://www.rcplma.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.

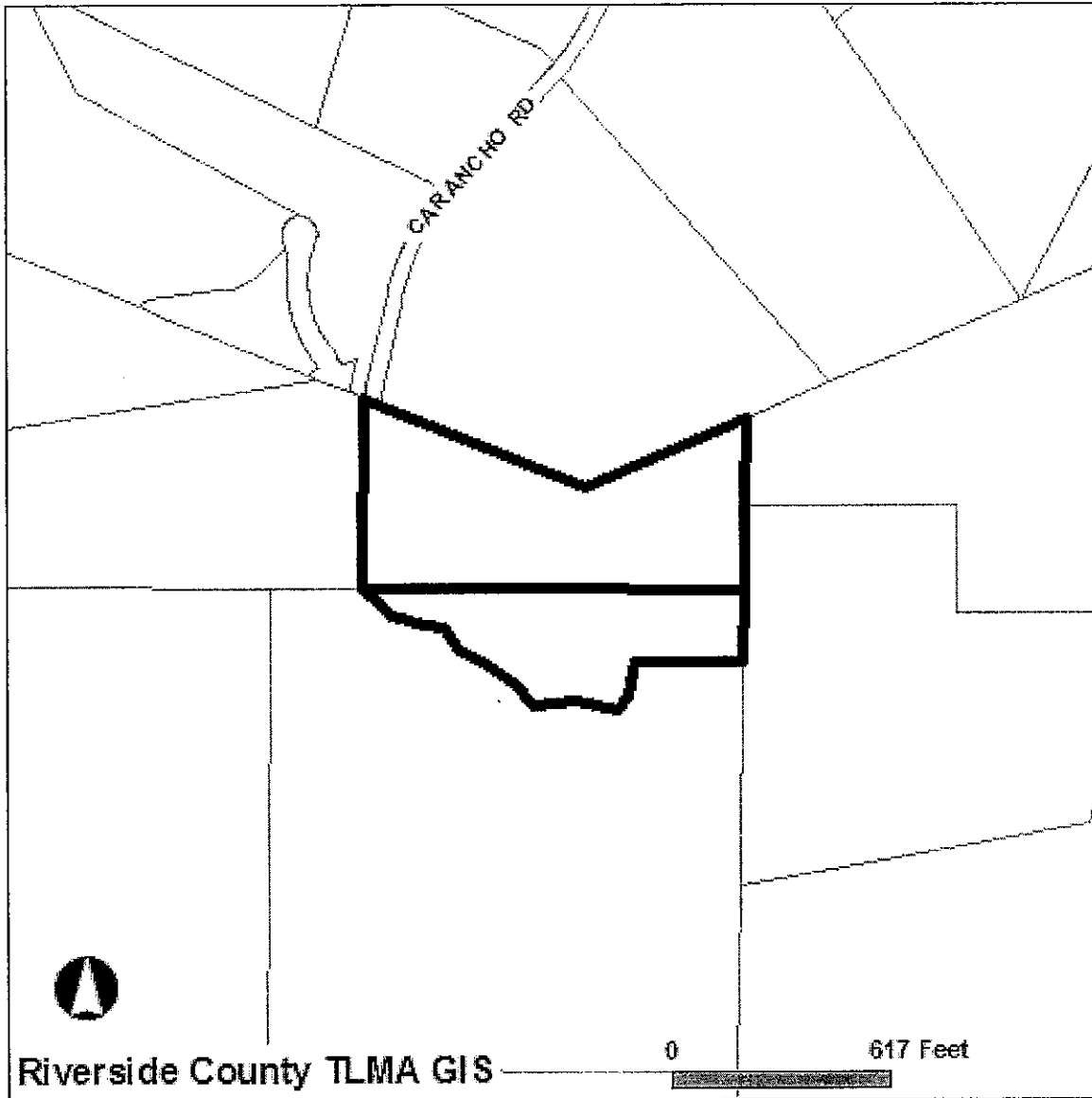
Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning 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

RIVERSIDE COUNTY GIS



Selected parcel(s):
918-020-022 918-020-024

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**

918-020-022-0
918-020-024-2

OWNER NAME / ADDRESS

918-020-022
KEITH H CANDEE
27272 CARONCHO RD
TEMECULA, CA. 92590

918-020-024
KEITH H CANDEE
ADDRESS NOT AVAILABLE

MAILING ADDRESS

918-020-022
(SEE OWNER)
P O BOX 890700
TEMECULA CA. 92589

918-020-024
(SEE OWNER)
P O BOX 890700
TEMECULA CA. 92589

LEGAL DESCRIPTION

APN: 918020022
LEGAL DESCRIPTION IS NOT AVAILABLE
APN: 918020024
LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

918-020-022
RECORDED LOT SIZE IS 5.13 ACRES

918-020-024
RECORDED LOT SIZE IS 8.83 ACRES

PROPERTY CHARACTERISTICS

918-020-022
NO PROPERTY DESCRIPTION AVAILABLE

918-020-024
NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 997 GRID: J1

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
NO ANNEXATION DATE AVAILABLE
NO LAFCO CASE # AVAILABLE
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE

T8SR3W SEC 31

ELEVATION RANGE

1192/1400 FEET

PREVIOUS APN

918-020-022
918-020-019

918-020-024
918-020-018

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RM

AREA PLAN (RCIP)

SOUTHWEST AREA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

SANTA ROSA PLATEAU POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

R-A-5

ZONING DISTRICTS AND ZONING AREAS

RANCHO CALIFORNIA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

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
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)
SOUTHWEST AREA

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

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

ROAD BOOK PAGE
86

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED.

WATER DISTRICT
WMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SANTA MARGARITA

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE
NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY
UNDETERMINED POTENTIAL.
AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST.

MISCELLANEOUS

SCHOOL DISTRICT
MURRIETA VALLEY UNIFIED

COMMUNITIES
SANTA ROSA

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

ZONE B, 21.58 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

043214

FARMLAND

OTHER LANDS

UNIQUE FARMLAND

TAX RATE AREAS

082-145

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- ELS MURRIETA ANZA RESOURCE CONS
- ELSINORE AREA ELEM SCHOOL FUND
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 7
- GENERAL
- GENERAL PURPOSE
- M W D WEST 11TH FR 1302011
- MT SAN JACINTO JUNIOR COLLEGE
- MURRIETA UNIFIED
- MURRIETA UNIFIED B & I
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SANTA ROSA COMMUNITY SERVICES
- TEMECULA PUBLIC CEMETERY
- VALLEY HEALTH SYSTEM HOSP DIST
- WESTERN MUN WATER 11TH FRINGE

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV1000742	NEIGHBORHOOD ENFORCEMENT	Feb. 2, 2010

BUILDING PERMITS

Case #	Description	Status
BMR100311	CWP MOBILE HOME INSTALLATION 1624 SF	APPLIED
BAS070330	4500 SqFt METAL BARN <50' X 90'> W/EXISTING LNDSCP	EXPIRED
BRS049515	SINGLE FAMILY RES. W/ GARAGE	FINAL
BGR040618	ADD SECONDARY ACCESS TO VACANT LOT	EXPIRED
BMR100312	CWP MOBILE HOME PERMANENT FOUNDATION	APPLIED
BGR040933	GRADING FOR SFR WITH ATTACHED GARAGE AND BARN	FINAL
BGR050886	GRADING FOR SFR (1 SM PAD, 1 LARGE PAD)	ISSUED
BMR100310	CWP MOBILE HOME SITE PREP	APPLIED
BRS071786	6073 SQ FT 2 STOR SFR W/2 ATT GAR'S/WRAP AROUND-->SIDE PORCH/PATIO/DECK W/BBQ	EXPIRED

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHS046971	NOT AVAILABLE	APPLIED
EHS053426	NOT AVAILABLE	APPLIED
EHS100732	NOT AVAILABLE	APPLIED
EHS042366	NOT AVAILABLE	APPLIED
EHS100731	NOT AVAILABLE	APPLIED
EHS041113	NOT AVAILABLE	APPLIED
EHS043423	NOT AVAILABLE	APPLIED
EHW040785	NOT AVAILABLE	APPLIED
EHS080177	NOT AVAILABLE	APPLIED
EHS062083	NOT AVAILABLE	APPLIED

PLANNING PERMITS

Case #	Description	Status
LLA04713	ADJUST LOT LINES TO CREATE 2 MORE EQUAL SIZE LOTS	APPROVED
MT051569	LLA04713	PAID

REPORT PRINTED ON...Tue Aug 24 09:21:06 2010

Version 100412

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/19/2010,

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

APN (s) or case numbers PP 24672 For

Company or Individual's Name Planning Department,

Distance buffered 2400'.

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

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

NAME: Vinnie Nguyen

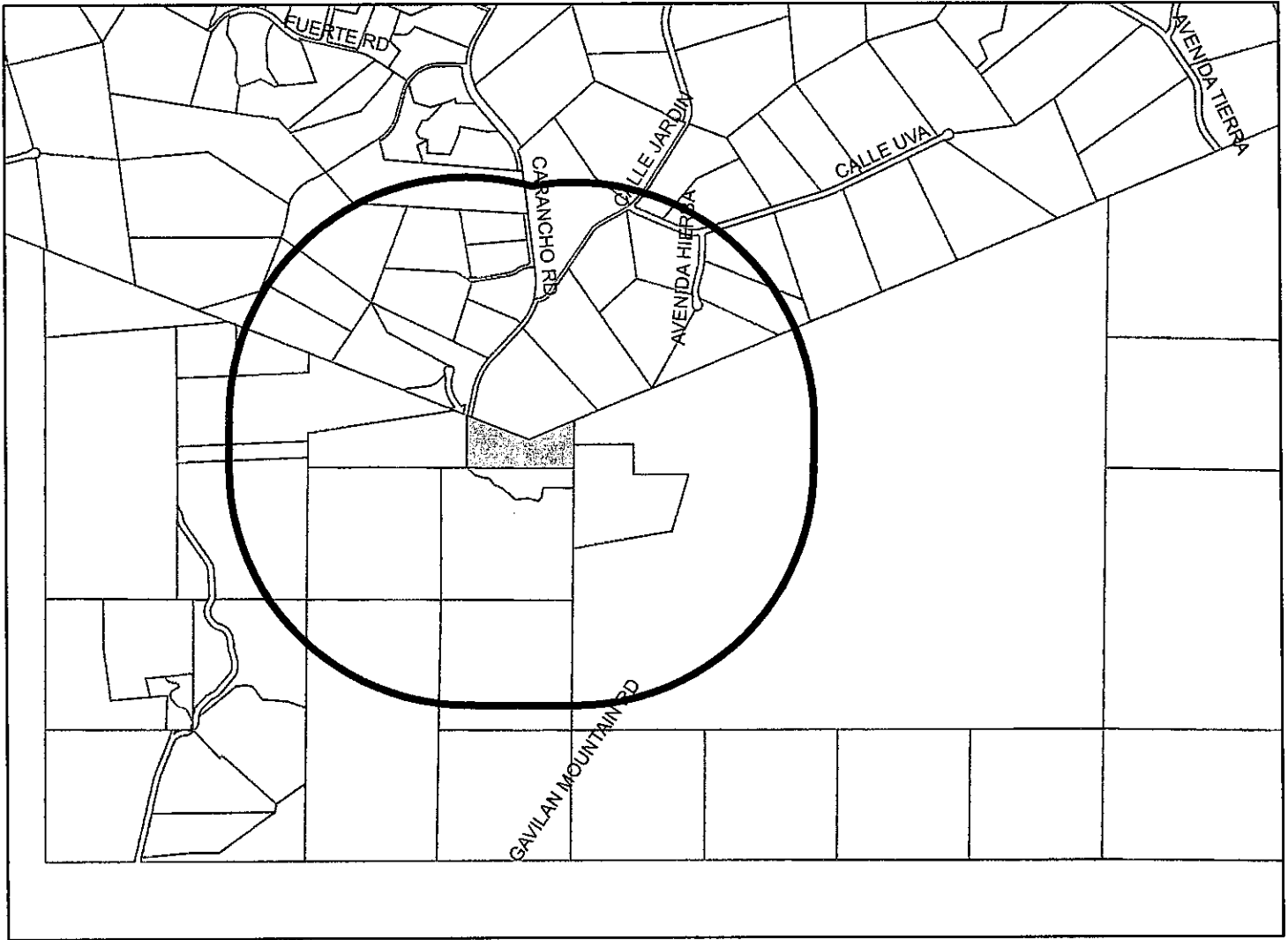
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

2400 feet buffer



Selected Parcels

938-300-009	938-300-010	937-320-007	937-320-023	937-200-002	937-320-009	937-320-015	937-320-014	937-310-004	937-310-005
918-020-020	918-020-017	938-310-004	918-020-008	938-310-005	937-210-003	937-200-001	918-030-016	918-020-011	918-020-022
918-020-024	938-270-008	937-320-006	937-310-003	938-300-012	938-300-011	918-020-009	937-320-024	937-320-024	938-310-006
938-300-006	918-020-023	918-030-010	938-270-007	937-320-013	918-020-016	918-020-002	918-030-004	918-040-015	918-040-014



2,000 1,000 0 2,000 Feet

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APN: 938300009, ASMT: 938300009
AGRISPECT INC
P O BOX 793
TEMECULA CA 92593

APN: 937320014, ASMT: 937320014
EDWIN N ROTH, ETAL
7000 STREAMSIDE CT
GRANITE BAY CA 95746

APN: 938300010, ASMT: 938300010
AMERICAN CONTRACTING INC
P O BOX 891869
TEMECULA CA 92590

APN: 937310005, ASMT: 937310005
G PATRICK CRAIN, ETAL
27342 ANTELA
MISSION VIEJO CA 92691

APN: 937320007, ASMT: 937320007
ANTHONY LYNN ALLOS, ETAL
11981 OLD POMERADO RD
POWAY CA 92064

APN: 918020020, ASMT: 918020020
GABRIELA V AYOUB
27315 CARANCHO RD
TEMECULA CA 92590

APN: 937320023, ASMT: 937320023
CHARLES REYNOLDS, ETAL
3521 VOYAGER CIR
SAN DIEGO CA 92130

APN: 918020017, ASMT: 918020017
GARY E KELLEY, ETAL
31546 LAKERIDGE CT
TEMECULA CA 92591

APN: 937200002, ASMT: 937200002
DENISE E MASER, ETAL
4195 CHINO HILLS PKWY 183
CHINO HILLS CA 91709

APN: 938310004, ASMT: 938310004
GEORGE D ESHAGHIAN, ETAL
C/O MARTIN M DANIAL
21200 NORDHOFF ST
CHATSWORTH CA 91311

APN: 937320009, ASMT: 937320009
DONALD WARREN DEMINK
121 W 13TH ST
UPLAND CA 91786

APN: 918020008, ASMT: 918020008
GREGORY THOMAS
47200 RANCHO FALLBROOK RD
TEMECULA CA 92590

APN: 937320015, ASMT: 937320015
EDWIN N ROTH, ETAL
18549 TAHOE CIR
FOUNTAIN VALLEY CA 92708

APN: 938310005, ASMT: 938310005
IMRE CZIRAKI, ETAL
2242 N HWY 395
FALLBROOK CA 92028

APN: 937210003, ASMT: 937210003
JAMES W PORTER, ETAL
603 W CAMINO REAL AVE
ARCADIA CA 91007

APN: 937310003, ASMT: 937310003
N ROBERT CRAIN, ETAL
24220 FUERTE RD
TEMECULA CA 92590

APN: 937200001, ASMT: 937200001
JOHN W CORNELL, ETAL
43394 CALLE DE VELARDO
TEMECULA CA 92592

APN: 938300011, ASMT: 938300011
NOEL CASTELLON, ETAL
25245 CALLE UVA
TEMECULA CA 92590

APN: 918030016, ASMT: 918030016
JOSEF M CERNIC, ETAL
4831 BURGANDY RD
WOODLAND HILLS CA 91364

APN: 918020009, ASMT: 918020009
NORVEN W STORRS INS AGENCY
C/O NORVEN STORR SR
231 W MAIN ST
EL CAJON CA 92020

APN: 918020011, ASMT: 918020011
JOSEF M CERNIK, ETAL
4831 BURGUNDY RD
WOODLAND HILLS CA 91364

APN: 937320024, ASMT: 937320024
PETER PAUL ALLOS, ETAL
11981 OLD POMERADO RD
POWAY CA 92064

APN: 918020024, ASMT: 918020024
KEITH H CANDEE
P O BOX 890700
TEMECULA CA 92589

APN: 938310006, ASMT: 938310006
PHYLLIS E BUCK
46840 CALLE JARDIN
TEMECULA CA. 92590

APN: 938270008, ASMT: 938270008
KENNETH F UMBARGER
C/O AGRISPECT INC
P O BOX 793
TEMECULA CA 92593

APN: 938300006, ASMT: 938300006
PHYLLIS E BUCK, ETAL
P O BOX 687
TEMECULA CA 92593

APN: 937320006, ASMT: 937320006
LOUISE L ROTH
C/O EMILY ROMINE
9233 E 200 N
AKRON IN 46910

APN: 918020023, ASMT: 918020023
REX BRINNEMAN, ETAL
27250 CARANCHO RD
TEMECULA CA 92590



APN: 918030010, ASMT: 918030010
RICHARD D PATTON, ETAL
C/O BLANCHE PATTON
47953 PATTON LN
FALLBROOK CA 92028

APN: 938270007, ASMT: 938270007
ROMEO ARCIAGIA
C/O MARIANO JOSON
1826 PUMMELO DR
REDLANDS CA 92374

APN: 937320013, ASMT: 937320013
RUSS OLSON, ETAL
22128 SERENADE RIDGE DR
MURRIETA CA 92562

APN: 918020016, ASMT: 918020016
S MICHAEL ROCHE, ETAL
P O BOX 270127
SUSANVILLE CA 96127

APN: 918020002, ASMT: 918020002
SAN DIEGO GAS & ELECTRIC CO
P O BOX 1831
SAN DIEGO CA 92112

APN: 918040014, ASMT: 918040014
THURBER RANCH
P O BOX 890700
TEMECULA CA 92589

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

0.4

PLOT PLAN NUMBER: 24689
Applicant: Bill Dickinson
Directors Hearing: November 15, 2010
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to permit an unpermitted 1,820 square foot detached Hay Storage Building, a 128 square foot detached restroom building and 2-story detached garage barn (1st floor 6,000 square foot and 2nd floor 2,632 square foot guest dwelling) on 13.59 acres, associated with the 3,262 square foot residence and two (2) barns (6,064 square foot and 2,795 square foot) located at 43240 Los Carralitos Road. APN: 927-160-037.

ISSUES OF RELEVANCE:

The property is located in a High Fire Area. The project has been reviewed and conditioned by Riverside County Fire Department. The property has a code violation (CV1002974) for construction without permits and has been conditioned within 60 days of this decision to obtain building permits from the Department of Building and Safety.

RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24689, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

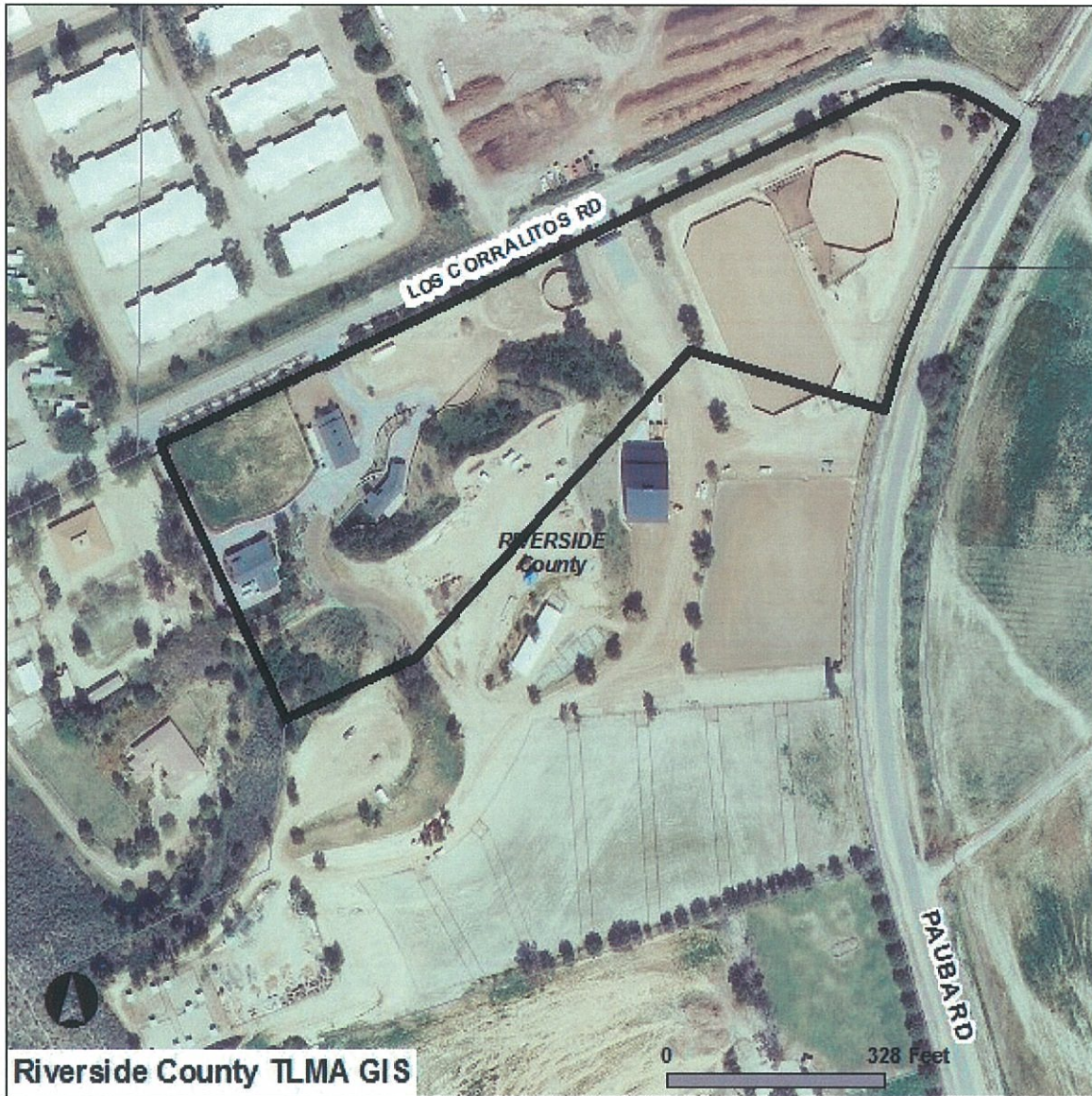
1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project 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 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 Rural Residential (1/2 acre minimum) zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-R zone.
6. The proposed 1,820 square foot detached hay barn, 128 square foot restroom, and 2-story detached garage barn (1st floor 6,000 square foot and 2nd floor 2,632 square foot guest dwelling) are considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The detached barn, restroom and 2-story barn are located 30 feet or more from the main building.
8. The accessory buildings are consistent with the character of the surrounding community.
9. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: ... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

RIVERSIDE COUNTY GIS



Selected parcel(s):
927-160-037

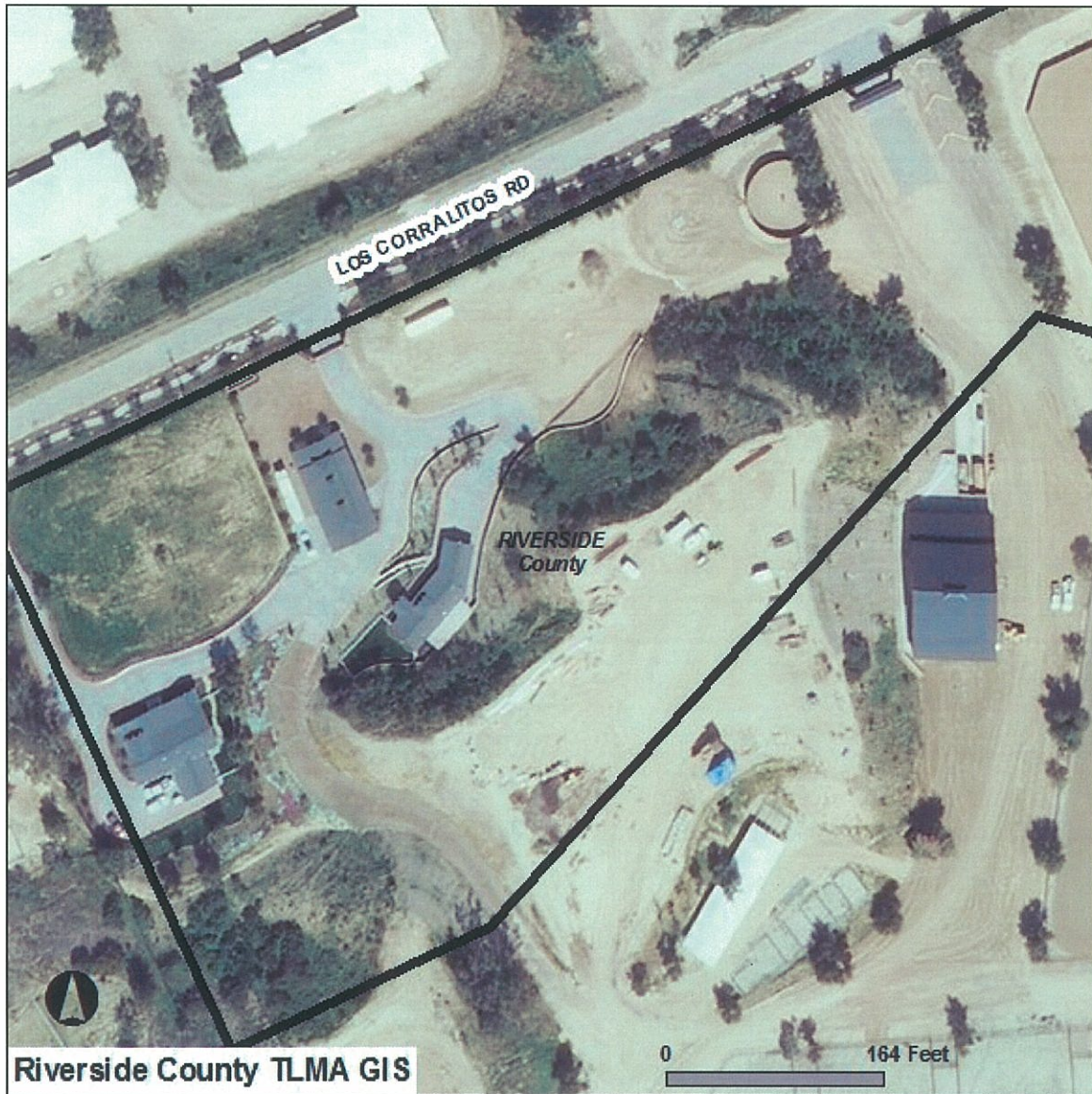
IMPORTANT

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

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Version 100826

RIVERSIDE COUNTY GIS



Selected parcel(s):
927-160-037

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Version 100826

RIVERSIDE COUNTY GIS



Selected parcel(s):
927-160-037

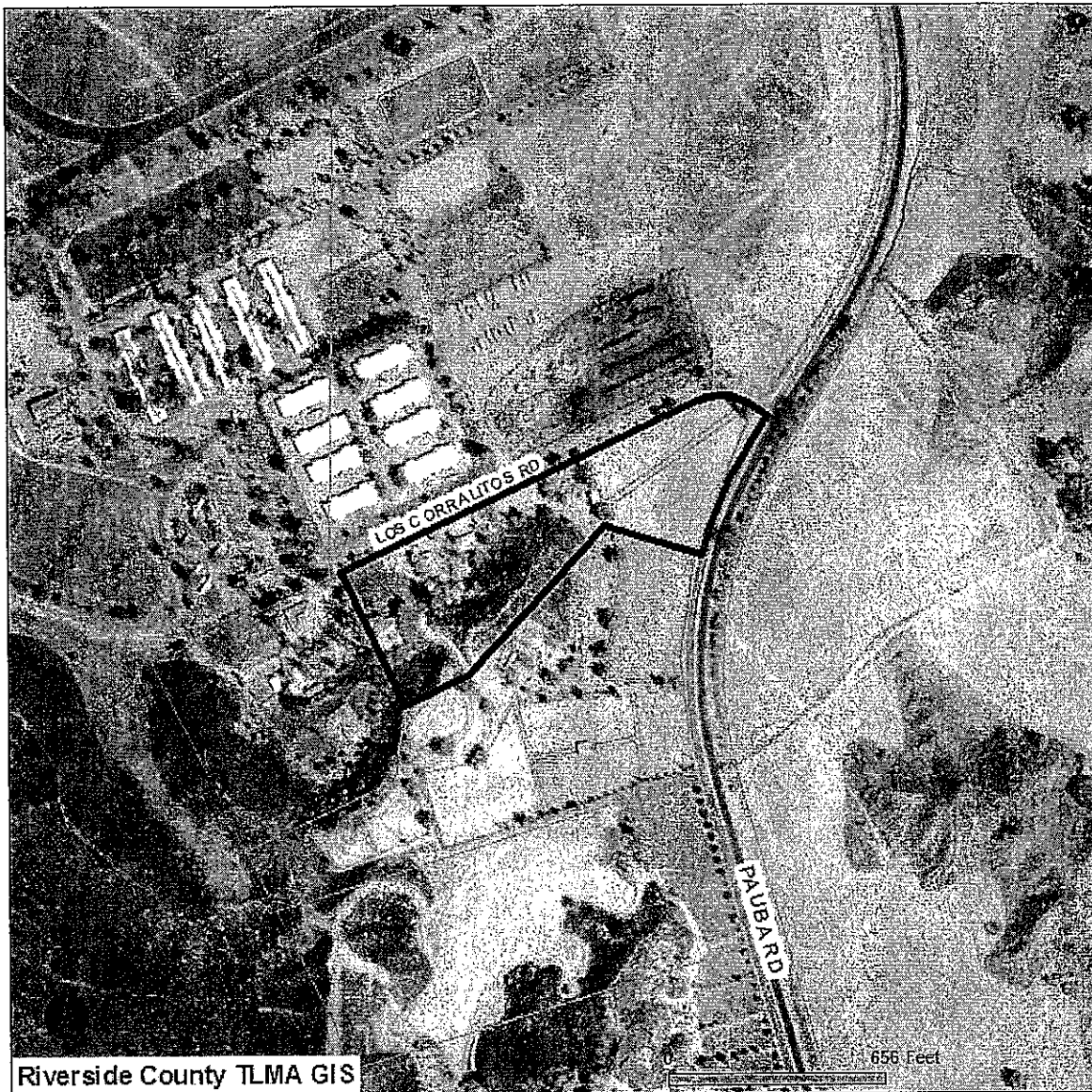
IMPORTANT

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 Oct 07 11:43:23 2010

Version 100826

RIVERSIDE COUNTY GIS



Selected parcel(s):
927-160-037

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

927-160-037-3

OWNER NAME / ADDRESS

BILL DICKINSON
AMELIA DICKINSON
43240 LOS CORRALITOS RD
TEMECULA, CA. 92592

MAILING ADDRESS

(SEE OWNER)
43240 LOS CORRALITOS RD
TEMECULA CA. 92592

PLOT PLAN:ADMINISTRATIVE Case #: PP24689

Parcel: 927-160-037

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. 24689 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24689, Exhibit A, dated October 4, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby to permit an unpermitted 1,820 square foot detached Hay Storage Building, a 128 square foot detached restroom building and a 2-story detached garage barn (1st floor 6,000 square foot and 2nd floor 2,632 square foot guest dwelling) on 13.59 acres, associated with the 3,32 square foot residence and two (2) barns (6,064 square foot and 2,795 square foot) located at 43240 Los Carralitos Road in Temecula, CA. APN: 927-160-037

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 PP24689. 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

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11:56

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:ADMINISTRATIVE Case #: PP24689

Parcel: 927-160-037

10. GENERAL CONDITIONS

10.FIRE. 1 USE-#21-HAZARDOUS FIRE AREA (cont.) RECOMMND

construction provisions contained in Riverside County Ordinance 787.1.

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

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

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

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

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

Minimum required fire flow shall be 1000 GPM for a 2 hour duration at 20 PSI residual operating pressure.

10.FIRE. 5 USE-#76-STANDARD FIRE HYDRANT RECOMMND

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

10.FIRE. 6 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be automatic or manual operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

PLOT PLAN:ADMINISTRATIVE Case #: PP24689

Parcel: 927-160-037

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1

USE - LOW PALEO

RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists.

PLOT PLAN:ADMINISTRATIVE Case #: PP24689

Parcel: 927-160-037

10. GENERAL CONDITIONS

10.PLANNING. 1 USE - LOW PALEO (cont.)

RECOMMND

The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 2 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. 3 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. 24689 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

PLOT PLAN:ADMINISTRATIVE Case #: PP24689

Parcel: 927-160-037

10. GENERAL CONDITIONS

10.PLANNING. 3 PPA - LANDUSE APPROVAL ONLY (cont.) RECOM

County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 4 PPA - NO HOME OCCUPATIONS RECOM

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. 5 PPA - ACSRY STRC NO HBTBL AREA RECOM

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

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11:56

Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP24689

Parcel: 927-160-037

10. GENERAL CONDITIONS

10.PLANNING. 6 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. 7 USE - CAUSES FOR REVOCATION

RECOMMND

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

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

10/19/10
11:56

Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP24689

Parcel: 927-160-037

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 October 4, 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 October 4, 2010.

PLOT PLAN:ADMINISTRATIVE Case #: PP24689

Parcel: 927-160-037

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-#12A-SPRINKLER SYSTEM

RECOMMND

GARAGE/BARN

Install a complete fire sprinkler system per NFPA 13 2002 edition. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. A statement that the building will be automatically fire sprinkled must be included on the title page of the building plans.Plans must be submitted to the Fire Dept. for review and approval prior to installation.

90.FIRE. 2 USE-#27-EXTINGUISHERS

RECOMMND

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



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: 43240
CORRALITOS RD.
Temecula

COMMENTS: PP 24689 **Date: 09/29/2010**

The plot plan submittal is to include an 8,632 square foot two story structure with 6,000 square feet of private garage and 2,632 square feet of residence above constructed without building permits. Also included are a 1,820 square foot hay barn structure and a 128 square foot male and female bathroom facility, both structures constructed without building permits.

- 1. Per the 2007 California Building Code (CBC), private garages are limited to 3,000 square feet in area and one story in height. If planning approves the guest residence above the second story will be permitted per fire separation requirements. Section 406.1 of the 2007 CBC has provisions to allow a private garage to exceed 3,000 square feet. These requirements would be addressed during the building department plan review. The structure would be classified as a group R-3/U-1 occupancy.**
- 2. The hay storage structure as well as the detached bathroom structure shall be classified as group "U" occupancies.**

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.

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 133/91
SUBDIVISION NAME: TR 18438
LOT/PARCEL: 6, BLOCK: NOT AVAILABLE
TRACT NUMBER: 18438

LOT SIZE

RECORDED LOT SIZE IS 9.78 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 980 GRID: D2

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

T8SR1W SEC 18
T8SR1W SEC 7

ELEVATION RANGE

1268/1348 FEET

PREVIOUS APN

927-160-030

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RR

AREA PLAN (RCIP)

SOUTHWEST AREA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

VALLE DE LOS CABALLOS POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

R-A-10

ZONING DISTRICTS AND ZONING AREAS

RANCHO CALIFORNIA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

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
Chaparral
Coastal Sage Scrub
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.SOUTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
SOUTHWEST AREA

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
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.

136

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
COUNTY FAULT ZONE
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

FAULTS
WITHIN A 1/2 MILE OF
AGUA TIBIA MOUNTAIN FAULT
COUNTY FAULTS
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

LIQUEFACTION POTENTIAL
MODERATE
VERY LOW

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
TEMECULA VALLEY UNIFIED

COMMUNITIES
RANCHO CALIFORNIA

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
ZONE A, 12.77 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
043203

FARMLAND
LOCAL IMPORTANCE
OTHER LANDS

094-033

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- 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 UNIFIED
- TEMECULA UNIFIED B & I

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV1003871	NEIGHBORHOOD ENFORCEMENT	May. 12, 2010

BUILDING PERMITS

Case #	Description	Status
123085	AGRIC BARN AGRIC M-1 V-N 2736 28728	FINALED
146477	MH SITE PREP	FINALED
128970	SUPP P/C - WATER HEATER/SINK	FINALED
260147	ELECT PED FOR PUMP	ISSUED
122123	10 STALL HORSE BARN AGRIC M-1 V-N 2736 28728	FINALED
154502	ROUGH GRADE P/C	FINALED
119974	GRADING 1 RES LOT	FINALED
142700	MH INSTALLATION (PF)	FINALED
170805	ADD PLUMBING TO EXIST BARN	FINALED
149041	ADD PERM FOUND TO MH	FINALED

ENVIRONMENTAL HEALTH PERMITS

NO ENVIRONMENTAL PERMITS

PLANNING PERMITS

Case #	Description	Status
LLA05328	ADJUST SOUTHERLY LINE 370.82 FEET	APPROVED

REPORT PRINTED ON...Wed Sep 01 16:22:50 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. 24689 – CEQA Exempt – Applicant: Bill Dickinson – Owner: Oz Bratene - Third Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Rural Residential (R:RR) (5 acre minimum) - Located Northerly of Highway 79, southerly of Carralitos Road, easterly of Los Caballos Road, westerly of Pauba Road – Zoning: Rural Residential (R-R) – **REQUEST:** The Plot Plan is to permit an unpermitted 1,820 square foot detached Hay Storage Building, a 128 square foot detached restroom building and a 2-story detached garage barn (1st floor 6,000 square foot and 2nd floor guest dwelling 2,632 square foot) on 13.59 acres, associated with the 3,362 square foot residence and two (2) barns (6,064 square foot and 2,795 square foot) located at 43240 Los Carralitos Road. APN: 927-160-037. (Quasi-Judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: November 15, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1st 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, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html.

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

The case file for the proposed project may be viewed Monday through 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 10/6/2010,

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

APN (s) or case numbers PP24689 For

Company or Individual's Name Planning Department,

Distance buffered 2400'.

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

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

NAME: Vinnie Nguyen

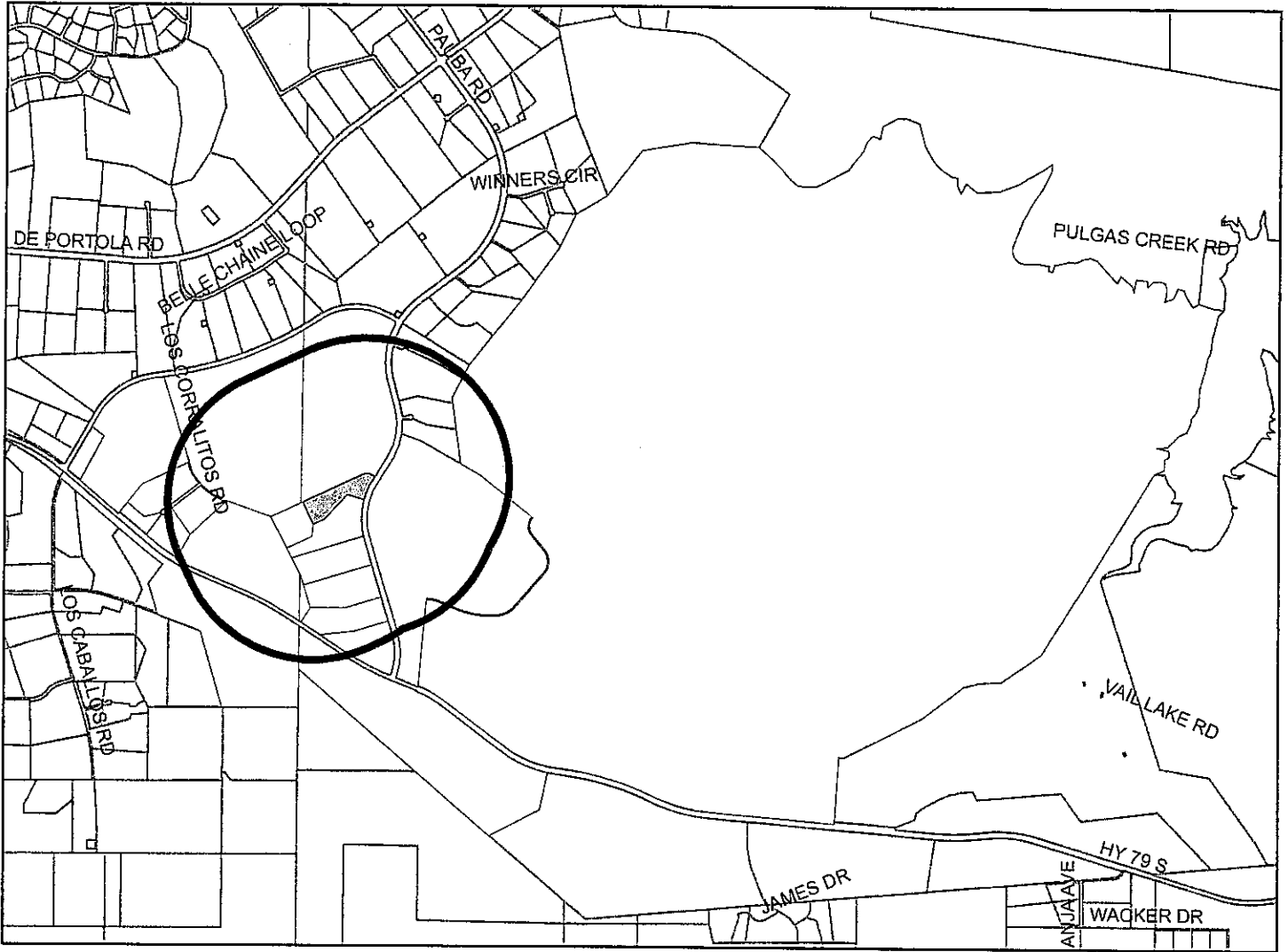
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

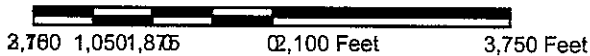
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

2400 feet buffer



Selected Parcels

- | | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 927-160-037 | 927-160-036 | 927-160-005 | 927-160-008 | 927-160-002 | 927-160-001 | 927-170-006 | 927-160-033 | 927-160-032 | 927-160-034 |
| 927-160-035 | 927-160-043 | 927-180-002 | 927-320-063 | 927-160-031 | 927-160-023 | 927-160-021 | 927-160-042 | 927-320-081 | |



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APN: 927160036, ASMT: 927160036
BILL DICKINSON, ETAL
43240 LOS CORRALITOS RD
TEMECULA CA 92592

APN: 927320063, ASMT: 927320063
KEMPER LUMBERMENS PROP INC
1660 OLYMPIC BLV STE 350
WALNUT CREEK CA 94596

APN: 927160008, ASMT: 927160008
CHENG HUEI LIN, ETAL
18774 MT CIMARRON ST
FOUNTAIN VALLEY CA 92708

APN: 927160031, ASMT: 927160031
P A OMMERT, ETAL
400 W RIVERSIDE DR UNT 19
BURBANK CA 91506

APN: 927160001, ASMT: 927160001
EAST WEST BANK
711 VAN NESS AVE
SAN FRANCISCO CA 94102

APN: 927160023, ASMT: 927160023
PAUL H STEINBROOK, ETAL
44140 MAGGIE WEED LANE
TEMECULA CA 92592

APN: 927170006, ASMT: 927170006
ERIC R CARSON
39100 PAUBA RD
TEMECULA CA. 92592

APN: 927160021, ASMT: 927160021
ROBERT C MCKAY, ETAL
44130 MAGGIE WEED LN
TEMECULA CA. 92592

APN: 927160035, ASMT: 927160035
JEROME T AMERMAN, ETAL
38951 PAUBA RD
TEMECULA CA 92592

APN: 927160042, ASMT: 927160042
TERREL E PAINE, ETAL
43750 LOS CABALLOS
TEMECULA CA. 92592

APN: 927160043, ASMT: 927160043
JESSE LOPEZ, ETAL
30000 YNEZ RD
TEMECULA CA 92591

APN: 927320081, ASMT: 927320081
VAIL LAKE USA
C/O JAMES BREE
29400 RANCHO CALIF RD
TEMECULA CA 92591

APN: 927180002, ASMT: 927180002
JHUNG NAM HYUN REVOCABLE TRUST, ETAL
1641 W NICKLAUS AVE
LA HABRA CA 90631





APN: 927160036, ASMT: 927160036
BILL DICKINSON, ETAL
43240 LOS CORRALITOS RD
TEMECULA CA 92592

APN: 927320063, ASMT: 927320063
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1660 OLYMPIC BLV STE 350
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29400 RANCHO CALIF RD
TEMECULA CA 92591

APN: 927180002, ASMT: 927180002
JHUNG NAM HYUN REVOCABLE TRUST, ETAL
1641 W NICKLAUS AVE
LA HABRA CA 90631



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

PLOT PLAN NO: 24710
Applicant: Matt and Katie O'Malley
Directors Hearing: November 15, 2010
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 928 square foot addition to existing garage on 2.5 acres, associated with the 1,365 square foot residence with attached 572 square foot garage located at 23410 Lamel Road. APN: 647-20-014.

ISSUES OF RELEVANCE:

There are no issues of relevance at this time.

RECOMMENDATIONS:

APPROVAL of **PLOT PLAN NO. 24710**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

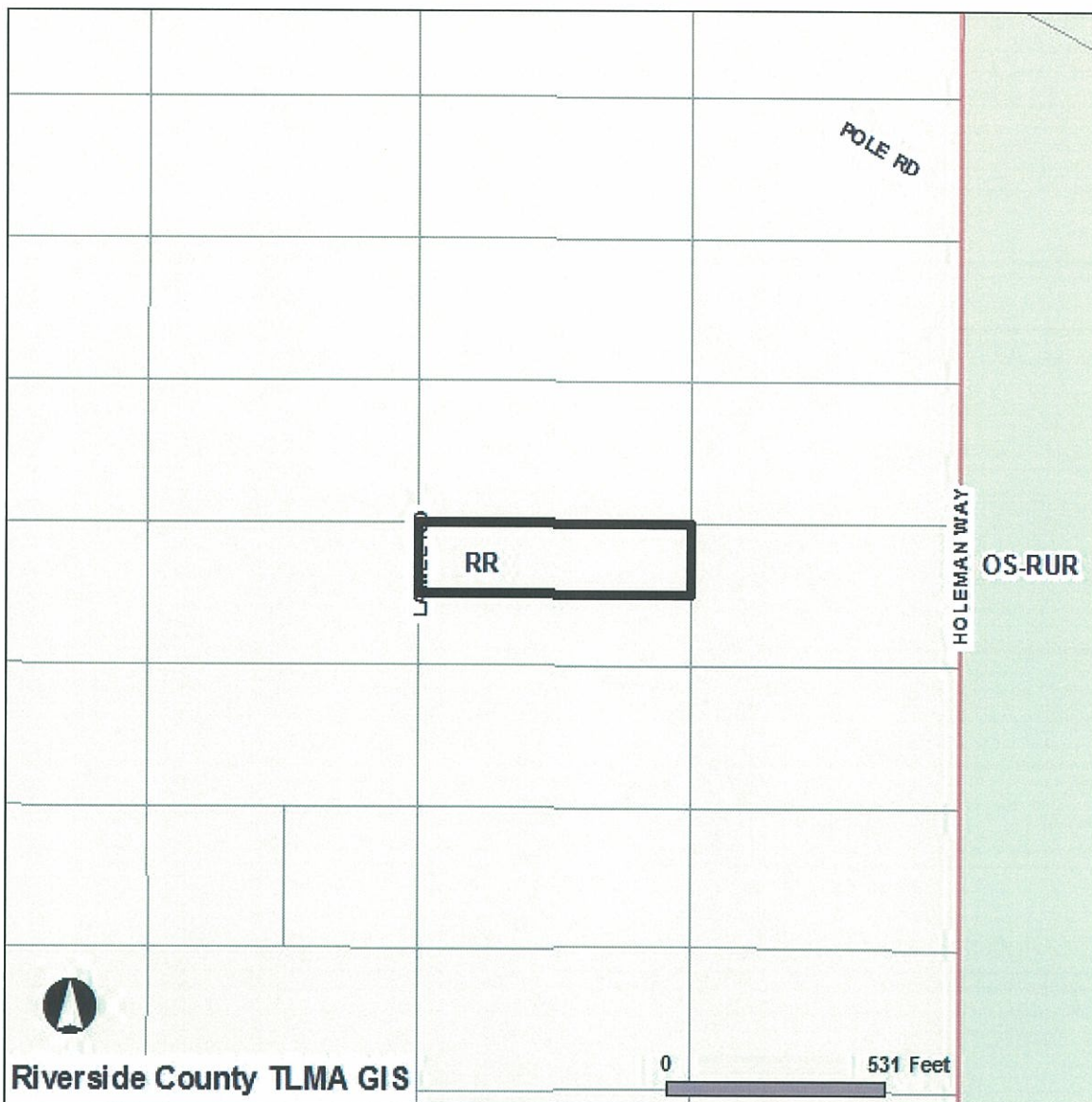
1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project 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 (1 1/4 Acre Minimum) on the Western Coachella Valley Area Plan.
3. The proposed accessory uses are permitted uses in the general plan designation.

4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Residential Agricultural zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed 928 square foot garage addition 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.

RIVERSIDE COUNTY GIS



Selected parcel(s):
647-420-014

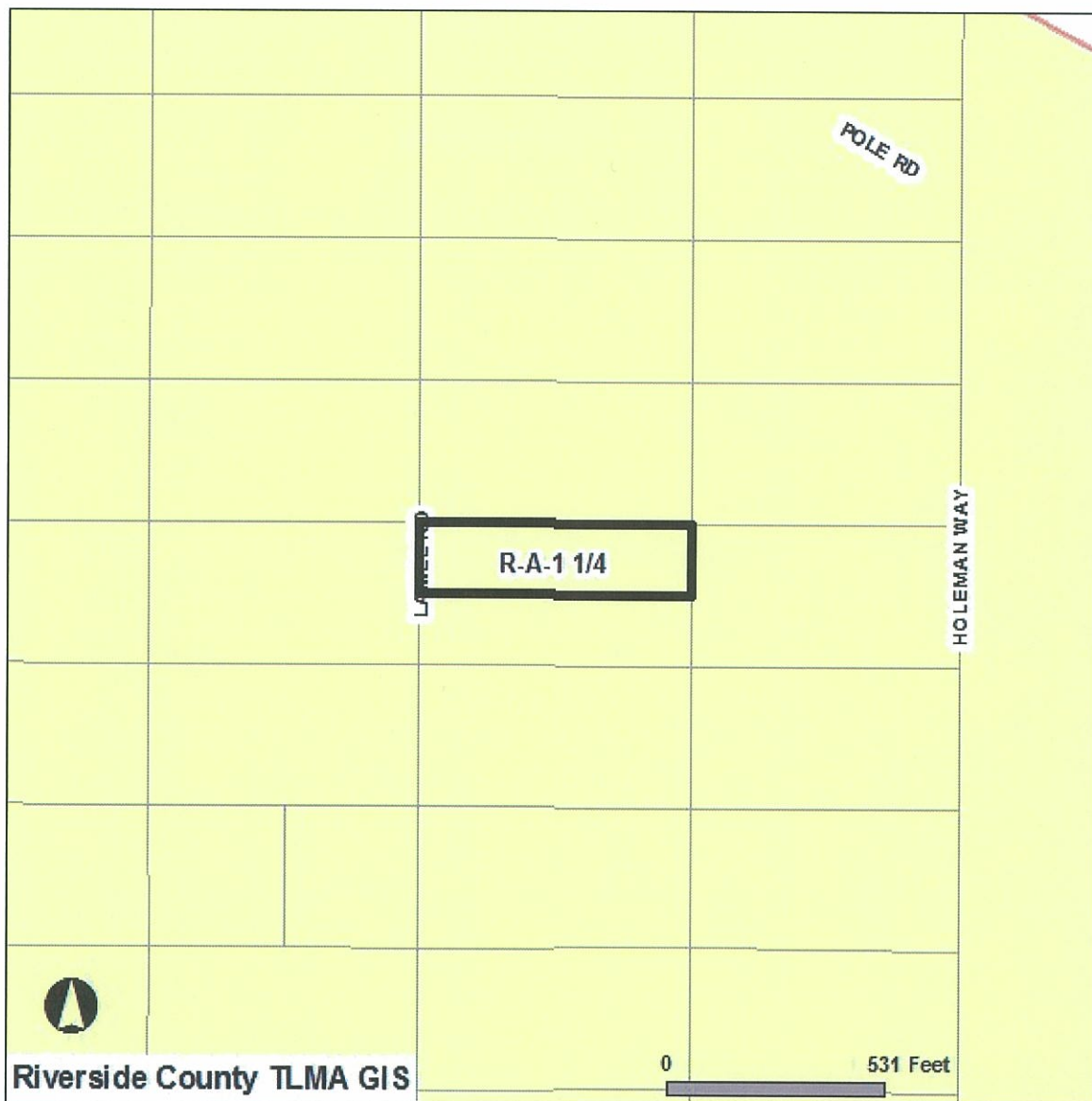
IMPORTANT

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Version 100826

RIVERSIDE COUNTY GIS



Selected parcel(s):
647-420-014

IMPORTANT

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REPORT PRINTED ON...Tue Oct 19 07:27:42 2010

Version 100826

RIVERSIDE COUNTY GIS



Selected parcel(s):
647-420-014

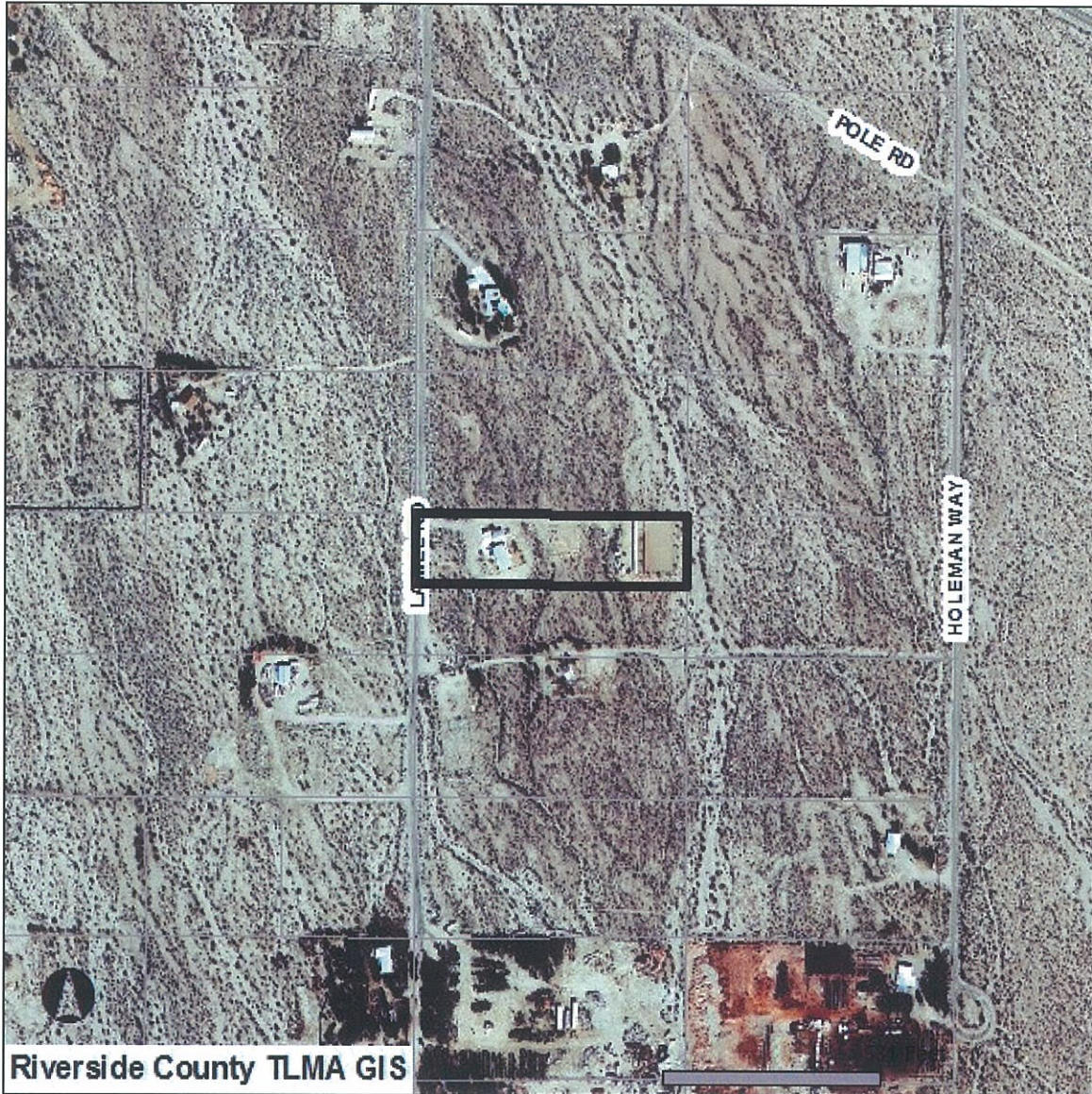
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REPORT PRINTED ON...Tue Oct 19 07:30:57 2010

Version 100826

RIVERSIDE COUNTY GIS



Selected parcel(s):
647-420-014

IMPORTANT

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Version 100826

PLOT PLAN:ADMINISTRATIVE Case #: PP24710

Parcel: 647-420-014

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24710 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24710, Exhibit A, dated September 23, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 928 square foot addition to existing garage on 2.5 acres, associated with the 1,365 square foot residence with attached 572 square foot garage located at 23410 Lamel Road in Desert Hot Springs, CA. APN: 647-420-014

10. EVERY. 3 PPA - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP24710. 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. 24710 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

10/19/10
12:40

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:ADMINISTRATIVE Case #: PP24710

Parcel: 647-420-014

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.

10/19/10
12:40

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:ADMINISTRATIVE Case #: PP24710

Parcel: 647-420-014

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

10/19/10
12:40

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:ADMINISTRATIVE Case #: PP24710

Parcel: 647-420-014

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 September 23, 2010.

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

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated September 23, 2010.

10/19/10
12:40

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP24710

Parcel: 647-420-014

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.



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.

SITE: 23410 Lamel RD COMMENTS: PP 24710 Date: 10/07/10
Desert Hotsprings

The plot plan submittal is to construct a 938 square foot garage addition to an existing 572 square foot garage. The structure would be classified as a group "U" occupancy per the 2007 California Building Code (CBC). The current proposed total square footage of 1,500 square feet would comply with area limitations per the group "U" occupancy type.

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

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

RECEIVED

SEP 14 2010

APPLICATION FOR MINOR PLOT PLAN

Riverside County
Planning Department
Desert Office

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP24710 DATE SUBMITTED: 9.14.2010

APPLICATION INFORMATION

Applicant's Name: Matt and Kate O'Malley E-Mail: k-omalley@hotmail.com

Mailing Address: 23410 Lanel Rd
Sky Valley CA 92241
City State ZIP

Daytime Phone No: (760) 485-4446 Fax No: (760) 345-7315

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

Mailing Address: _____
Street City State ZIP

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

Property Owner's Name: Matt and Katie O'Malley E-Mail: same as above

Mailing Address: same as above
Street City State ZIP

Daytime Phone No: (____) same as above 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).

Kate O'Malley
PRINTED NAME OF APPLICANT

Kate O'Malley
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):

Matt O'Malley
PRINTED NAME OF PROPERTY OWNER(S)

M O
SIGNATURE OF PROPERTY OWNER(S)

Kate O'Malley
PRINTED NAME OF PROPERTY OWNER(S)

Kate O'Malley
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 addition to existing garage

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 647-420-014-8

Section: 26 Township: 3S Range: 6E

Approximate Gross Acreage: 2.5 acres

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

APPLICATION FOR MINOR PLOT PLAN

Dillon Road, East of Lamel Road, West of Holeman Way

Thomas Brothers Map, edition year, page no., and coordinates: 2006, 390, C6

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.

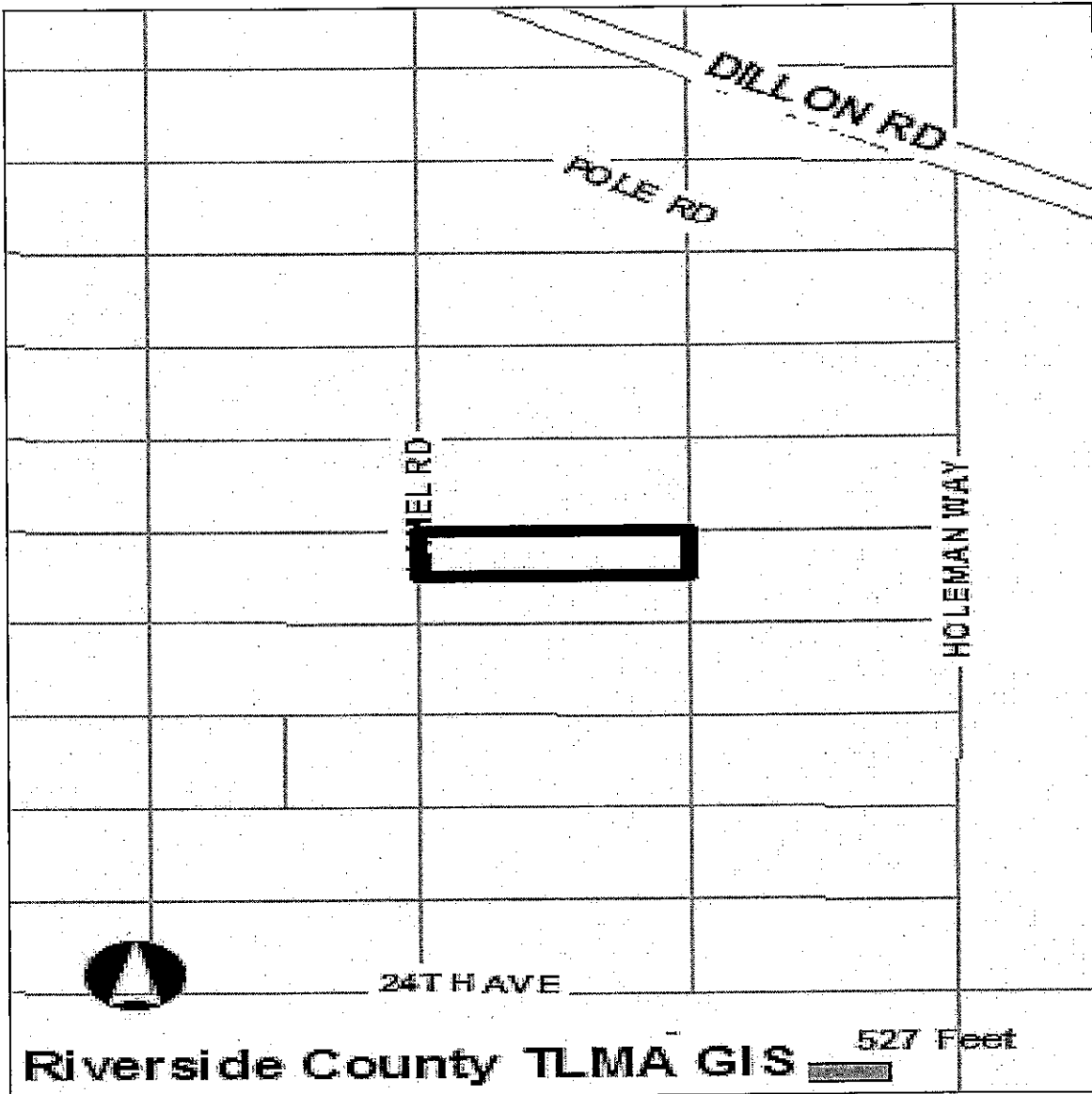
ACCESSORY BUILDING

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.

PP24710



Selected parcel(s):
647-420-014

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

647-420-014-8

OWNER NAME

NOT AVAILABLE ONLINE

ADDRESS

647-420-014
23410 LAMEL RD
DSRT HOT SPG, CA. 92241

MAILING ADDRESS

(SEE OWNER)

23410 LAMEL RD
SKYVALLEY CA. 92241

LEGAL DESCRIPTION

LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 2.5 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1365 SQFT., 2 BDRM/ 2 BATH, 1 STORY, DETACHED GARAGE(572 SQ. FT), CONST'D 2005COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE 729

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 BENOIT, DISTRICT 4

TOWNSHIP/RANGE

T3SR6E SEC 26

ELEVATION RANGE

976/984 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RR

AREA PLAN (RCIP)

WESTERN COACHELLA VALLEY

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-A-1 1/4 (CZ 5775)

ZONING DISTRICTS AND ZONING AREAS

SKY 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
WITHIN THE INDIO HILLS/JOSHUA TREE NATIONAL PARK LINKAGE 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 REVIEWPROCESS)
NONE

VEGETATION (2005)
NO DATA AVAILABLE

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)
WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.
In EAST

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
NOT WITHIN THE WESTERN TUMF FEE AREA

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
WESTERN COACHELLA VALLEY

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
201

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS
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

CVWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

WHITEWATER

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

PALM SPRINGS UNIFIED

COMMUNITIES

SKY VALLEY

COUNTY SERVICE AREA

IN OR PARTIALLY WITHIN

SKY VALLEY #104 -
ROAD MAINTAINANCE

LIGHTING (ORD. 655)

NOT APPLICABLE, 47.67 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

044504

FARMLAND

OTHER LANDS

TAX RATE AREAS

061-032

- CITRUS PEST CONTROL 2
- COACHELLA VALLEY RESOURCE CONSER
- COACHELLA VALLEY WATER DISTRICT
- COUNTY FREE LIBRARY
- COUNTY SERVICE AREA 104 *
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152

- CV MOSQ & VECTOR CONTROL
- CVWD IMP DIST 8
- CVWD IMP DIST 9
- DESERT COMMUNITY COLLEGE
- DESERT HOSPITAL
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 6
- GENERAL
- GENERAL PURPOSE
- PALM SPRINGS PUBLIC CEMETERY
- PALM SPRINGS UNIF B & I 1992-A
- PALM SPRINGS UNIFIED SCHOOL
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SUPERVISORIAL ROAD DISTRICT 4

SPECIAL NOTES
NO SPECIAL NOTES

BUILDING PERMITS

Case #	Description	Status
BHR050455	ONE HOUR GRADING INSPECTION	FINAL
BMR053274	PERM FOUND 27X53 1431 SQ FT SPA184F	FINAL
BGR061098	GRADING 700 CY OF FILL	FINAL
BXX061650	DETACHED GARAGE 22X26 572 SQ FT	FINAL
BMR053273	SITE PREP	FINAL
BMR053275	MH INSTALL 1404 SQ FT	FINAL

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHS056823	NOT AVAILABLE	APPLIED
EHS055257	NOT AVAILABLE	APPLIED

PLANNING PERMITS

Case #	Description	Status
MT055650	COC06085	PAID
COC06085	CERTIFY APN AS A LEGAL LOT	APPROVED
MT057330	COC 06085	PAID
CZ05775	BRING THE ZONING INTO CONFORMANCE WITH THE WCVP CHANGE OF ZONE FOR WCVP CONSISTENCY ZONING. EA 35039	APPROVED

REPORT PRINTED ON...Tue Sep 14 14:07:49 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. 24710 – CEQA Exempt – Applicant: Matt and Katie O'Malley – Owner: Matt and Katie O'Malley – Fourth Supervisorial District – Sky Valley District – Western Coachella Valley Area Plan – Rural: Rural Residential (R:RR) (5 acres minimum) - Located Southerly of Dillon Road, easterly of Lamel Road, westerly of Holeman Way – Zoning: Residential Agricultural (R-A-1 1/4) (1 1/4 acre minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 928 square foot addition to existing garage on 2.5 acres, associated with the 1,365 square foot residence with attached 572 square foot garage located at 23410 Lamel Road. APN: 647-420-014. (Quasi-Judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: November 15, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1st 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, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html.

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

The case file for the proposed project may be viewed Monday through 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 10/19/2010.

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

APN (s) or case numbers PP 24710 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 2nd Floor

Riverside, Ca. 92502

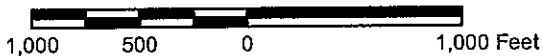
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

1200 feet buffer



Selected Parcels

647-420-008	647-390-016	647-420-019	647-420-020	647-420-015	647-430-010	647-430-009	647-430-011	647-430-005	647-430-013
647-390-019	647-420-009	647-430-014	647-420-003	647-390-023	647-420-018	647-420-011	647-420-017	647-430-004	647-430-008
647-420-007	647-430-012	647-430-018	647-430-003	647-420-014	647-420-004	647-430-017	647-430-016	647-420-012	647-430-015
647-420-021	647-420-016	647-430-020	647-430-019	647-420-010	647-390-009	647-420-013	647-210-007		



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APN: 647420008, ASMT: 647420008
ALFRED D LAWRENCE, ETAL
4836 VICTORIA AVE
LOS ANGELES CA 90043

APN: 647430011, ASMT: 647430011
E T KNEIFEL
P O BOX 581222
N PALM SPRINGS CA 92258

APN: 647390016, ASMT: 647390016
ANITA H LONGIN, ETAL
3490 SHERNOLL PL
SHERMAN OAKS CA 91403

APN: 647430005, ASMT: 647430005
EDDY D FIELD, ETAL
1401 MONCADO DR
GLENDALE CA 91207

APN: 647420019, ASMT: 647420019
ANTHONY G BRUNNER, ETAL
23225 TAMYRAM RD
DSRT HOT SPG CA. 92241

APN: 647430013, ASMT: 647430013
EDDY S KONNO, ETAL
78206 VARNER RD NO D110
PALM DESERT CA 92211

APN: 647420020, ASMT: 647420020
ASSAD U DARAWAL
27 SUMMER SKY CIR
RANCHO MIRAGE CA 92270

APN: 647390019, ASMT: 647390019
FLOYD SMITH
19040 JOSHUA ST
ADELANTO CA 92301

APN: 647420015, ASMT: 647420015
BRIAN P CONROY
94 CHUPARROSA DR
SAN LUIS OBISPO CA 93401

APN: 647420009, ASMT: 647420009
GARY LEE BLUHM
35501 S HWY 1 NO 32
GUALALA CA 95445

APN: 647430010, ASMT: 647430010
DELINDA ANGELO, ETAL
69805 20TH AVE
DSRT HOT SPG CA 92240

APN: 647430014, ASMT: 647430014
GERALD HAMPTON, ETAL
82605 ZENDA DR
INDIO CA 92201

APN: 647430009, ASMT: 647430009
DON LYU
23711 SUMMIT DR
CALABASAS CA 91302

APN: 647420003, ASMT: 647420003
GORDANA CUNEO
P O BOX 11839
PALM DESERT CA 92255

APN: 647390023, ASMT: 647390023
HONEY ANN LEE
22950 TAMYRAM RD
DSRT HOT SPG CA. 92241

APN: 647430012, ASMT: 647430012
KURT MEYER
10279 LAZY K RD
GOLD CANYON AZ 85218

APN: 647420018, ASMT: 647420018
HORTENCIA CASTANEDA
74110 ASTER DR
PALM DESERT CA 92260

APN: 647430018, ASMT: 647430018
LLOYD H ATWELL, ETAL
78 5700 JINKERSON RD
SARDIS BC CANADA V2R 5N6 0

APN: 647420011, ASMT: 647420011
JAMES P BIEHL
P O BOX 1377
PALM SPRINGS CA 92263

APN: 647430003, ASMT: 647430003
MARIA MAGDALENA RO BAEZ
P O BOX 984
THOUSAND PALMS CA 92276

APN: 647420017, ASMT: 647420017
JEFFREY L SCOTT, ETAL
C/O COLLEEN L SCOTT
17260 FLANDERS ST
GRANADA HILLS CA 91344

APN: 647420014, ASMT: 647420014
MATHEW R OMALLEY, ETAL
23410 LAMEL RD
SKYVALLEY CA 92241

APN: 647430004, ASMT: 647430004
JESSICA ARANITA, ETAL
3706 ARRUZA ST
SAN DIEGO CA 92154

APN: 647420004, ASMT: 647420004
MATTHEW DELRAHIM
7510 CORBIN AVE 1
RESEDA CA 91335

APN: 647430008, ASMT: 647430008
JOHN D GONZALES, ETAL
P O BOX 1027
DESERT HOT SPRINGS CA 92240

APN: 647430016, ASMT: 647430016
MAXIMINO HERNANDEZ, ETAL
23835 HOLEMAN WAY
DSRT HOT SPG CA. 92241

APN: 647420007, ASMT: 647420007
JOHN PANTALEO
23665 LAMEL RD
DSRT HOT SPG CA. 92241

APN: 647420012, ASMT: 647420012
PATRICIA J BARTON
1416 S CALLE ROLPH
PALM SPRINGS CA 92264



APN: 647430015, ASMT: 647430015
PORFIRIO BARRAGAN
23958 LAMEL ST
DSRT HOT SPG CA. 92240

APN: 647210007, ASMT: 647210007
USA BLM
C/O CALIFORNIA DESERT DIST
22835 SAN JUAN DE LAGOS
MORENO VALLEY CA 92553

APN: 647420021, ASMT: 647420021
RICHARD D LICANO, ETAL
C/O TREADWAY LUMSDAINE & DOYLE
P O BOX 4848
DOWNEY CA 90241

APN: 647420016, ASMT: 647420016
ROBERT WILLIAM SMITH
4324 OLIVE AVENUE
LONG BEACH CA 90807

APN: 647430019, ASMT: 647430019
ROGER L CARRIER
23800 TAMYRAM RD
DESERT HOT SPRINGS CA 92240

APN: 647420010, ASMT: 647420010
SHERRY DEAN
73170 DILLON RD
SKY VALLEY CA 92241

APN: 647390009, ASMT: 647390009
SHIRLEY A HOPKINS
2068 EL DORA ST
LEMON GROVE CA 91945

APN: 647420013, ASMT: 647420013
TONY MACIEL, ETAL
81561 SANTA BARBARA CT
INDIO CA 92201



Agenda Item No.: ~~3.7~~
Supervisorial District: Fifth
Project Planner: Bahelila Boothe

Plot Plan Number: 24433
Applicant: Oscar Gutierrez
Directors Hearing: November 15, 2010
Continued from: 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 guest dwelling with restroom and storage on 2.04 acres, associated with the 1,526 square foot residence and a 2,310 square foot aviary building 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.

FURTHER PLANNING CONSIDERATIONS:

November 1, 2010

Plot Plan No. 24433 was continued from the November 1, 2010 Director's Hearing to verify that the existing 2,310 square foot aviary building shown on Exhibit A, dated September 29, 2010 was legally permitted. Applicant has provided proof (Permit #302701) for the 2,310 square foot aviary building was finalled 12-9-1986; therefore Planning Department will revise the project description to reference that existing structure. A copy of the building permit is included in approval package.

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.

SA
11/2/10

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.
4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Rural Residential zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-R zone.
6. The proposed 684 square foot detached garage, 313 square foot detached storage building, 346 square foot gazebo, 293 square foot guest dwelling with restroom and storage 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.

RIVERSIDE COUNTY GIS



Selected parcel(s):
325-080-042

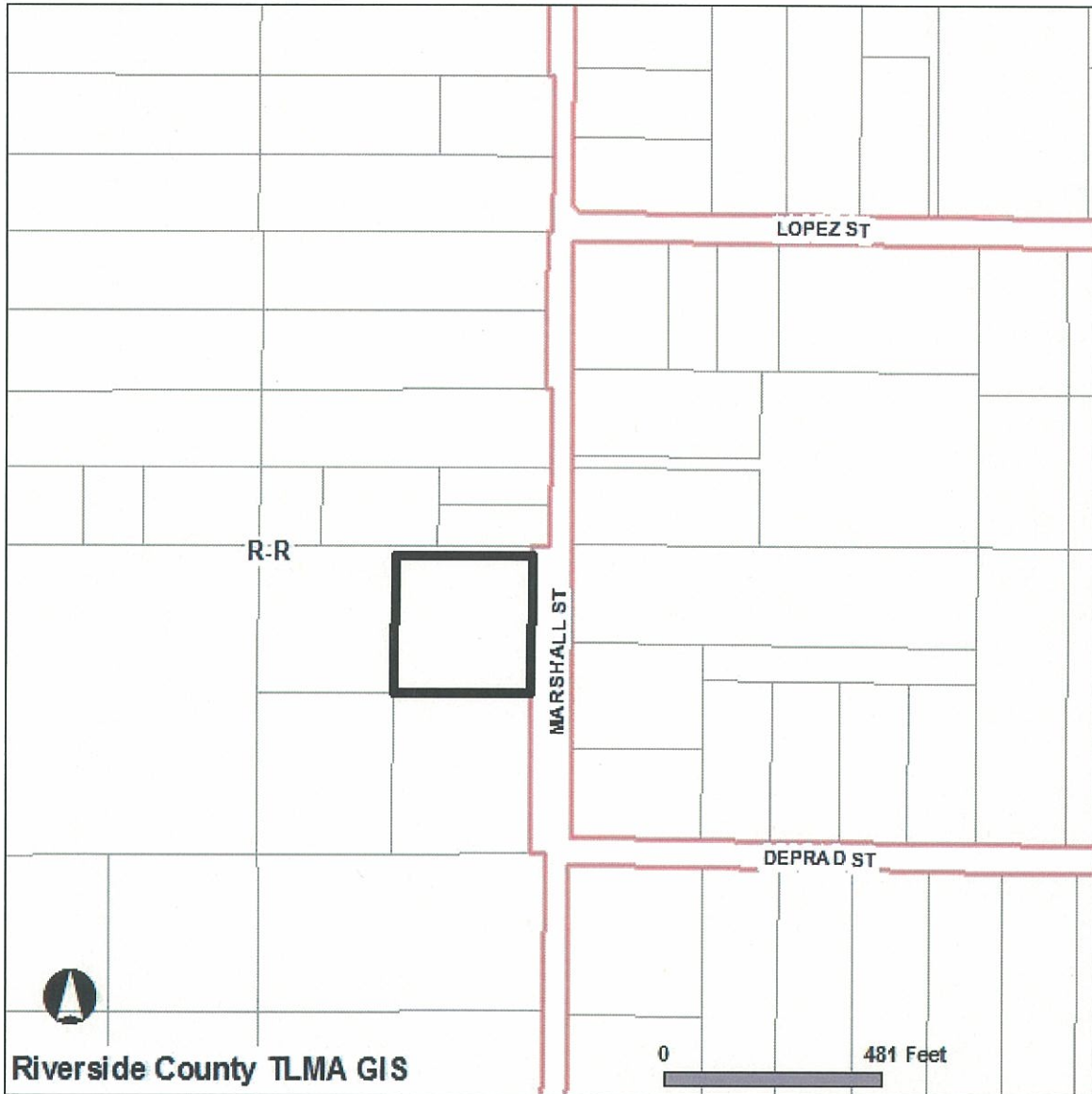
IMPORTANT

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

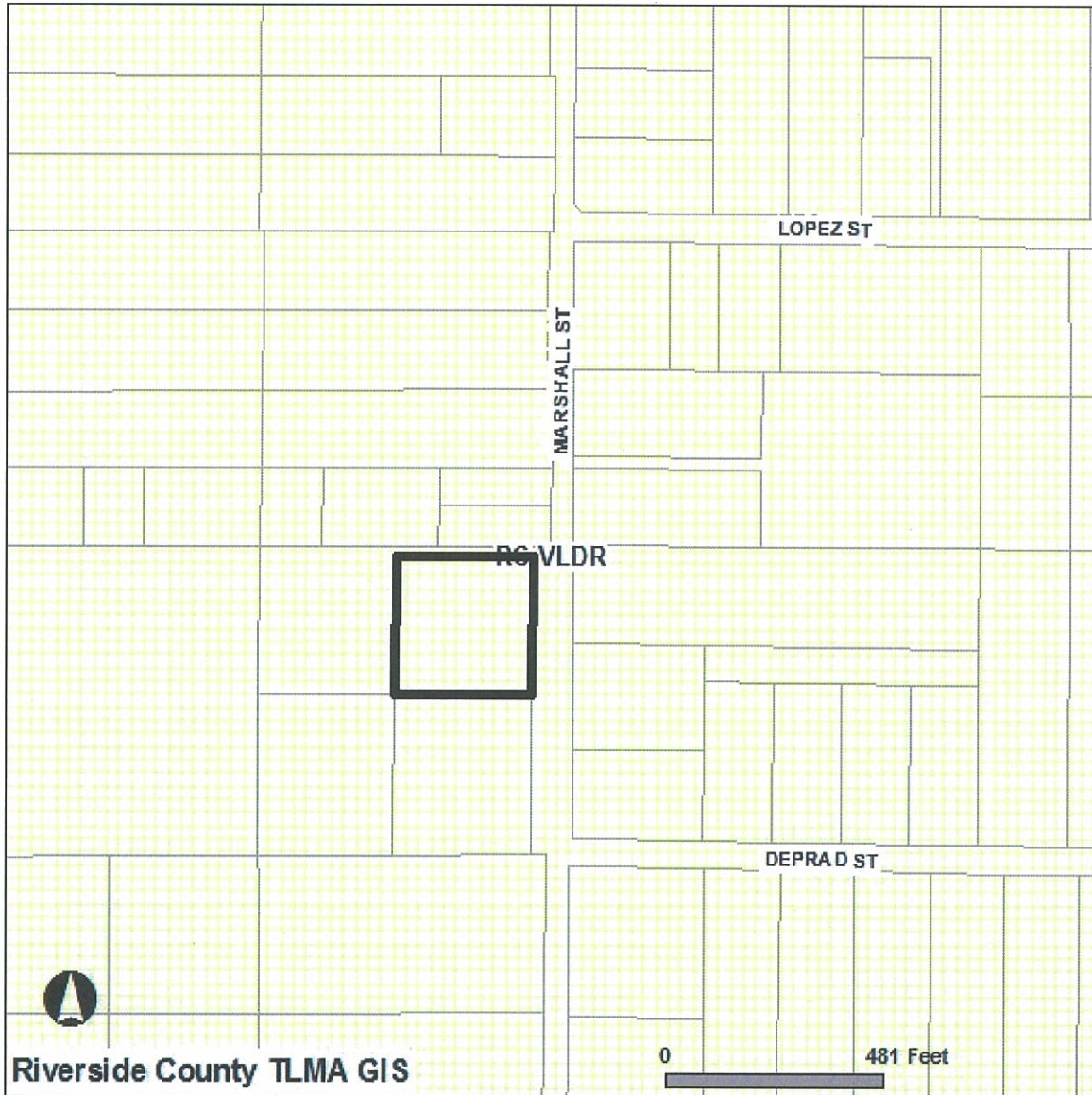
IMPORTANT

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Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
325-080-042

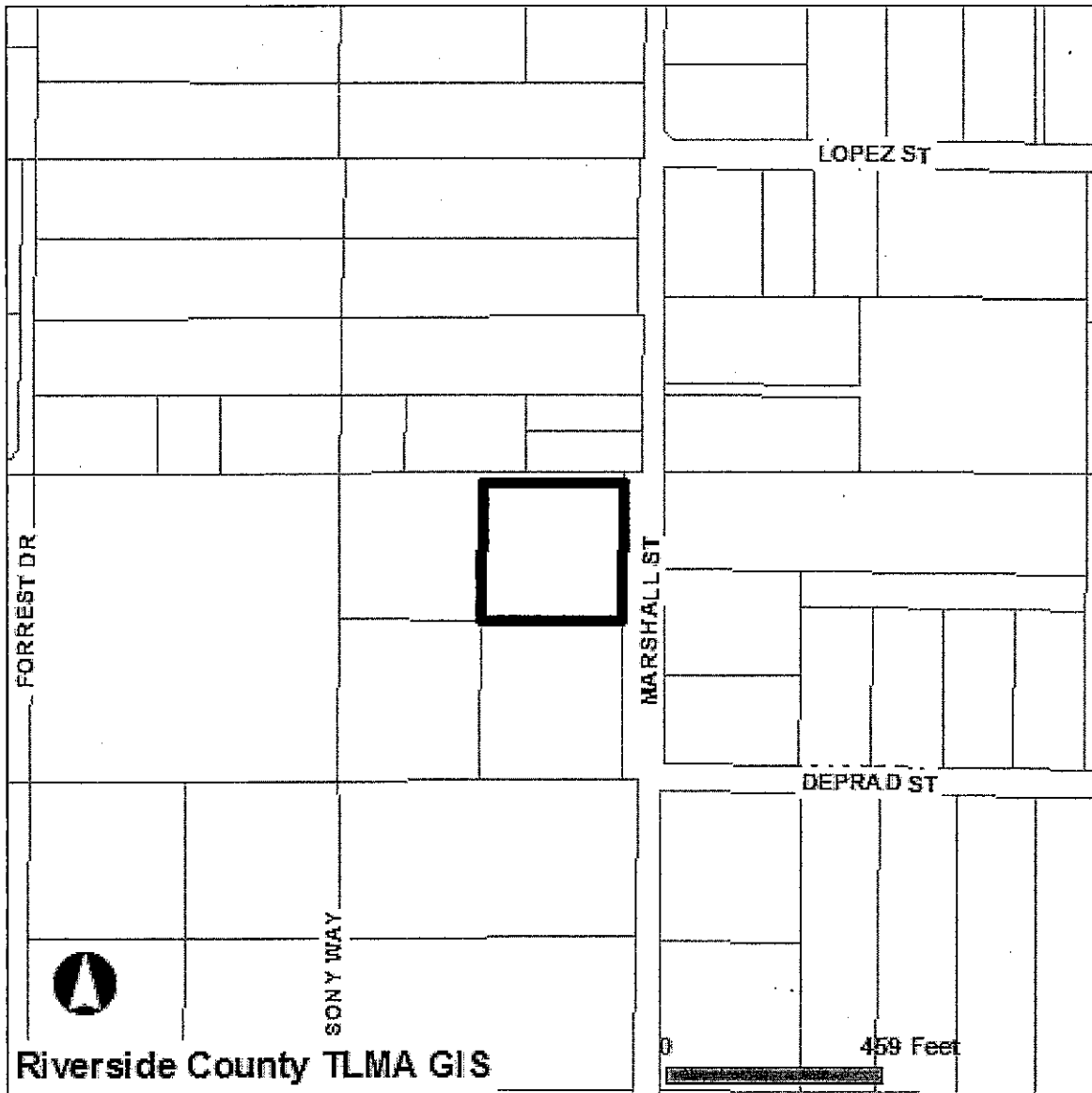
IMPORTANT

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Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
325-080-042

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REPORT PRINTED ON...Wed Feb 10 10:34:07 2010

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 guest dwelling 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 - GUEST DWELLING RECOMMND

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24433

Parcel: 325-080-042

10. GENERAL CONDITIONS

10.PLANNING. 1 PPA - GUEST 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.

11/01/10
13:21

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

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. 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.

11/01/10
13:21

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.

11/01/10
13:21

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.

This permit becomes null and void and is suspended within 180 days from date of issuance if work has been suspended or abandoned for a period of 180 days.

LICENSED CONTRACTORS DECLARATION: I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

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

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

I am exempt under Sec. _____ B & P.C. (Attach Certificate)

WORKERS' COMPENSATION DECLARATION: I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C).

- Certified copy is hereby furnished.
- Certified copy is filed with the County Building Inspection Department or County _____ Department.

APPLICANT TYPE: F, IND.	
BUDZISZEWSKI, JEFFERY	
ADDRESS: 23475 MARSHALL	
CITY/COMMUNITY/STATE/ZIP	FERRIS CA 92370
JOB SITE ADDRESS-SPACE: 23475 MARSHALL	
CITY/COMMUNITY/STATE/ZIP	FERRIS CA 92370
BOOK 325	PAGE 080
REC 023	C 3
TWN	RNG
SE	S
TRACT 008936	LOT 002
MID 53101	SB
TRACT NAME	
GENERAL EXAMINER	PHONE #
BUDZISZEWSKI, JEFFERY	
CONTRACTOR FIRM NAME	LICENSE #
BUDZISZEWSKI, MARCIA	7860326
ADDRESS: 23475 MARSHALL	
CITY/COMMUNITY/STATE/ZIP	FERRIS CA 92370
PHONE #	BLOS. INSPECTOR
714-743-1243	
ARCENG FIRM NAME	
ADDRESS	
CITY/COMMUNITY/STATE/ZIP	
PHONE #	PLANS EXAMINER
APPROVE DATE	
USE OF PERMIT: 33X70 AVIARY BLDG	
00	200
217	0154
200	015
RFV	
ZONE ORD #	LOT OR
R-R	002.00
END	SIDE

23475 MARSHALL

MISCELLANEOUS

MISCELLANEOUS
Misc Desc : AG BLD 1 @ 30.00

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE: This section need not be completed if the permit is for one hundred (\$100) or less. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: After making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions of this permit shall be deemed waived.

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION: I hereby certify that no excavation five (5) or more feet in depth into which a person is required to descend, will be made on a project with work authorized by this permit, and that no building structure, scaffolding, framework or demolition or dismantling thereof, will be more than thirty-six (36) feet high (CALIF. C.C. 3.2. (a) 2, An? Sec 341, Title 8, C.A.C.).

As owner-builder, I will not employ anyone to do work which would require a permit from the Division of Industrial Safety, as noted above, unless such person has a permit to do such work from the division.

Division of Industrial Safety Permit No. _____

CONSTRUCTION LENDING AGENCY: I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, C.C.).

Lender's Name: _____
Lender's Address: _____

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY: I certify I have read this application and state that the information given is correct. I agree to comply with all state laws and county ordinances relating to building construction, and authorize a representative of the County of Riverside, Department of Building and Safety, to enter upon the property for which I have applied for this permit for the purpose of making inspections.

Marcia Budziszewski 1-17-86
Signature of Applicant or Agent Date

Print Applicant/Agent Name

00122061	PS	01/17/86	302701
MISCELLANEOUS			\$30.00
TOTAL FEE			\$30.00
CA	CK	HC	COUNTER
			COUNTER LUT

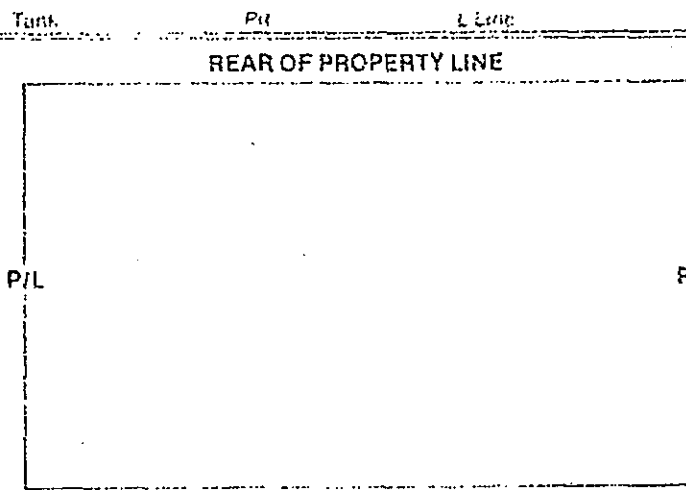
PERRIS CA 92370

302701

TOTAL FEES \$30.00
Misc Fee 30.00

NO.	OPERATION	DATE	INSPECTOR	NO.	OPERATION	DATE	INSPECTOR
BUILDING APPROVALS				MECHANICAL APPROVALS			
1	Set Back			33	Ventilation System		
2	Figs & Frms			34	Penums & Ducts		
2A	Slab Grade			35	Furnace Compart		
3	Steel			36	Inlets & Outlets		
4	Grout Blocks			37	Combustion Air		
5	Bond Beams			38	Compressor		
6	Roof Deck			39	Appl. Clearance		
7	Framing	12-9-86	R. B. [Signature]	40	Fire Damper		
8	Vents			41	Smoke Detection Device		
9	Garage Fire Wall			42	Commercial Hood		
10	Fireplace P.L. <input type="checkbox"/>			43	Final		
10A	Fireplace T.O. <input type="checkbox"/>			OP'N NO	ADDITIONAL INFORMATION		
11	Exterior Lath						
12	Internal Lath						
12A	Drywall						
13	Finish Grade						
	INSULATION	Thick	"R" Value				
7A	Walls (Batts)						
12B	Ceiling (Batts)						
12C	Ceiling (Blown)						
14	Final	12-9-86	R. B. [Signature]				
PLUMBING APPROVALS							
15	Ground Plumb						
16	Water piping						
17	Rough Plumb						
18	Vents						
19	Sewage Disposal						
20	Sewer						
21	Water Heater						
22	Water Softener						
23	Water Service						
24	Gas Test						
25	Final						
ELECTRICAL APPROVALS							
26	Power Pole						
27	Conduit						
28	Service Entrance						
29	Wiring						
29A	Grounding Wire						
29B	Bonding						
30	Fixtures						
31	Service						
32	Final						

SEWAGE SYSTEM SIZE & LOCATION



STREET NAME _____

RIVERSIDE COUNTY GIS

IMPORTANT

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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 1977COMPOSITION, 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. CENTRAL

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
1ST 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@rctima.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html.

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

The case file for the proposed project may be viewed Monday through 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

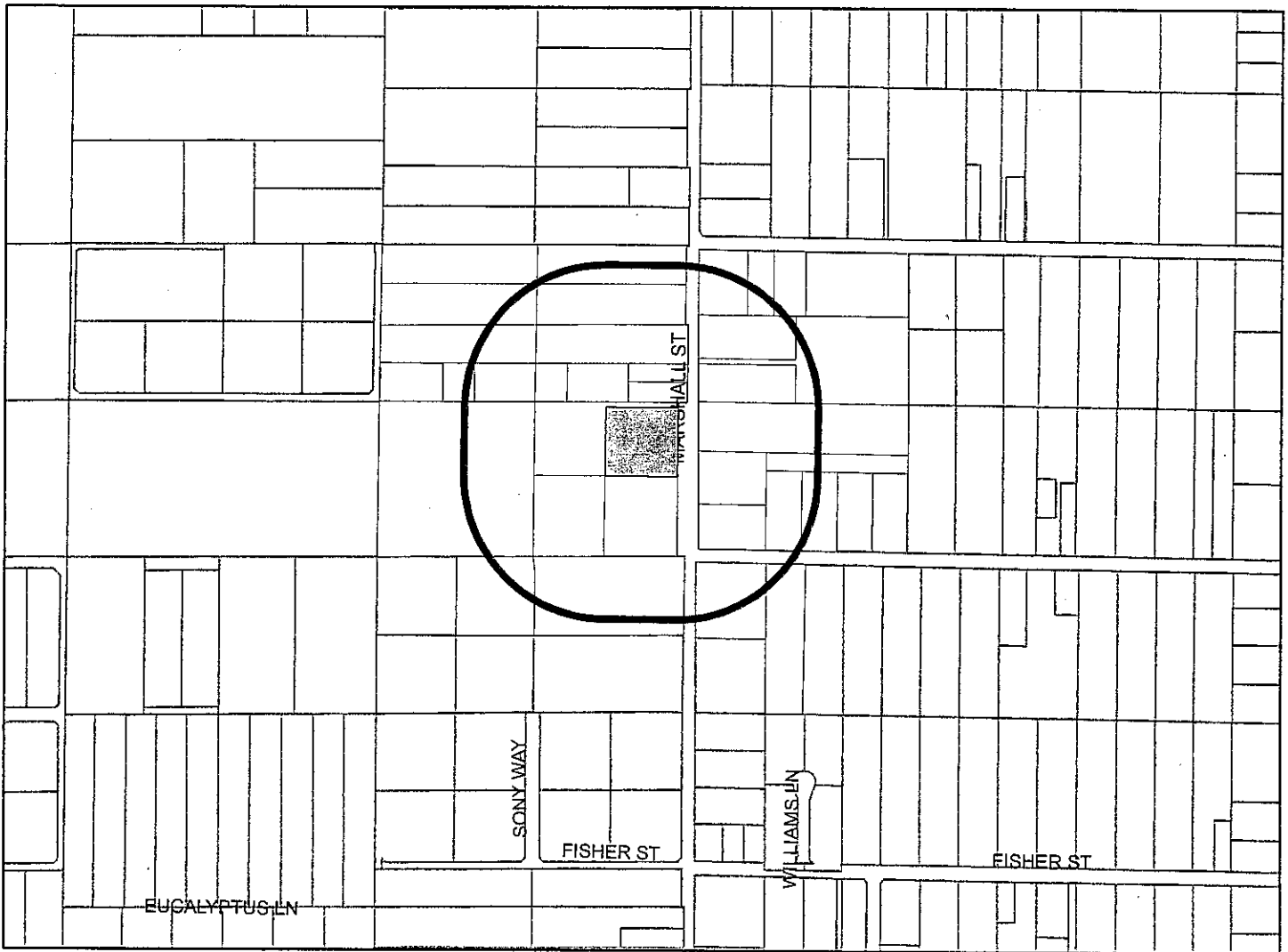
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

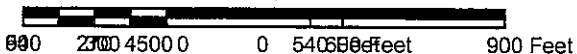
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

600 feet buffer



Selected Parcels

925-080-002	325-080-008	325-080-008	325-080-008	925-280-003	325-280-006	325-140-019	325-080-008	925-180-004	325-080-008
325-080-004	325-080-020	925-080-030	325-080-061	325-080-003	325-280-056	925-280-008	325-080-008	325-080-017	325-080-008
925-180-020	325-240-058	325-170-003	325-270-002	925-180-002	325-080-002	325-080-006	325-080-007	925-180-022	325-080-049
325-170-012	325-270-067	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		160-280-050		160-210-094		160-210-098
	160-210-080		160-280-080		160-220-052		160-186-022		160-210-090
	160-280-002		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