



RIVERSIDE COUNTY PLANNING DEPARTMENT

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INSTRUCTIONS FOR MINOR PLOT PLAN APPLICATION

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a minor plot plan application. Adhering to these instructions will insure that the application can be processed in the most expeditious manner possible.

THE MINOR PLOT PLAN APPLICATION PACKAGE MUST CONSIST OF THE FOLLOWING:

1. Digital copies of the following listed items in a format acceptable to the Planning Department (e.g. PDF).
2. A [completed and signed application form](#). NOT applicable if applying on-line.
3. A completed Supplement Form, if listed below.
4. A current recorded deed for the property(ies).
5. A scaled Exhibit "A" (Site Plan). The exhibit must also include the information described in the applicable application type column of the Minor Plot Plan Exhibit Requirements matrix, below.
6. If any buildings or structures exist and are to remain, or are proposed, scaled floor plans (Exhibit "C") and elevations (Exhibit "B") for each building or structure. The exhibits shall also include the information described in items 1 through 28 of the Minor Plot Plan Exhibit Requirements matrix.
7. A minimum of three (3) ground-level panoramic color photographs clearly showing the whole project site. Include a locational map identifying the position from which the photos were taken and the approximate area of coverage of each photograph.
8. A completed and signed [Land Use and Permit Application Processing Agreement](#).

Initial payment of deposit-based fees for a Minor Plot Plan application will be required at the time of application submittal or acceptance.

For assistance in the preparation of any of these forms, please contact the Transportation and Land Management Agency (TLMA) Ombudsman staff. Click on the following link for more information: <http://rctlma.org/Departments/Administrative-Services/Ombudsman>.

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MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:

COMMERCIAL/INDUSTRIAL

1. A completed and signed application form.
2. A scaled 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. Scaled floor plan and elevations of all building and structures (existing and proposed). See floor plan and elevation details described on page 11 for more information.
4. Initial payment of deposit-based fees.

AGRICULTURAL DWELLING

1. A completed and signed application form.
2. Complete Agricultural Mobile Home Supplement Form ([Form 295-1025](#))
3. A scaled site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
4. Scaled floor plan and elevations of the agricultural dwelling. See floor plan and elevation details described on page 11 for more information.
5. Initial payment of deposit-base fees.

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

BEAUTY SHOP OPERATED FROM A HOME

1. A completed and signed application form.
2. A scaled site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix, plus the additional following items:
 - A. Parking spaces, numbered and dimensioned.
 - B. Parking requirements: One (1) parking space for every 150 square feet of gross floor area or, one (1) parking space for each employee plus two (2) parking spaces for each barber chair/beautician station, whichever is greater.

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3. A scaled floor plan. See floor plan and elevation details described on page 11 for more information.
4. Initial payment of deposit-based fees.

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

TEMPORARY REAL ESTATE TRACT OFFICE

1. A completed and signed application form.
2. A copy of the approved tentative map showing the lot(s) to be used.
3. A scaled site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix, plus the following:
 - A. Minimum parking requirement: Two parking spaces, plus one for each employee.
 - B. The parking area surfacing may be decomposed granite.
4. Scaled floor plan and elevations of the temporary sales trailer. See floor plan and elevation details described on page 11 for more information.
5. Initial payment of deposit-based fees.

CLASS I KENNEL/CATTERY

1. A completed and signed application form.
2. A scaled site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix, plus the following:
 - A. Delineate and label features such as kennels, exercise runs, areas open to the general public.
 - B. Identify any existing or proposed noise control measures.
3. If any buildings exist or are proposed to house the animals, provide a scaled floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Initial payment of deposit-based fees.

NOTE: Class I Dog Kennels (allowing 5-10 dogs) are allowed with an approved plot plan in the R-1, R-1A, R-2, R-2A, R-3, R-3A, R-R, R-R-O, R-A, R-T-R, A-1, A-P, A-2, A-D, C/V, W-2, R-D, N-A, W-2-M, M-SC, M-M and M-H Zones. Catteries (allowing 10-25 cats) are allowed with an approved minor plot plan in the R-R, R-R-O, R-A, R-T-R, A-1, A-P, A-2, A-D, C/V, W-2, R-D, N-A, W-2-M, M-SC, M-M and M-H Zones.

Section 18.45 of Ordinance No. 348 states that in those zones permitting Class I Kennels, such kennels may be placed upon parcels containing detached single-family dwelling units, and all catteries shall include

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a single-family dwelling to be used by a live-in caretaker. No parcel with a kennel or cattery shall contain more than the maximum number of detached single family dwelling units permitted by the existing zoning on the property. Multi-family dwelling units and attached single-family dwelling units shall not be permitted in conjunction with kennels or catteries; however, a guest dwelling or second unit shall be permitted in accordance with County ordinances.

The minimum lot size for a kennel or cattery in an agricultural, residential, rural or open space zone is one acre (gross). There is no minimum lot size for a kennel or cattery in an industrial zone other than what is required by the existing zoning on the property. Additionally, a kennel or cattery operator shall obtain and continuously maintain all necessary licenses from the Riverside County Health Department.

MINOR TEMPORARY EVENT

(Use MTE Plan Type in PLUS)

***NOTE: THE APPLICATION MUST BE MADE TO THE PLANNING DEPARTMENT
AT LEAST 60-DAYS PRIOR TO THE PROPOSED EVENT.***

1. A completed and signed application form.
2. Completed "Outdoor Event Synopsis" Supplement Form ([Form 295-1024](#)). Agency comments shall be obtained by the applicant themselves after payment of fees and returned to the Planning Department to complete the review process.
3. A scaled site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix, plus the following additional items:
 - A. Date(s) and time(s) of the event.
 - B. Boundary and dimensions of entire parcel.
 - C. Street access point(s).
 - D. Location of event area and parking area WITH SPACES DELINEATED dimensioned and numbered.
 - E. All setbacks, including setbacks between structures and buildings (e.g. stands, display areas, temporary rest rooms, rides, etc.) and from structures and buildings to the nearest property line.
4. Initial payment of deposit-base fees.

Section 19.52 of Ordinance No. 348 defines a Temporary Event as "An event held, either indoors or outdoors, on no more than four consecutive days, to which the public is invited, with or without charge. Temporary events include, but are not limited to, music festivals, stage or theatrical shows, sports events, fairs, carnivals, rodeos, automobile sales, shows or races, off-road vehicle sales, shows or races, animal sales, shows or races, heavy equipment auctions and tent revival meetings." Temporary Events are broken down into two subcategories. A "Major Event" is a temporary event which 2,000 or more people are expected to attend, and a "Minor Event" is a temporary event which less than 2,000, but more than 200 people are expected to attend.

An application for a Minor Event shall be summarily denied if 10 minor events have already occurred at the location in question. No minor event shall be approved if there is a pending code enforcement action

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on the property underlying the proposed event location. No minor event activity will be allowed to operate between the hours of 2:00 a.m. and 6:00 a.m.

Additionally, the Planning Department may require an applicant for a minor event permit to post a bond or to otherwise financially secure that the event location is restored to its original condition and that the County is fully reimbursed for any unanticipated law enforcement or emergency medical expenses. The Planning Department shall determine the amount of the bond or other security and the applicant shall post it with the County Department of Building and Safety. The Planning Department may also require an applicant for a minor event permit to obtain indemnity or liability insurance naming the County as the insured.

ON-SITE SIGNS

1. Completed Application form, including the following information:
 - A. The underlying approved project (case type and number) must be referenced.
 - B. The project description (located in the "Project Information" section) must clearly indicate the number and size (dimensions) of existing and proposed signs on the subject property. Additionally, the description shall indicate if the sign(s) are affixed to buildings (wall-mounted) or freestanding, and whether the sign(s) are to be lighted. If the subject property contains multiple tenants/businesses, the project description must clarify the particular suite/building number or letter for which the sign(s) are proposed.
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 elevations of the building(s) and/or sign(s) indicating the materials and color(s) of the building(s) and/or sign(s)*, and the following items:
 - A. If the sign is affixed to a building, the exhibit must show the entire face of wall(s), or tenant's portion thereof, with dimensions (including **height** and **length**) of building and/or suite.
 - B. If any freestanding sign is located within 660 feet of a freeway, the distance to freeway must be shown.
4. Current processing deposit-based fee.

*Keyed to a color photo of a materials/color board.

OUTDOOR ADVERTISING (BILLBOARDS)

(Use OAD Plan Type in PLUS)

1. A completed and signed application form.
2. Evidence that he/she is owner of the property involved, or that he/she has written permission from the owner to make such application.
3. A scaled site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix, plus the following additional items:
 - A. Elevations and dimensions of each parcel, distance between top of panel and ground, number, size, and material of uprights; illumination; and shape of sign.
 - B. Location and distance to nearest off-site signs within 500 feet, residential dwellings and other structures within 150 feet in each direction, to nearest public and private roads and other rights-of-ways or with respect to specifically planned future road right-of-way lines and setback lines.

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C. Elevation of adjoining right-of-way if sign is below grade.

4. Initial payment of deposit-based fees.

NOTE: Applicant should check with CALTRANS to determine what State Highway Standards must be complied with prior to submission of County Application.

MODEL HOME COMPLEXES

1. A completed and signed application form.
2. A scaled Overall Site Plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix, plus the following additional items:
 - A. Show the entire approved tentative tract map.
 - B. Highlight those lots upon which the models and parking area will be located.
3. If the subject property is located within an adopted Specific Plan, submit a copy of the Specific Plan - Planning Area Exhibit and applicable development standards.
4. A scaled Detailed Site Plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix, plus the following additional items:
 - A. Delineate the footprint for each model home on each affected lot. Indicate the lot numbers and tract number, as well as indicating the applicable floor plan/elevation designation for each lot.
 - B. Show the front, side, and rear yard setback dimensions from each dwelling to the adjacent lot lines. Identify any other proposed buildings or structures (e.g. pool, spa, patio cover, etc.), and indicated the distances to other buildings and structures and adjacent property lines.
 - C. Delineate the proposed parking lot. On-street parking cannot be used to meet the necessary parking requirements. The proposed parking lot shall be designed to provide, at a minimum, two parking spaces per model home, one parking space for each sales office, (even if located in a model home), and one parking space for handicapped use. Show the dimensions of both regular and handicapped parking spaces and the adjacent drive aisle(s).
 - D. Show the location of all fencing and walls. Provide details of said walls and/or fencing, including the height, materials, and a typical cross-section for each type.
 - E. Show the location of any proposed signage (e.g. directional signs, typical model tour signs, flags). Provide details of said signage including typical elevations, dimensions, and sign copy.
 - F. Identify all temporary buildings or structures (e.g., parking lot, canopies, sales office, fencing, model home tour signs, etc.) as "TEMPORARY." These temporary items will be conditioned for removal upon cessation of the model home complex.
 - G. If a temporary building or structure is proposed to encroach into a setback area, or cross a lot line, it will not be necessary to file a setback adjustment application. These temporary items will

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be conditioned for removal upon cessation of the model home complex. However, if any building or structure is proposed to permanently encroach into any setback areas, a Setback Adjustment application must be approved prior to approval of this Minor Plot Plan. A Setback Adjustment application may be filed concurrently with this application, but must include its own deposit-based fee for processing.

- H. Show any proposed water features (i.e., they are classified by the Department of Building and Safety as a body of water, and will be subject to the setbacks and fencing requirements for a pool).
- 5. A Landscaping Plan with detailed irrigation plans (see Page 8 for detailed information concerning Landscaping Plans).
- 6. A Model Home Plan consisting of:
 - A. Floor plans and colored elevations of each model, and the sales office, trailer and/or design center, if proposed.
 - B. Color architectural rendering of the models (front, rear, and sides).
 - C. Color photographs of materials/color boards designating the colors and type of materials to be used, including a color matrix.
- 7. Initial payment of deposit-based fees.

FINAL SITE PLAN OF DEVELOPMENT (FSPD)

- 1. A completed and signed application form.
- 2. Scaled exhibits of the following: (which include any changes to Final Site Plan of Development*)
 - A. Floor plans and colored elevations** (all sides) of each house.
 - B. Site plans showing the entire tract or unit phasing with each dwelling footprint (include any HVAC equipment) accurately plotted. The exhibit shall indicate the applicable floor plan/elevation designation for each lot, with each floor plan type shown as a symbol and each elevation type shown as a color. The exhibit shall clearly indicate, for each lot, the distances between building and structures, as well as distances from buildings and structures to the nearest property line. The exhibit must also provide a matrix identifying each lot, by number, with the floor plan and elevation identified, and the amount of lot coverage, in square feet by percentage.
- 3. Initial payment of deposit-base fees.

**Any changes or modifications to the FINAL SITE PLAN OF DEVELOPMENT will require a Substantial Conformance application to be filed and approved (brochures are acceptable provided floor plans and elevations are included).

* Keyed to a color photo of the materials/color board, including a color matrix.

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LANDSCAPING PLANS

1. A completed and signed application form.
2. Landscape plans must conform with Ordinance No. 859 and the County of Riverside Guide for California Friendly Landscaping (Landscaping Guide) found at:

<http://www.tlma.co.riverside.ca.us/planning/content/devproc/landscape/landscape.html>

Landscape for off-street parking areas must conform to Ordinance No. 348. Additionally, plans shall address any applicable community design guidelines and landscaping related conditions of approval of related cases (e.g. tentative tract maps or conditional use permits).
3. Landscape plans shall be prepared, stamped, and signed by a Landscape Architect licensed by the State of California.
4. Landscape plans shall be submitted separately from other minor plot plans such as on-site signs, final site plan of development, fence and wall plans, etc.
5. The Landscaping plan package shall, at a minimum, contain all the items required by the Landscaping Guide. The first sheet of a multiple-sheet set of plans shall be the title sheet which shall contain a title block with the name and address of the project, landscape architect's seal and signature, assessor's parcel number(s) and address of subject property, sheet numbers, numbers of sheets and a revision block to indicate date and type of revision.
6. Applicant shall include three (3) scaled paper copies of a landscaping plan which shows all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix found at the end of this application.
7. Application shall include a scaled Shading Plan prepared pursuant to the Shading Plan requirements found in Ordinance No. 348. The planting plan may serve as the parking lot Shading Plan provided all trees are illustrated as their average mature size at 15 years of age. Shade shall be determined by using an appropriate percentage of the mature width of crown diameter as listed on the County of Riverside's California Friendly Plant List. A mix of tree types is required if more than five trees are proposed.
8. Application shall include a scaled Grading Plan. This shall show the drainage of all planting areas and the heights of mounds. Mounds shall not exceed 3:1 slope, and no mound over 30" (inches) high shall be placed within 10 feet of any street and/or alley intersections.
9. Application shall include a scaled Irrigation Plan prepared in accordance with the requirements of Ordinance No. 859 and the Landscaping Guide.
10. Applicant shall submit an initial payment of deposit-based fees for a Minor Plot Plan.
11. Fees for landscape inspections and security deposits shall be assessed noted by the County Landscape Plan Check upon review of the Landscape Minor Plot Plan.

CONCEALED WIRELESS COMMUNICATION FACILITIES

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1. Completed Application form. Under the “Project Information” section, indicate that this proposal is being submitted as a “concealed wireless communication facility.”
2. A scaled Site Plan, prepared by a California licensed land surveyor or registered civil engineer, showing all of the required items provided for in Section 19.409 of Ordinance No. 348; as well as those listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. A scaled floor plan and elevations, if applicable, of the proposed building or structure and equipment shelter or cabinets. See floor plan and elevation details described on page 11 for more information.
4. The following information, as required by the Riverside County Information Technology/ Communications Bureau/Engineering Division’s Site Planning Criteria, shall be provided either on the site plan exhibit(s), or under separate attachment:
 - A. Identify specific Frequencies to be licensed with the Federal Communications Commission (FCC).
 - B. Identify aggregate sector Effective Radiated Power (ERP) to be licensed.
 - C. Identify Antenna(s) model/ gain; Height above Ground (AGL).
 - D. Identify site Coordinates (Latitude/Longitude) in NAD83; site Above Mean Sea Level (AMSL).
 - E. Provide the Radio Frequency (RF) field strength intensity in terms of dbm/dbu (standard power parameters), and minimum power level required to achieve desired level of reliability for RF coverage.
 - F. Provide RF propagation coverage maps with legend depicting field strength intensity specifications in dbm/dbu, coordinates, main thoroughfares/key landmarks. Ensure USER FRIENDLY maps that enhance understanding by the Planning Commission and Planning Department.
 - G. Provide RF propagation maps which depict the existing field strength in and around the proposed new site, and depict a composite map showing field strength with the new site operational. Provide similar RF propagation maps with the proposed facility located 10 feet below the proposed height.
 - H. Certify that alternative sites/antenna structure specifications in the respective cell have been considered and will not satisfy your requirements. Be prepared to provide RF propagation maps to justify your conclusions.
 - I. Conduct RF intermodulation/interference studies for facilities within 2,500 feet or co-located with County Public Safety radio communications sites. Carriers operating in the 800 MHz Band will acknowledge that their respective applications will be conditioned to require mitigation of any RF interference impacting County Public Safety radio communications.
 - J. Certify Federal Aviation Administration (FAA) Studies and FCC tower registration completion for sites in close proximity to County airports.

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- K. Certify that RF Radiation Emission Hazard Safety Studies have been completed to comply with FCC licensing directives.
- 5. Three propagation diagrams showing the existing network coverage within one (1) mile of the site and the proposed coverage based upon the proposed facility at the proposed height.
- 6. Three photo simulations showing the proposed facility from all public roads and all residential developments within a ½ mile radius of the site.
- 7. A letter stating whether Federal Aviation Administration (FAA) clearance is required. If FAA clearance is required, a letter stating the type of lighting necessary and the tower color.
- 8. A fully executed copy of the lease or other agreement entered into with the owner of the underlying property, in accordance with Section 18.409.a. (7) of Ordinance No. 348.
- 9. A list of all towers owned by the applicant located within Riverside County, in accordance with Section 18.409.a. (8) of Ordinance No. 348.
- 10. Any proposed wireless communication facility located within an Alquist-Priolo Earthquake Fault Hazard Zone, County Fault Zone, or within one hundred fifty (150) feet of any other active or potentially active fault, shall submit a detailed fault hazard evaluation prepared by a California registered geologist or certified engineering geologist, unless determined unnecessary by the County Chief Engineering Geologist.
- 11. Any proposed wireless communication towers located within a County Liquefaction Zone shall submit a detailed liquefaction hazard evaluation prepared by a California registered geologist, certified engineering geologist, or qualified professional engineer, as appropriate, unless determined unnecessary by the County Chief Engineering Geologist.
- 12. The proposed Wireless Communication Facility must be designed to comply with Section 19.410 of Ordinance No. 348, as it relates to the following applicable development standards:
 - A. Area Disturbance
 - B. Height Limitations
 - C. Community and Biological Impacts
 - D. Landscaping
 - E. Lighting
 - F. Noise
 - G. Parking
 - H. Paved Access
 - I. Power and Communications Lines
 - J. Roof-Mounted Facilities
 - K. Sensitive Viewshed
 - L. Setbacks
 - M. Support Facilities
 - N. Treatment
- 13. Initial payment of deposit-based fees.

NOTE: If determined necessary by the County Biologist, a biological assessment will be required prior to completion of review of the application. Said assessment shall be consistent with the standards set forth in Section 19.409.a.(10)

Concealed wireless communication facilities are defined as facilities that blend into the environment so as not to be seen at all, or, if seen, not to be recognizable as a wireless communication facility. Such facilities include, but are not limited to, architecturally screened roof-mounted facilities, façade-mounted design features, clock tower facilities and entry statement signage facilities. The Planning Director shall make the

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final determination as to whether a proposed wireless communication facility constitutes a concealed wireless communication facility.

Concealed Wireless Communication Facilities are allowed in any zoning classification with an approved plot plan that is not subject to the California Environmental Quality Act (CEQA) and that is not transmitted to any governmental agency other than the County Planning Department (as known as a Minor Plot Plan.) No public hearing will be required for applications of this type, unless the decision is appealed.

An application for a wireless communication facility shall not be approved unless: 1) the facility is designed so that it is not visible at all, or, if visible, it is not recognizable as a wireless communication facility, 2) supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view, 3) the application has met the processing requirements, as well as the location and development standards, set forth in Article XIXg (Wireless Communication Facilities) of Ordinance No. 348; and, 4) the application has met the Requirements for Approval set forth in Section 18.30 of Ordinance No. 348.

FLOOR PLANS AND ELEVATIONS

All floor plans and elevation exhibits shall include the information listed as Item 1 through 8, as described in the Minor Plot Plan Exhibit Requirements matrix. In addition, architectural elevations shall include scaled drawing of all sides of all buildings with dimensions indicating proposed height, wall signs, air conditioning equipment, solar equipment or other equipment mounted on exterior walls or roof. Conceptual sign program will be presented on the building architectural elevations or as a separate exhibit. No landscaping, figures, or other presentation decorations shall be illustrated on the building elevations.

If any required information is not applicable to a specific project, an explanatory note must be placed on the exhibit as to why the information is not necessary. All exhibits must be clearly drawn and legible.

NOTE: Additional information may be required during review of the land use proposal, including information not specifically required on this checklist.

| | | | | | | | | | | | | | MINOR PLOT PLAN EXHIBIT REQUIREMENTS | | |
|-----------------------|----------------|--------------------|--------------------|-------------|-----------------------|----------------------------------|---------------------|------------------------|------------------------------------|--------------------|--------------------------------|----------------|---|----|---|
| Commercial/Industrial | Kennel/Cattery | Christmas Tree Lot | Accessory Building | Guest House | Agricultural Dwelling | Beauty Shop Operated from a Home | Minor Outdoor Event | Signs – Onsite/Offsite | Temporary Real Estate Tract Office | Model Home Complex | Final Site Plan of Development | Landscape Plan | Concealed Wireless Communication | | |
| x | x | x | x | x | x | x | x | x | x | x | x | x | x | 1. | Name, mailing address, and telephone and fax number, email address of applicant, landowner(s) and exhibit preparer. |
| x | x | x | x | x | x | x | x | x | x | x | x | x | x | 2. | Assessor Parcel Number(s) and address of property. |
| x | x | x | x | x | x | x | x | x | x | x | x | x | x | 3. | Scale (number of feet per inch). Use Engineer’s Scale for all maps/exhibits. Architect’s Scale is only acceptable for floor plans, elevations, and landscaping plans. |

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| Commercial/Industrial | Kenel/Cattery | Christmas Tree Lot | Accessory Building | Guest House | Agricultural Dwelling | Beauty Shop Operated from a Home | Minor Outdoor Event | Signs – Onsite/Offsite | Temporary Real Estate Tract Office | Model Home Complex | Final Site Plan of Development | Landscape Plan | Concealed Wireless Communication | MINOR PLOT PLAN EXHIBIT REQUIREMENTS |
|-----------------------|---------------|--------------------|--------------------|-------------|-----------------------|----------------------------------|---------------------|------------------------|------------------------------------|--------------------|--------------------------------|----------------|----------------------------------|--|
| x | x | x | x | x | x | x | x | x | x | x | x | x | x | 4. North Arrow |
| x | x | x | x | x | x | x | x | x | x | x | x | x | x | 5. Date exhibit prepared. |
| x | x | x | x | x | x | x | x | x | x | x | x | x | x | 6. Title of Exhibit (<i>i.e. Plot Plan for In-Home Beauty Shop</i>) |
| x | x | x | x | x | x | x | x | x | x | x | x | x | x | 7. Complete legal description of property. |
| x | x | x | x | x | x | x | x | x | x | x | x | x | x | 8. Overall dimensions and total net and gross acreage of property. |
| x | x | x | x | x | x | x | x | x | x | x | x | x | x | 9. Vicinity map, showing site relationship to major highways and cities, and two access roads. Proposed and existing paved roads will be indicated by heavy dark lines or noted as paved. |
| x | x | x | x | x | x | x | x | x | x | x | x | x | x | 10. Location of adjoining property and lot lines. |
| x | x | x | x | x | x | x | x | x | x | x | x | x | x | 11. Existing and/or proposed zoning and land use of property. |
| x | x | x | x | x | x | x | x | x | x | x | x | x | x | 12. Existing land use and zoning of property immediately surrounding subject property. |
| x | | | x | x | x | | | | | x | x | | | 13. Names of utility purveyors and school district(s), including providers of water, sewer, gas, electricity, telephone, and cable television. |
| x | | x | x | x | x | x | x | x | x | x | x | | x | 14. Location, widths, and improvements of existing and proposed public utility easements, transmission lines, power and telephone poles, and underground utilities on or abutting the property. |
| x | | x | x | x | x | x | x | | x | x | x | x | x | 15. Names, locations, rights-of-way widths, and improvements of adjacent existing streets. |
| x | x | x | x | x | x | x | x | | x | x | x | x | x | 16. Streets, alleys, and rights-of-way providing legal access to the property. |
| x | | x | x | x | x | x | x | | x | x | x | x | x | 17. Location, dimensions, setbacks, and nature of proposed and existing fences, gates, walls, free-standing signs, driveways, turnout and/or turnarounds, curbs, drainage structures, and above and below ground structures, including subsurface sewage disposal systems. |
| x | | x | | x | | x | x | | x | x | | x | x | 18. Location, dimensions, arrangement and numbering of parking spaces for existing and/or proposed parking and loading/unloading facilities, identifying handicapped and compact parking spaces. |
| x | | x | x | x | x | x | x | | x | x | | | x | 19. Location and dimensions of existing and proposed ingress and egress, and methods of vehicular circulation. |
| x | x | | x | x | | | | x | | | | | x | 20. Location, dimensions, elevations, and height of existing dwellings, buildings or other structures, labeled as existing, and indicating whether they are to remain or be removed. |

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| | | | | | | | | | | | | | MINOR PLOT PLAN EXHIBIT REQUIREMENTS | | |
|-----------------------|----------------|--------------------|--------------------|-------------|-----------------------|----------------------------------|---------------------|------------------------|------------------------------------|--------------------|--------------------------------|----------------|---|--|--|
| Commercial/Industrial | Kennel/Cattery | Christmas Tree Lot | Accessory Building | Guest House | Agricultural Dwelling | Beauty Shop Operated from a Home | Minor Outdoor Event | Signs – Onsite/Offsite | Temporary Real Estate Tract Office | Model Home Complex | Final Site Plan of Development | Landscape Plan | Concealed Wireless Communication | | |
| x | | | x | x | | | | | | x | | x | x | 21. Location, dimensions, and height of proposed dwellings, buildings, or other structures, labeled as proposed. | |
| x | x | x | x | x | | x | x | | x | x | | | x | 22. Setback dimensions of existing and proposed structures and paved areas. | |
| x | | | | | | | | | | | | x | | 23. Labeled landscape areas with dimensions and spacing of proposed planters. Label any conservation/biological mitigation areas interior or adjacent to the project site. | |
| x | | | x | x | x | x | | | x | x | | | | 24. Square footage calculations per floor and total for building, for each building shown, and per dwelling unit as applicable. | |
| x | | | | | | | | | | x | | x | | 25. Irrigation and landscaping plans prepared pursuant to Ordinance No. 859 , Ordinance No. 348 Section 18.12 (for off-street parking areas), and the County of Riverside Guide to California Friendly Landscaping . | |
| | | | | | | | | | x | x | x | x | | 26. Case number for parent approval (Tentative Tract, CUP, Plot Plan, etc.) | |
| | | | | | | | | | | | | x | | 27. Show the six inch curb and twelve inch wide walkway, to be constructed along planters on end stalls adjacent to auto parking. | |
| | | | | | | | | | | | | x | | 28. Detailed irrigation plans required. | |