AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR’S HEARING

County Administrative Center
4080 Lemon Street
1st Floor, Conference Room 2A
Riverside, CA 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 Mary Stark at (951) 955-7436 or E-mail at mcstark@rctlma.org. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 CONSENT CALENDAR:

1.1 NONE

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

2.1 PLOT PLAN NO. 25201 - CEQA Exempt - Applicant: Tammy Pillette – Owner: Melody Van Aken – First/First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous – 10 Acre Minimum (R:RM) - Located Northerly of Avenida Perris, westerly of La Cresta, easterly of Via Volcano, - Zoning: Rural Residential (R-R) – 10.03 Acres - REQUEST: The Plot Plan is to a proposal to construct a 1,728 square foot detached Barn with pipe corrals on 10.03 acres, associated with the 6,055 square foot main residence with attached 858 square foot garage and existing 2,560 square foot agricultural barn located at 42890 Avenida Perris in the unincorporated Riverside County in Murrieta. APN: 932-150-018. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

2.2 PLOT PLAN NO. 24981 - CEQA Exempt - Applicant: Carlos Cruz – Owner: Carlos Cruz – Fifth/Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) (RC:LDR) – Located Northerly of Central Avenue, southerly of Via Paloma, easterly of Rosary Avenue, westerly of Ramona Avenue – 1.4 Acres – Zoning: Residential Agricultural – (½ acre minimum lot size) (R-A) – REQUEST: The Plot Plan is a proposal to permit an unpermitted 960 square foot barn
conversion into garage and workshop and a 630 square foot addition (total 1,590 square foot garage/workshop) and a 336 square foot detached shed on 1.4 acres, associated with the 720 square foot residence with attached 960 square foot garage located at 22121 Rosary Avenue in the unincorporated Riverside County Area near Nuevo. APN: 309-090-032. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

2.3 **PLOT PLAN NO. 25182** - CEQA Exempt - Applicant: Lester Backus – Owner: Lester and Susan Backus – Third/Third Supervisorial District – Cahuilla Zoning Area – REMAP Area Plan – Rural Community: Estate Density Residential - 2 Acres Minimum (RC:EDR) - Located Northerly of Bradford Road, southerly of Kiowa Drive, easterly of Lake Shore Boulevard, westerly of Lake Riverside Road – Zoning: Controlled Development Area 2 ½ Acre Minimum – (W-2-2 ½) - **REQUEST**: The Plot Plan is a proposal to construct a 3,840 square foot detached aircraft hanger, associated with 2,751 square foot residence with attached 414 square foot garage and existing 432 square foot agricultural building (BFE080048) located at 49500 Sky Harbor Way in the unincorporated Riverside County in Aguanga. APN: 584-120-015. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

2.4 **PLOT PLAN NO. 25145** - CEQA Exempt - Applicant: Timothy Payne – Owner: Timothy Payne – Fifth/Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Rural Community: Very Low Density Residential (1 Acre Minimum) - Located Northerly of Noble, southerly of High Street, easterly of Winesap Avenue, westerly of Bellflower – Zoning: Residential Agricultural (R-A-1) 1 Acre Minimum – **REQUEST**: The Plot Plan is a proposal to demolish existing 838 square foot shed constructed in 1924 and replaced with a 1,288 square foot detached garage on .94 acres, associated with 3,016 square foot residence and existing detached 288 square foot shed located at 10474 Winesap Avenue in the unincorporated Riverside County near Beaumont. Continued from December 17, 2012. APN: 402-140-010. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

2.5 **PLOT PLAN NO. 23535, REVISED PERMIT NO. 1** – CEQA Exempt – Applicant: Dynamic Development Company, LLC – Engineer/Representative: Tim Saivar – Third/Third Supervisorial District – Bautista Zoning Area – San Jacinto Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) – Location: Northerly side of Florida Avenue, easterly of Fairview Avenue and westerly of 4th Street – 0.96 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST**: The project proposes a 9,100 square foot commercial retail building for a Dollar General store with 45 parking spaces. Project Planner: HP Kang at (951) 955-1888 or email hpkang@rctlma.org. (Quasi-judicial)

**STAFF REPORT PENDING**

3.0 **PUBLIC COMMENTS:**
PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 1,728 square foot detached barn with pipe corrals on 10.03 acres, associated with the 6,055 square foot main residence with attached 858 square foot garage and an existing 2,560 square foot agricultural barn located at 42890 Avenida Perris in the unincorporated Riverside County in Murrieta. APN: 932-150-018.

ISSUES OF RELEVANCE:

The project has been reviewed and conditioned by Riverside County Health Department and Riverside County Fire Department.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25201, 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. This detached accessory building has been determined to be exempt under Section 15303(e) (New Construction or Conversion of Small Structures) 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 detached accessory building is proposed.

2. The project site is designated Rural: Rural Mountainous (10 Acres Minimum) on the Southwest Area Plan.

3. The proposed detached accessory use is a permitted use in the general plan designation.
4. The proposed detached accessory building is a permitted use, subject to approval of a plot plan in the Rural Residential (R-R) zone.

5. The proposed detached accessory building use is consistent with the development standards set forth in the R-R zone.

6. The proposed 1,728 square foot detached Barn is considered a detached accessory building under Section 18.18 of Ordinance No. 348.

7. The detached accessory 1,728 square foot detached barn is consistent with the surrounding community.

8. The detached accessory barn is located 189 feet from the main building and consistent with the characteristics 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."
10. GENERAL CONDITIONS

10. EVERY. 1  PPA - PROJECT DESCRIPTION

The use hereby permitted is a proposal to construct a 1,728 square foot detached Barn with pipe corrals on 10.03 acres, associated with the 6,055 square foot main residence with detached 858 square foot garage and an existing 2,560 square foot agricultural barn located at 42890 Avenida Perris in the unincorporated Riverside County in Murrieta. APN: 932-150-018

10. EVERY. 2  PPA - HOLD HARMLESS

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall 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.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.
10. GENERAL CONDITIONS

10. EVERY. 3  PPA - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25201 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25201, Exhibit A, Amended #1, dated November 27, 2012. (Site Plan)

APPROVED EXHIBIT B/C = Plot Plan No. 25201, Exhibit B/C, dated September 6, 2012. (Floor Plans/Elevations)

APPROVED EXHIBIT M = Plot Plan No. 25201, Exhibit M, dated September 6, 2012. (Colors/Materials)

BS GRADE DEPARTMENT

10.BS GRADE. 1  PPA - GENERAL INTRODUCTION

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

10.BS GRADE. 3  PPA - OBEY ALL GDG REGS

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  PPA - DISTURBS NEED G/PMT

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

10.BS GRADE. 5  PPA - NPDES INSPECTIONS

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such
10. GENERAL CONDITIONS

10. BS GRADE, 5

PPA - NPDES INSPECTIONS (cont.)

controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (http://www.srh.noaa.gov/forecast) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.
10. GENERAL CONDITIONS

BS PLNCK DEPARTMENT

10.BS PLNCK. USE - BUILD & SAFETY PLNCK

The applicant proposes a 37 x 61 horse barn including a covered area which brings the square footage total of the roof structure to 2,257 square feet. This structure will be classified as a group "U" agricultural occupancy classification.

The applicant shall obtain the required building permit from the building department prior to the construction of the structure on the property.

All building plans and supporting documents shall comply with current adopted California Building Codes and Riverside County Ordinances at the time of the building plan submittal.

All building department plan submittal and fee requirements apply.

E HEALTH DEPARTMENT

10.E HEALTH. PP#25201 - COMMENTS

Plot Plan#25201 is proposing a detached 1,728 square foot barn without any plumbing. Therefore, any proposal to connect this structure to its own dedicated onsite wastewater treatment system (OWTS) and/or advanced treatment unit (ATU) was required at time of planning case submittal. However, the Department of Environmental Health (DEH) reserves the right to regulate in accordance with County Ordinances should further information indicate the requirements.

FIRE DEPARTMENT

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

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

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

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

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

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 RECOMMEND

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 RECOMMEND

Approved standard fire hydrant (6"x4"x2 1/2") shall be located at the driveway entrance.

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - LANDUSE APPROVAL ONLY RECOMMEND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 25201 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. GENERAL CONDITIONS

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS

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. 3 PPA - SETBACKS IN HIGH FIRE

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.
10. GENERAL CONDITIONS

10.PLANNING. 3  PPA - SETBACKS IN HIGH FIRE (cont.)  RECOMMEND

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

10.PLANNING. 4  USE - CAUSES FOR REVOCATION  RECOMMEND

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

10.PLANNING. 5  PPA - ACSRY BLD NO HBTBL AREA  RECOMMEND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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.
60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 PPA - NPDES/SWPPP

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 www.swrcb.ca.gov.

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. 2 PPA - PRE-CONSTRUCTION MTG

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 3 PPA- BMP CONST NPDES PERMIT

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.
80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1  PPA - SITE EVALUATION

The information provided does not indicate whether any grading has taken place or will take place on this lot.

Therefore, prior to the issuance of any building permits, the applicant shall obtain a special inspection permit from the Building & Safety Department. This permit pays for a site review to determine the need for further information or a permit on site.

Site evaluation need not take place if the applicant obtains a grading permit.

80.BS GRADE. 2  PPA- BMP CONST NPDES PERMIT

Prior to the issuance of a building permit, the owner/applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

E HEALTH DEPARTMENT

80.E HEALTH. 1  C42 CERTIFICATION w/ PLOT PLAN

Prior to the issuance of a Building Permit, the applicant shall be required to submit to the Department of Environmental Health (DEH), a complete C42 Certification of the existing septic system along with a detailed contoured plot plan wet signed by the C42 Licensed Contractor showing the location of all septic system components to ensure that the proposed barn located will not encroach upon the location of the existing septic system.

FIRE DEPARTMENT

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

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for
80. PRIOR TO BLDG PRMT ISSUANCE

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

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

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.

80.PLANNING. 2  PPA - CONFORM TO FLOOR PLANS

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1  USE-#27-EXTINGUISHERS

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.
Selected parcel(s):
932-150-018

*IMPORTANT*
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.
Selected parcel(s):
932-150-018

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Selected parcel(s):
932-150-018

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STANDARD WITH PERMITS REPORT

APNs
932-150-018-3

OWNER NAME / ADDRESS
MELODY VANAREN
42990 AVENIDA PERRIS
MURRIETA, CA. 92562

MAILING ADDRESS
(SEE OWNER)
(SEE SITUS)

LEGAL DESCRIPTION
RECORDED BOOK/PAGE: PM 64/21
SUBDIVISION NAME: PM 13667
LOT/PARCEL: 3, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE
RECORDED LOT SIZE IS 10.03 ACRES

PROPERTY CHARACTERISTICS
WOOD FRAME, 6055 SQ. FT., 4 BDRMR/ 2.5 BATH, 1 STORY, ATTACHED GARAGE(858 SQ. FT.), CONSTD 1999TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING, POOL

THOMAS BROS, MAPS PAGE/GGRID
PAGE: 956 GRID: F6

CITY BOUNDARY/SPHERE
NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
ANNEXATION DATE: NOT APPLICABLE
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 2011 (ORD. 813)
BOB BUSTER, DISTRICT 1

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)
BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE
T8S/R4W SEC 5
T16S/R4W SEC 5

ELEVATION RANGE
2164/2268 FEET

PREVIOUS APN
932-150-006

PLANNING

LAND USE DESIGNATIONS
RM

SANTA ROSA ESCARPMENT BOUNDARY
NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)
SOUTHWEST AREA

COMMUNITY ADVISORY COUNCILS
NOT IN A COMMUNITY ADVISORY COUNCIL AREA

GENERAL PLAN POLICY OVERLAYS
NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS
SANTA ROSA PLATEAU POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)
R-R

ZONING DISTRICTS AND ZONING AREAS
RANCHO CALIFORNIA AREA

ZONING OVERLAYS
NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS
NOT IN AN HISTORIC PRESERVATION DISTRICT
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 J

WRMSHCP CELL NUMBER
6871
6872

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

VEGETATION (2005)
DEVELOPED/DISTURBED LAND
GRASSLAND
WOODLAND AND FORESTS

FIRE

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

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 675)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

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

ROAD & BRIDGE DISTRICT
SOUTHWEST AREA C

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

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

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
SOUTHWEST AREA

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA
TRANSPORTATION

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

ROAD BOOK PAGE
83A

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
SAN JUAN
SANTA MARGARITA

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

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

LIQUEFACTION POTENTIAL
NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE
NOT IN A SUBSIDENCE AREA

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

MISCELLANEOUS

SCHOOL DISTRICT
MURRIETA VALLEY UNIFIED

COMMUNITIES
TENAJA

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
ZONE B, 28.56 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
043224

FARMLAND
GRAZING LAND
**TAX RATE AREAS**

082025  
- COUNTY FREE LIBRARY  
- COUNTY STRUCTURE FIRE PROTECTION  
- COUNTY WASTE RESOURCE MGMT DIST  
- CSA 152  
- ELS MURRIETA ANZA RESOURCE CONS  
- ELSINORE AREA ELEM SCHOOL FUND  
- FLOOD CONTROL ADMINISTRATION  
- FLOOD CONTROL ZONE 7  
- GENERAL  
- GENERAL PURPOSE  
- METRO WATER WEST  
- MT SAN JACINTO JUNIOR COLLEGE  
- MURRIETA CEMETERY  
- MURRIETA UNIFIED  
- MURRIETA UNIFIED B & I  
- RANCHO CAL WTR SAN R DIV DEBT SV  
- RANCHO CALIF JT WATER  
- RIV CO REG PARK & OPEN SPACE  
- RIV. CO. OFFICE OF EDUCATION  
- TENAJA COMM SERVICES  
- VALLEY HEALTH SYSTEM HOSP DIST  
- WESTERN MUN WATER 6TH FRINGE  

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

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**BUILDING PERMITS**

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<td>BAS120147</td>
<td>BARN WATTACHED PIPED CORRALS</td>
<td>PCAPPW</td>
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<tr>
<td>BEL981519</td>
<td>TEMPORARY POWER PIGGY BACK TO SFD(BRS970381)</td>
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<td>BNR970068</td>
<td>AGRICULTURAL BARN 2560 SF</td>
<td>FINAL</td>
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<tr>
<td>BRS970381</td>
<td>SINGLE STORY DWELLING WITH ATT GARAGE</td>
<td>FINAL</td>
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<tr>
<td>BSP950141</td>
<td>GUNITE POOL AND SPA</td>
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<td>BX961137</td>
<td>RETAINING WALL 3 X 363 AND 11 PILASTERS</td>
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**ENVIRONMENTAL HEALTH PERMITS**

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<td>EHW030629</td>
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<td>EHW030643</td>
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<td>EHW120252</td>
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**PLANNING PERMITS**

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<td>MT970299</td>
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<td>36X48 BARN WIPED CORRALS</td>
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APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 25201 DATE SUBMITTED: 8-28-12

APPLICATION INFORMATION

Applicant's Name: Tammy Pillette
E-Mail: MDplannermaster@AX.COM
Mailing Address: 12345 Avenue, Perris 92688
City State ZIP
Daytime Phone No: (951) 403-9875 Fax No: (____) N/A

Engineer/Representative's Name: Tammy Pillette
E-Mail: BarnsbyTannya@AX.COM
Mailing Address: 67891 Yamas Rd, Wildomar 92595
City State ZIP
Daytime Phone No: (951) 403-9875 Fax No: (____) N/A

Property Owner's Name: Melody Van Aken
Mailing Address: 45678 Ave, Perris
City State ZIP
Daytime Phone No: (909) 841-9543 Fax No: (____) N/A

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

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

Riverside Office · 4050 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92509-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92260
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future… Preserving Our Past"
APPLICATION FOR MINOR OT PLAN

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Tammy Dillon  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):

Melody Van Haren  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):

Barn Accessory Building

1,728 sq.

Related cases or underlying case:

PROPERTY INFORMATION

Assessor’s Parcel Number(s): 93A - 150 - 018
APPLICATION FOR MINOR LOT PLAN

Section:  5  Township:  T6S  Range:  4W

Approximate Gross Acreage:  10.34

General location (nearby or cross streets):  North of Ave. Perris, South of La Cresta, East of Via Ukon, West of Clinton Keith

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

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

COMMERCIAL/INDUSTRIAL

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Current processing deposit-based fee.

ACCESSORY BUILDING

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

GUEST HOUSE

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
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 (Name) hereafter “Applicant” and (Name) Property Owner.

Description of application/permit use:
Build a Barn

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 the 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 or 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.
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 Center 1201.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION

Address: 9321 150th Pl

2. PROPERTY OWNER INFORMATION

Property Owner Name: Joe Ramirez
Phone No. 909-816-9523

3. APPLICANT INFORMATION

Applicant Name: DM Hill
Phone No. 909-803-9876

4. SIGNATURES

Signature of Applicant: DM Hill
Date: 9/4/12

Signature of Owner: DM Hill
Date: 9/4/12

Application Date: 9/4/12

PP25201
PROPERTY OWNERS CERTIFICATION FORM

I, _______________________, certify that on ___________,

The attached property owners list was prepared by _________________.

APN (s) or case numbers _______ For

Company or Individual’s Name _________________.

Distance buffered _____________.

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: _______________________

TITLE: _______________________

ADDRESS: _______________________

______________________________

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158
ASMT: 932260041, APN: 932260041
KATHERINE WEST, ETAL
42825 AVENIDA ESCALA
MURRIETA, CA. 92562

ASMT: 932260053, APN: 932260053
KATHIE WEST, ETAL
1997 EUCLID AVE
UPLAND CA  91784

ASMT: 932260054, APN: 932260054
CHRISTINE ERICKSON, ETAL
42169 CALLE CORRIENTE
MURRIETA, CA. 92562
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to a proposal to permit an unpermitted a 1,590 square foot garage/workshop with a 630 square foot addition on 1.4 acres, associated with the 720 square foot residence located at 22121 Rosary Avenue in the unincorporated Riverside County Area near Nuevo. APN: 309-090-032.

ISSUES OF RELEVANCE:

The property has a code violation (CV1100047) for construction without permits for the barn conversion, which has been addressed during this plot plan review. Also, the applicant is advised to maintain any outside storage per code enforcement requirements.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 24981, 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 Lakeview/Nuevo Area Plan.

3. The proposed accessory use is a permitted use in the general plan designation.
4. The proposed accessory use is a permitted use, subject to approval of a plot plan in the Residential Agricultural zone.

5. The proposed accessory use is consistent with the development standards set forth in the R-A zone.

6. The proposed 960 square foot barn conversion into garage and workshop and a 630 square foot addition is considered detached accessory buildings under section 18.18 of Ordinance 348.

7. The accessory building is located more than 58 feet from the main building.

8. The accessory building is consistent with the character of the surrounding community.

9. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: ... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.
10. GENERAL CONDITIONS

10. EVERY 1

PPA - PROJECT DESCRIPTION

The use hereby permitted is a proposal to permit an unpermitted 1,590 square foot garage/workshop with an 630 square foot addition on 1.4 acres, associated with the 720 square foot residence located at 22121 Rosary Avenue in the unincorporated Riverside County near Nuevo.
APN: 309-090-032

10. EVERY 2

PPA - HOLD HARMLESS

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall 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.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.
10. GENERAL CONDITIONS

10.EVERY. 3 PPA - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24981 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24981, Exhibit A, Amended #1, dated November 5, 2012. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 24981, Exhibit B, Amended #1, dated November 5, 2012. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 24981, Exhibit C, Amended #1, dated November 5, 2012. (Floor Plans)

PLANNING DEPARTMENT

10.PLANNING. 2 PPA- LANDUSE APPROVAL ONLY

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24981 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

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
10. GENERAL CONDITIONS

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

as a residence. The following criteria shall apply to any home occupation:

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

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

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

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

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

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

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

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

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
10. GENERAL CONDITIONS

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

Riverside, CA 92501
951-955-4777

10.PLANNING. 6  USE - CAUSES FOR REVOCATION

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.

80. PRIOR TO BLDG PRMT ISSUANCE

B&S DEPARTMENT

80.B&S. 1  BP* BUILD & SAFETY PLNCK

Where any building, structure, equipment, or utility has been fully or partially constructed, placed or installed on a property without permit, the applicant shall comply with current Building Department policy with regards to construction without permit (CWP). The applicant may obtain a demolition permit to remove the CWP item from the property, or may begin the process to obtain the required building permit(s). Due to public safety concerns, time frames have been reduced to ensure that all minimum code and safety requirements per all applicable departments have been satisfied. Building plans and supporting documents and required verification documents shall be submitted to the building department with fee payment WITHIN 30 DAYS of the current planning case approval.

PLANNING DEPARTMENT

80.PLANNING. 1  PPA - CONFORM TO ELEVATIONS

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.
80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

80.PLANNING. 3 PPA - EXISTING STRUCTURE

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.
Selected parcel(s):
309-090-032

*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 Nov 07 15:28:29 2012
Version 120920

http://www3.tlma.co.riverside.ca.us/cw/relis/NoSelectionPrint.htm 11/7/2012
Selected parcel(s):
309-090-032

LAND USE

☐ SELECTED PARCEL
☐ CR - COMMERCIAL RETAIL
☐ MDR - MEDIUM DENSITY RESIDENTIAL
☐ LDR-RC - RURAL COMMUNITY
☐ HIGHWAYS
☐ LOW DENSITY RESIDENTIAL

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

REPORT PRINTED ON...Wed Nov 07 15:29:23 2012
Version 120920

http://www3.tlma.co.riverside.ca.us/cw/rclis/NoSelectionPrint.htm
Selected parcel(s):
309-090-032

ZONING

SELECTED PARCEL
INTERSTATES
HIGHWAYS
PARCELS
C-P-S
R-1
R-A

*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 Nov 07 15:29:56 2012
Version 120920
Selected parcel(s):
309-090-032

LEGEND
☐ SELECTED PARCEL  ☑ INTERSTATES  ☑ HIGHWAYS  ☐ PARCELS

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

STANDARD WITH PERMITS REPORT

APNs
309-090-032-4

OWNER NAME / ADDRESS
CARLOS F CRUZ
JULIA CRUZ
22121 ROSARY AVE
NUEVO, CA. 92567

http://www3.tlma.co.riverside.ca.us/cw/rcls/print.htm 11/7/2012
MAILING ADDRESS
(SEE OWNER)
(SEE SITUS)

LEGAL DESCRIPTION
RECORDED BOOK/PAGE: PM 14/32
SUBDIVISION NAME: PM 5888
LOT/PARCEL: 2, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE
RECORDED LOT SIZE IS 1.4 ACRES

PROPERTY CHARACTERISTICS
WOOD FRAME, 720 SQFT., 2 BDRM/ 1 BATH, 1 STORY, DETACHED GARAGE (960 SQ. FT), CONSTR'D 1966
COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID
PAGE: 778 GRID: H7

CITY BOUNDARY/SPHERE
NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
ANNEXATION DATE: NOT APPLICABLE
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 2011 (ORD. 813)
MARION ASHLEY, DISTRICT 5

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)
MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE
14S R 3W SEC 25

ELEVATION RANGE
1516/1524 FEET

PREVIOUS APN
309-020-032

PLANNING

LAND USE DESIGNATIONS
RC-LDR

SANTA ROSA ESCARPMENT BOUNDARY
NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)
LAKEVIEW / NUEVO

GENERAL PLAN POLICY OVERLAYS
NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS
NONE

ZONING CLASSIFICATIONS (ORD. 348)
R-A (CZ 5696)

ZONING DISTRICTS AND ZONING AREAS
NUEVO AREA

ZONING OVERLAYS
NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS
NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS
NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE
NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS
PROJECT AREA NAME: I-215 CORRIDOR
SUBAREA NAME: LAKEVIEWNUEVO
AMENDMENT NUMBER: 1
ADOPTION DATE: APR. 25, 2006
ACREAGE: 2498 ACRES

AIRPORT INFLUENCE AREAS
NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

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

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

WRMSHCP CELL NUMBER
NOT IN A CELL

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

VEGETATION (2005)
DEVELOPED/DISTURBED LAND

FIRE

HIGH FIRE AREA (ORD. 787)
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

DIFF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
LAKEVIEWNUEVO

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 653.10)
IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.
TRANSPORTATION

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

ROAD BOOK PAGE
99A

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED

WATER DISTRICT
EMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SAN JACINTO VALLEY

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
LOW

SUSCIPIBILITY
LOW

PALEONTOLOGICAL SENSITIVITY
HIGH SENSITIVITY (HIGH B).
SENSITIVITY EQUIVALENT TO HIGH A, BUT IS BASED ON THE OCCURRENCE OF FOSSILS AT A SPECIFIED DEPTH BELOW THE SURFACE.
THE CATEGORY HIGH B INDICATES THAT FOSSILS ARE LIKELY TO BE ENCOUNTERED AT OR BELOW FOUR FEET OF DEPTH, AND MAY BE IMPACTED DURING EXCAVATION BY CONSTRUCTION ACTIVITIES.

MISCELLANEOUS

SCHOOL DISTRICT
NUVIEW UNION & PERRIS UNION HIGH

COMMUNITIES
NUEGO

COUNTY SERVICE AREA
IN OR PARTIALLY WITHIN
LAKESIDE/NUEGO/ROMOLAND/HOMELAND #146 -
STREET LIGHTING
LIBRARY

LIGHTING (ORD. 655)
ZONE B, 34.51 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
042720
FARMLAND
URBAN-BUILT UP LAND

TAX RATE AREAS
083038
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 146
- CSA 152
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- Lakeview/Nuevo I-215 AMDIA
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- NUVIEW SCHOOL
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- PERRIS UNION HIGH SCHOOL
- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS
- VALLEY HEALTH SYSTEM HOSP DIST

SPECIAL NOTES
NO SPECIAL NOTES

CODE COMPLAINTS

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<tr>
<td>CV1100047</td>
<td>NEIGHBORHOOD ENFORCEMENT</td>
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BUILDING PERMITS

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<tr>
<td>204281</td>
<td>SERVICE UPGRADE TO GUEST HOUSE</td>
<td>CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017</td>
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<tr>
<td>204286</td>
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<td>CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017</td>
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<td>DEMO DWELL</td>
<td>CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017</td>
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<td>CONVERT TO NATURAL GAS</td>
<td>CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017</td>
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<tr>
<td>82292508</td>
<td>ELEC SVC CHANGE</td>
<td>CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017</td>
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ENVIRONMENTAL HEALTH PERMITS

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PLANNING PERMITS

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<tr>
<td>PPP24981</td>
<td>CONVERT EXISTING BARN INTO GARAGE/SHOP/ADD TO GAR</td>
<td>DRT</td>
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PROPERTY OWNERS CERTIFICATION FORM

I, Vinnie Nguyen, certify that on 2/1/2012, the attached property owners list was prepared by Riverside County GIS.

APN(s) or case numbers PPZ4981

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
ASMT: 307162014, APN: 307162014
ARACELI AGUILAR, ETAL
29590 NUEVO RD
NUEVO, CA. 92567

ASMT: 307162016, APN: 307162016
SEBASTIAN FRANCO
1454 WOODWAY CT
CORONA CA. 92879

ASMT: 307162017, APN: 307162017
GRACA MINTER, ETAL
29660 NUEVO RD
NUEVO, CA. 92567

ASMT: 307162040, APN: 307162040
JAWAD SALAMA, ETAL
29618 NUEVO RD
NUEVO, CA. 92567

ASMT: 307330011, APN: 307330011
LUCERO PLACENCIA
30175 RESERVOIR AVE
NUEVO CA. 92567

ASMT: 307330012, APN: 307330012
MICHAEL TSAI, ETAL
2975 WALLINGFORD RD
SAN MARINO CA. 91108

ASMT: 307330013, APN: 307330013
HUDA AL WAEILY
33557 EUGENIA LN
MURRIETA CA. 92563

ASMT: 309090008, APN: 309090008
DERRIS WASHINGTON, ETAL
P O BOX 158
NUEVO CA. 92567

ASMT: 309090009, APN: 309090009
JOSE LOPEZ
29635 NUEVO RD
NUEVO, CA. 92567

ASMT: 309090010, APN: 309090010
EVENT ADVERTISING INC
2500 ADAMS ST NO C120
RIVERSIDE CA. 92504

ASMT: 309090011, APN: 309090011
JOSE RANGEL
29653 NUEVO RD
NUEVO, CA. 92567

ASMT: 309090012, APN: 309090012
SANDRA FONSECA, ETAL
P O BOX 483
NUEVO CA. 92567

ASMT: 309090013, APN: 309090013
HERMILA QUIROZ
29671 NUEVO RD
NUEVO, CA. 92567

ASMT: 309090014, APN: 309090014
ELVIRA GAYTAN, ETAL
29681 NUEVO RD
NUEVO, CA. 92567
ASMT: 309090015, APN: 309090015
MARIA OCAMPO, ETAL
29595 NUEVO RD
NUEVO, CA. 92567

ASMT: 309090016, APN: 309090016
SUSANA GONZALEZ, ETAL
29725 NUEVO RD
NUEVO, CA. 92567

ASMT: 309090017, APN: 309090017
MISSIONARY CHURCH WESTERN DIST
29734 NUEVO RD
NUEVO CA. 92567

ASMT: 309090032, APN: 309090032
CARLOS CRUZ, ETAL
22121 ROSARY AVE
NUEVO, CA. 92567

ASMT: 309090034, APN: 309090034
LE ANN OGAWA, ETAL
P O BOX 11
NUEVO CA. 92567

ASMT: 309090044, APN: 309090044
ARTURO PINEDA
22063 ROSARY AVE
NUEVO, CA. 92567

ASMT: 309090045, APN: 309090045
CINDIE PITTMAN, ETAL
22055 ROSARY AVE
NUEVO, CA. 92567

ASMT: 309090048, APN: 309090048
JENNY CUNNINGHAM, ETAL
29630 VIA PALOMA
NUEVO, CA. 92567

ASMT: 309090049, APN: 309090049
AIDEE OGDEN, ETAL
29658 VIA PALOMA
NUEVO, CA. 92567

ASMT: 309090050, APN: 309090050
MARY RACHUY, ETAL
P O BOX 641
NUEVO CA. 92567

ASMT: 309090051, APN: 309090051
MARIA MUNOZ
29680 VIA PALOMA
NUEVO, CA. 92567

ASMT: 309090052, APN: 309090052
ANGELICA COVARRUBLAS
29675 VIA PALOMA
SUN CITY, CA. 92586

ASMT: 309090053, APN: 309090053
JAVIER SOLIS
29649 VIA PALOMA
NUEVO, CA. 92567

ASMT: 309090054, APN: 309090054
REYNA CABRERA, ETAL
PO BOX 489
NUEVO CA. 92567
ASMT: 309090059, APN: 309090059
Michele Dickinson, Etal
C/O Professional Real Estate
29607 Nuevo Rd
Nuevo, CA. 92567

ASMT: 309090068, APN: 309090068
Dale Upton
28850 Lakeview Ave
Nuevo CA 92567

ASMT: 309100002, APN: 309100002
Cindy Ross, Etal
C/O Cindy L Ross
22125 Rosary Ave
Nuevo, CA. 92567

ASMT: 309100003, APN: 309100003
Diane Klopf
43528 Calle Nacido
Temecula CA 92592

ASMT: 309100004, APN: 309100004
Cindy Ross
28010 Patti Ln
Romoland CA 92585

ASMT: 309100005, APN: 309100005
Ember Thompson, Etal
22205 Rosary Ave
Nuevo, CA. 92567

ASMT: 309100006, APN: 309100006
Rita Comas, Etal
22215 Rosary Ave
Nuevo, CA. 92567

ASMT: 309100022, APN: 309100022
Caryn Walter, Etal
29613 Archibeck Dr
Nuevo, CA. 92567

ASMT: 309100024, APN: 309100024
Michele Schoof, Etal
21747 Juniper Flats Rd
Nuevo, CA. 92567

ASMT: 309100031, APN: 309100031
Marie Ramsey, Etal
29595 Archibeck Dr
Nuevo, CA. 92567

ASMT: 309130005, APN: 309130005
Adam Rios, Etal
C/O Adam Rios
22130 Rosary Ave
Nuevo, CA. 92567

ASMT: 309130021, APN: 309130021
Kathleen Brigger, Etal
22060 Valley View Dr
Nuevo, CA. 92567

ASMT: 309130022, APN: 309130022
Kay Wright, Etal
29865 Nuevo Rd
Nuevo, CA. 92567

ASMT: 309130023, APN: 309130023
Billie Dileva, Etal
22170 Rosary Ave
Nuevo, CA. 92567
ASMT: 309130045, APN: 309130045
JESUS MALTA
29805 NUEVO RD
NUEVO, CA. 92567

ASMT: 309130048, APN: 309130048
JOYCE SCHWARTZ
P O BOX 1327
NUEVO CA 92567

ASMT: 309130049, APN: 309130049
MARTI LIEM, ETAL
P O BOX 546
NUEVO CA 92567
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct to proposal to construct a 3,840 square foot detached aircraft hanger on 2.69 acres, associated with the 2,751 square foot residence with attached 414 square foot garage and a 432 square foot detached agricultural building (BFE080048) located at 49500 Sky Harbor Way in the unincorporated Riverside County in Aguanga. APN: 584-120-015

ISSUES OF RELEVANCE:

The property is located within a flooding sensitivity area and state fire responsibility area. The project has been review and conditioned by Riverside County Flood Control and Riverside County Fire Department.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25182, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural Community: Estate Density Residential (2 Acres Minimum Lot Size) on the REMAP Area Plan.
3. The proposed accessory use is a permitted use in the general plan designation.
4. The proposed accessory building is a permitted use, subject to approval of a plot plan in the Controlled Development Area (W-2) zone.
5. The proposed accessory building use is consistent with the development standards set forth in the W-2-2 1/2 Zone.
6. The proposed 3,840 square foot detached aircraft hanger is considered a detached accessory building under Section 18.18 of Ordinance No. 348.
7. The accessory building is located 25 feet from the main building.
8. The accessory building is consistent with the character of the surrounding neighborhood.
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".

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 projects will not have a significant effect on the environment.

6. This accessory building has been determined to be exempt under Section 15303(e) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.
10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1  PPA - PROJECT DESCRIPTION

The use hereby permitted is proposal to construct a 3,840 square foot detached aircraft hanger on 2.69 acres, associated with the 2,751 square foot residence with attached 414 square foot garage and a 432 square foot detached agricultural building (BFR080048) located at 49500 Sky Harbor Way in the unincorporated Riverside County in Aguanga. APN: 584-120-015

10. EVERY. 2  PPA - HOLD HARMLESS

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall 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.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.
10. GENERAL CONDITIONS

10. EVERY. 3  PPA - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25182 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25182, Exhibit A, Amended #1, dated September 27, 2012. (Site Plan)

APPROVED EXHIBIT B/C = Plot Plan No. 25182, Exhibit B/C, dated October 1, 2012. (Flood plans/Elevations)

BS PLNCK DEPARTMENT

10.BS PLNCK. 1  USE - BUILD & SAFETY PLNCK

The applicant shall obtain the required building permit from the building department prior to any construction of the proposed 3,840 square foot private garage/hanger on the property.

The structure shall comply with all area/size and height requirements as well as fire separation requirements per the current adopted California Building Codes.

All building department plan submittal and fee requirements shall apply.

E HEALTH DEPARTMENT

10.E HEALTH. 1  PP#25182 - COMMENTS

Plot Plan#25182 is proposing to construct a 3,840 square foot detached storage/aircraft garage without plumbing. Based on the Department of Environmental Health's stamped and approved plot plan for the mound system for BRS014937 dated 1-27-03 c/o D. Park, the proposed location for this structure does not appear to encroach upon the location of the existing mound system. Please note that additional requirements shall apply if plumbing is proposed and/or the proposed location of this structure changes.
10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10. FLOOD RI. 1 USE FLOOD HAZARD RPT 12/06/12

Plot Plan No. 25182 is a proposal to construct a 3,840 square foot (sf.) detached storage/aircraft garage. The 2.69 acre site is located in Aguanga, north of Sky Harbor Way, east of Hillrise Court, and west of Lake Riverside Drive at 49500 Sky Harbor Way. The case is associated with Tract Map No. (TR) 3925 and Conditional Use Permit No. (CUP) 2483.

Our review indicates that a tributary drainage area of 2.7 square miles from the southeast impacts this property. Approximately one-third of the north portion of the site (adjacent to the airstrip and drainage easement) lies within the State Department of Water Resources (DWR) awareness floodplain and is adopted into the County's Floodplain Management Ordinance 458.

The proposed storage/aircraft garage would be for the sole use of the storage of aircraft and not habitation. For this reason, wet floodproofing may be used to protect the structure. With this method, a hangar's finished floor is constructed at grade but the building walls allow the entry and exit of storm runoff through the hangar during a significant flooding event.

Therefore, the wet flood proofing measures shall meet the following criteria:

1. Permanent flood openings that allow the automatic entry and exit of floodwaters shall be placed on at least the northeast and southwest facing opposing walls. The total net open area of the vents shall meet the FEMA requirement of 1 square inch of net open area for every square foot of enclosed area. The bottom of these openings shall be no higher than one foot above the highest adjacent grade.

2. The proposed hangars would be for the sole use of storage of aircraft and not habitation.

3. All utilities and equipment (waterlines, electric lines, and conduits) shall be constructed a minimum of 24 inches above the finished floor.

4. Indoor plumbing shall be limited to wash basins and toilets, and shall be constructed under FEMA Wet Flood
10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 12/06/12 (cont.) RECOMMEND

Proofing Guidelines.

Based on phone conversation, the applicant (Mr. Backus) is no longer proposing asphalt driveways as part of the project, as shown on the submitted exhibit. The area will remain native. However, it should be noted that if the development consists of an addition or replacement of 5,000 or more square feet of impervious surface on an existing developed site, it is subject to WQMP Significant Redevelopment requirements. Where Significant Redevelopment results in an increase/replacement of more than 50% of the existing impervious surfaces of an existing developed site, the WQMP would be required for the entire site.

10.FLOOD RI. 2 USE WET FLOOD PROOFING RECOMMEND

Wet flood proofing measures shall meet the following criteria:

1. Permanent flood openings that allow the automatic entry and exit of floodwaters shall be placed on at least the northeast and southwest facing opposing walls. The total net open area of the vents shall meet the FEMA requirement of 1 square inch of net open area for every square foot of enclosed area. The bottom of these openings shall be no higher than one foot above the highest adjacent grade.

2. The proposed hangars would be for the sole use of storage of aircraft and not habitation.

3. All utilities and equipment (waterlines, electric lines, and conduits) shall be constructed a minimum of 24 inches above the finished floor.

4. Indoor plumbing shall be limited to wash basins and toilets, and shall be constructed under FEMA Wet Flood Proofing Guidelines.

10.FLOOD RI. 5 USE PERP DRAINAGE PATTERNS RECOMMEND

The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions; otherwise, a drainage easement shall be obtained from the affected property owners for the release
10. GENERAL CONDITIONS

10.FLOOD RI. 5  USE PERP DRAINAGE PATTERNS (cont.)  RECOMMEND

of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 6  USE SBMT FINAL WMQP IF 5000SF  RECOMMEND

If it is determined at final engineering that the development consists of an addition or replacement of 5,000 or more square feet of impervious surface on an existing developed site, it is subject to WMQMP Significant Redevelopment requirements. Where Significant Redevelopment results in an increase/replacement of more than 50% of the existing impervious surfaces of an existing developed site, the WMQMP would be required for the entire site. A preliminary site specific WMQMP shall be provided and approved by the District prior to issuance of conditions of approval, as appropriate. The WMQMP 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.

PLANNING DEPARTMENT

10.PLANNING. 1  PPA - LANDUSE APPROVAL ONLY  RECOMMEND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 25182 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. GENERAL CONDITIONS

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS  RECOMMEND

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. 3 PPA - SETBACKS IN HIGH FIRE  RECOMMEND

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.
10. GENERAL CONDITIONS

10.PLANNING. 3
PPA - SETBACKS IN HIGH FIRE (cont.)

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

10.PLANNING. 4
USE - CAUSES FOR REVOCATION

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

10.PLANNING. 5
PPA - ACSRY BLD NO HBTBL AREA

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1
PPA - EXPIRATION DATE-PP

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.
60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE WET FLOOD PROOFING

Wet flood proofing measures shall meet the following criteria:

1. Permanent flood openings that allow the automatic entry and exit of floodwaters shall be placed on at least the northeast and southwest facing opposing walls. The total net open area of the vents shall meet the FEMA requirement of 1 square inch of net open area for every square foot of enclosed area. The bottom of these openings shall be no higher than one foot above the highest adjacent grade.

2. The proposed hangars would be for the sole use of storage of aircraft and not habitation.

3. All utilities and equipment (waterlines, electric lines, and conduits) shall be constructed a minimum of 24 inches above the finished floor.

4. Indoor plumbing shall be limited to wash basins and toilets, and shall be constructed under FEMA Wet Flood Proofing Guidelines.

60.FLOOD RI. 3 USE EROS CNTRL AFTER RGH GRAD

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 9 USE SBMT FINAL WQMP IF 5000SF

If it is determined at final engineering that the development consists of an addition or replacement of 5,000 or more square feet of impervious surface on an existing developed site, a copy of the project specific WQMP shall be submitted to the District for review and approval.

60.FLOOD RI. 11 USE SUBMIT PLANS MINOR REVIEW

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 and wet flood proofing measures. A copy of the improvement and
60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 11 USE SUBMIT PLANS MINOR REVIEW (cont.)

grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

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

Prior to the release of your installation, site prep and/or building permits from Building and Safety. A private water storage/well system must be installed per the Environmental Contraint Sheet Map that was filed with the Riverside County Surveyor's Office. Review and approval of the water tank installation will need to be given to the Riverside County Fire Department. Contact the fire department for verification guidelines.

80.FIRE. 2 MAP - HFA REVIEW & APPROVAL

Fire department shall review and approve setbacks, water and access for all single family dwellings, additions and projections that are in a hazardous fire area.

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE WET FLOOD PROOFING

Wet flood proofing measures shall meet the following criteria:

1. Permanent flood openings that allow the automatic entry and exit of floodwaters shall be placed on at least the northeast and southwest facing opposing walls. The total net open area of the vents shall meet the FEMA requirement of 1 square inch of net open area for every square foot of enclosed area. The bottom of these openings shall be no higher than one foot above the highest adjacent grade.

2. The proposed hangars would be for the sole use of storage of aircraft and not habitation.
80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 1  USE WET FLOOD PROOFING (cont.)

3. All utilities and equipment (waterlines, electric lines, and conduits) shall be constructed a minimum of 24 inches above the finished floor.

4. Indoor plumbing shall be limited to wash basins and toilets, and shall be constructed under FEMA Wet Flood Proofing Guidelines.

80.FLOOD RI. 5  USE SBMT FINAL WQMP IF 5000SF

If it is determined at final engineering that the development consists of an addition or replacement of 5,000 or more square feet of impervious surface on an existing developed site, a copy of the project specific WQMP shall be submitted to the District for review and approval.

80.FLOOD RI. 6  USE SUBMIT PLANS MINOR REVIEW

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 and wet flood proofing. 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.

PLANNING DEPARTMENT

80.PLANNING. 1  PPA - CONFORM TO ELEVATIONS

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 1, 2012.

80.PLANNING. 2  PPA - CONFORM TO FLOOR PLANS

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated October 1, 2012.
90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 MAP - VERIFICATION INSPECTION

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

Riverside office (951)955-4777
Indio office (760)863-8886

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 USE WET FLOOD PROOFING

Wet flood proofing measures shall meet the following criteria:

1. Permanent flood openings that allow the automatic entry and exit of floodwaters shall be placed on at least the northeast and southwest facing opposing walls. The total net open area of the vents shall meet the FEMA requirement of 1 square inch of net open area for every square foot of enclosed area. The bottom of these openings shall be no higher than one foot above the highest adjacent grade.

2. The proposed hangars would be for the sole use of storage of aircraft and not habitation.

3. All utilities and equipment (waterlines, electric lines, and conduits) shall be constructed a minimum of 24 inches above the finished floor.

4. Indoor plumbing shall be limited to wash basins and toilets, and shall be constructed under FEMA Wet Flood Proofing Guidelines.

90.FLOOD RI. 3 USE IMPLEMENT WQMP

If it is determined at final engineering that the development consists of an addition or replacement of 5,000 or more square feet of impervious surface on an existing developed site, 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
90. PRIOR TO BLDG FINAL INSPECTION

90. FLOOD R.I. 3 USE IMPLEMENT WQMP (cont.)

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.
Association until such time as his or her ownership or ownership interest in all Lots in the development ceases for any reason, at which time his or her membership in the Association shall automatically cease. A member is not intended to include persons or entities who hold an interest in a Lot merely as security for performance of an obligation; nor is a Member intended to include contract purchasers.

Section 2. One Class of Membership. The Association shall have one class of membership and the rights, duties, obligations and privileges of the Members shall be as set forth in the Governing Documents.

Section 3. Voting. Subject to the provisions of the Governing Documents, each Owner shall be entitled to one (1) vote for each Lot in which he or she holds the interest required for membership and each Lot is allocated a vote each other Lot’s vote. Membership shall be appurtenant to and may not be separated from ownership of any Lot. Each Owner is obligated promptly, fully and faithfully to comply with and conform to the Articles, this Declaration, the Bylaws and the Rules and Regulations adopted thereunder from time to time by the Board.

Section 4. Transfer. Membership in the Association shall not be transferred, pledged or alienated in any way, except upon the sale of the Lot to which it is appurtenant, and only to the purchaser. The transfer of title to a Lot or the sale of a Lot and transfer of possession thereof to the purchaser shall automatically transfer the membership appurtenant to such Lot to the transferee. Any attempt to make a prohibited transfer is void, and will not be reflected upon the books and records of the Association. In the event an Owner should fail or refuse to transfer the membership registered in his or her name to the purchaser of such Lot, the Association shall have the right to record the transfer upon the books of the Association.

Section 5. Joint Owner Disputes. The vote for each Lot shall be cast as a single vote, and fractional votes shall not be allowed. In the event that joint Owners are unable to agree among themselves as to how their vote or votes shall be cast, they shall lose their right to vote on the matter in question. If any Owner casts a vote representing a certain Lot, it will thereafter be conclusively presumed for all purposes that he or they were acting with the authority and consent of all other Owners of the same Lot.

ARTICLE III

PROPERTY RIGHTS AND OBLIGATIONS OF OWNERS

Section 1. Owners’ Nonexclusive Easements of Enjoyment. Every Member shall have a nonexclusive easement for use and enjoyment in and to the Common Areas, Common Facilities, and Easement Areas within the Development. Such right shall be appurtenant to and shall pass with the ownership of a Lot, subject to all of the easements, covenants, conditions, restrictions and other provisions contained in this Declaration, including, without limitation, the following provisions:

(A) The right of the Association to limit the number of guests of Members.
Selected parcel(s):
584-120-015

ZONING

□ SELECTED PARCEL
□ ZONING BOUNDARY
□ WATER BODIES

✓ INTERSTATES
✓ HIGHWAYS

R-1-2 1/2
W-1
W-2-2 1/2

*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 Dec 06 12:56:17 2012
Version 121101

http://www3.tlma.co.riverside.ca.us/cw/rclis/NoSelectionPrint.htm

12/6/2012
APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25182  DATE SUBMITTED: 8/14/2012

APPLICATION INFORMATION

Applicant's Name: Lester Brooks  E-Mail: LBrooks@ECR.com
Mailing Address: 64500 Sky Northmore Way
Hesperia, CA 92346

Daytime Phone No: (851) 763-0117  Fax No: (____)

Engineer/Representative's Name: Fred Brooks  E-Mail: FredBrooks@ECR.com
Mailing Address: 64500 Sky Northmore Way
Hesperia, CA 92346

Daytime Phone No: (851) 763-0117  Fax No: (____)

Property Owner's Name: Lester B. Brooks  E-Mail: LBrooks@ECR.com
Mailing Address: 64500 Sky Northmore Way
Hesperia, CA 92346

Daytime Phone No: (851) 763-0117  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.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38666 El Cerito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Form 295-1022 (11/22/10)
APPLICATION FOR MINOR PLOT PLAN

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

[Signatures]

PRINTED NAME 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):

[Signatures]

PRINTED NAME 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):

[Handwritten text]

Related cases or underlying case:

PROPERTY INFORMATION

Assessor's Parcel Number(s): 534-120-015
APPLICATION FOR MINOR PLOT PLAN

Section: 37 Township: T3N R2E Range: S4E

Approximate Gross Acreage: 2.69 Acres

General location (nearby or cross streets): North of [Street A], South of [Street B], East of [Street C], West of [Street D].

Thomas Brothers Map, edition year, page no., and coordinates: Page 763 680 02 03 Current

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

COMMERCIAL/INDUSTRIAL

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Current processing deposit-based fee.

ACCESSORY BUILDING

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

GUEST HOUSE

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson
Agency Director

Katherine Gifford    Ron Goldman    Juan C. Perez    Mike Lara    John Boyd    Carolyn Syms
Director, Administrative Services Department
Director, Planning Department
Director, Transportation Department
Director, Building & Safety Department
Director, Code Enforcement Department
Luna Director, Environmental Programs Department

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 [NAME LEFT BLANK] hereafter “Applicant” and [NAME RIGHT BLANK] "Property Owner".

Description of application/permit use:

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.

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-6838
P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-6879.
QUITCLAIM DEED

The undersigned grantor(s) declare(s): This conveyance transfers the grantor's interest into a Revocable Living Trust R & T 11930.
There is no consideration for this transfer and is excluded from reappraisal under Proposition 13, 1. E., California Const. 13 A, Section 1, et, seq.
(Documentary Transfer Tax -0-)

LESTER BACKUS and SUSAN BACKUS, Husband and Wife as Joint Tenants

hereby REMISES, RELEASES and QUITCLAIMS to: LESTER B. BACKUS and SUSAN BACKUS Trustee(s) of THE BACKUS FAMILY TRUST Dated 5/16/03

the following described real property in the City of UNINCORPORATED AREA, County of RIVERSIDE, State of CALIFORNIA
LOT 324 OF TRACT 3925, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 65, PAGE 15 OF MAPS, AND AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED FEBRUARY 16, 1973 AS INSTRUMENT NO. 20585, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DATED: 5/16/03

STATE OF CALIFORNIA
County of insurgents

LESTER BACKUS

SUSAN BACKUS

On, 5/16/03, before me, personally appeared, LESTER BACKUS and SUSAN BACKUS, known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on this instrument: the person(s) or the entity upon behalf of which person(s) acted, executed the instrument.

(THESE ARE FOR OFFICIAL NOTARY STAMP)

WITNESS my hand and official seal

Signature

Mail Tax Statements to:
LESTER B. BACKUS and SUSAN BACKUS, 26832 PUEBLO NUEVO DR., MISSION VIEJO, CA 92691
TITLE SEARCH NEITHER REQUESTED OR DONE - PREPARED FROM INFORMATION SUPPLIED BY GRANTOR(S).
Selected parcel(s):
584-120-015

*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
584-120-015-2

OWNER NAME / ADDRESS
LESTER B BACKUS
SUSAN BACKUS
49500 SKY HARBOR WAY
AGUANGA, CA. 92536

MAILING ADDRESS
(SEE OWNER)
(SEE SITUS)
LEGAL DESCRIPTION
RECORDED BOOK/PAGE: MB 56/15
SUBDIVISION NAME: TR 3925
LOT/PARCEL: 324, BLOCK: NOT AVAILABLE
TRACT NUMBER: 3923

LOT SIZE
RECORDED LOT SIZE IS 2.69 ACRES

PROPERTY CHARACTERISTICS
WOOD FRAME, 2751 SQFT., 3 BDRM 2.25 BATH, 1 STORY, ATTACHED GARAGE(414 SQ. FT), CONSTD 2005 TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID
PAGE: 963 GRID: D2, D3

CITY BOUNDARY/SPHERE
NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
ANNEXATION DATE: NOT APPLICABLE
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 2011 (ORD. 813)
JEFF STONE, DISTRICT 3

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)
JEFF STONE, DISTRICT 3

TOWNSHIP/RANGE
T7S R2E SEC 32

ELEVATION RANGE
3400-3400 FEET

PREVIOUS APN
NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS
RC-EDR

SANTA ROSA ESCARPMENT BOUNDARY
NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)
REMAP

GENERAL PLAN POLICY OVERLAYS
NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS
NONE

ZONING CLASSIFICATIONS (ORD. 348)
W-2-2 1/2 (CZ 4717)

ZONING DISTRICTS AND ZONING AREAS
CAHUILLA AREA

ZONING OVERLAYS
NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS
NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS
NOT WITHIN A SPECIFIC PLAN
REDEVELOPMENT AREAS
NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS
NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

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

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

WRMSHCP CELL NUMBER
NOT IN A CELL

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

VEGETATION (2005)
DEVELOPED/DISTURBED LAND
GRASSLAND
WATER

FIRE

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

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

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

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

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

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

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
NOT WITHIN THE WESTERN TUMF FEE AREA

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
REMAP

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

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

ROAD BOOK PAGE
161B

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

FLOOD PLAIN REVIEW
WITHIN AREAS OF FLOODING SENSITIVITY. CONTACT THE FLOOD PLAIN MANAGEMENT SECTION AT (951) 955-1200 FOR INFORMATION

WATER DISTRICT
DATA NOT AVAILABLE

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SANTA MARGARITA

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
VERY HIGH

SUBLIMATION
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
HEMET UNIFIED

COMMUNITIES
LAKE RIVERSIDE

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
ZONE A, 11.98 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
044402

FARMLAND
OTHER LANDS

TAX RATE AREAS
071908
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
<table>
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<tr>
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REPORT PRINTED ON..Tue Aug 14 13:37:34 2012
Version 120712

http://www3.tlma.co.riverside.ca.us/cw/rclis/print.htm

8/14/2012
PROPERTY OWNERS CERTIFICATION FORM

I, ___________ VINNIE NGUYEN ___________, certify that on __11/20/2017__
The attached property owners list was prepared by ___________ Riverside County GIS ___________.
APN (s) or case numbers ___________ PP25182 ___________ For
Company or Individual’s Name ___________ Planning Department ___________.
Distance buffered ___________ 1000’ ___________.

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

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

NAME: ___________ Vinnie Nguyen ___________.
TITLE ___________ GIS Analyst ___________.
ADDRESS: ___________ 4080 Lemon Street 2nd Floor ___________.
Riverside, Ca. 92502 ___________.

TELEPHONE NUMBER (8 a.m. – 5 p.m.): ___________ (951) 955-8158 ___________.
ASMT: 584100015, APN: 584100015
SHELLEY SCUDDER, ETAL
60528 DEVILS LADDER RD
MTN CENTER CA 92561

ASMT: 584120003, APN: 584120003
FRIEDA BRANDS, ETAL
49654 FLIGHTLINE WAY
AGUANGA, CA 92536

ASMT: 584110023, APN: 584110023
DAWNA LANGE, ETAL
49731 KIOWA DR
AGUANGA, CA 92536

ASMT: 584120004, APN: 584120004
SHELLY DRAKE, ETAL
49660 FLIGHTLINE WAY
AGUANGA, CA 92536

ASMT: 584110024, APN: 584110024
PENNY UMBELL
412 W ANAHEIM ST
WILMINGTON CA 90744

ASMT: 584120005, APN: 584120005
BETTY DEITER, ETAL
49665 FLIGHTLINE WAY
AGUANGA, CA 92536

ASMT: 584110025, APN: 584110025
WILLIAM AKRAWI
49611 KIOWA DR
AGUANGA, CA 92536

ASMT: 584120006, APN: 584120006
MARJORIE BUSCHMANN, ETAL
49585 FLIGHTLINE WAY
AGUANGA, CA 92536

ASMT: 584110026, APN: 584110026
WILLIAM AKRAWI
25721 NELLIE GAIL RD
LAGUNA HILLS CA 92653

ASMT: 584120007, APN: 584120007
GLORIA MINERT, ETAL
49565 FLIGHTLINE WAY
AGUANGA, CA 92536

ASMT: 584120001, APN: 584120001
Diane sieker
49455 KIOWA DR
AGUANGA, CA 92536

ASMT: 584120008, APN: 584120008
DENNIS SHEEHAN
49485 FLIGHTLINE WAY
AGUANGA, CA 92536

ASMT: 584120002, APN: 584120002
CASSONDRA CAESAR, ETAL
P.O. BOX 462614
ESCONDIDO CA 92046

ASMT: 584120010, APN: 584120010
JOANNE ROSE, ETAL
49335 FLIGHTLINE WAY
AGUANGA, CA 92536
ASMT: 584120012, APN: 584120012
JANE CHASTAIN, ETAL
49380 SKY HARBOR WAY
AGUANGA, CA. 92536

ASMT: 584120013, APN: 584120013
JEAN KREUTZER, ETAL
4232 BLACKFOOT DR
SAN DIEGO CA 92117

ASMT: 584120014, APN: 584120014
C FRASIER, ETAL
49486 SKY HARBOR WAY
AGUANGA, CA. 92536

ASMT: 584120015, APN: 584120015
SUSAN BACKUS, ETAL
49500 SKY HARBOR WAY
AGUANGA, CA. 92536

ASMT: 584120016, APN: 584120016
H BAKER
49560 SKY HARBOR WAY
AGUANGA, CA. 92536

ASMT: 584120017, APN: 584120017
YVONNE WALL, ETAL
78450 AVE 41
BERMUDA DUNES CA. 92203

ASMT: 584120018, APN: 584120018
LA MOORE, ETAL
31941 CORYDON ST NO 1
LAKE ELSINORE CA 92530

ASMT: 584120019, APN: 584120019
DAMYAN BRUNSON
P O BOX 39085
ANZA CA 92539

ASMT: 584120020, APN: 584120020
KIM HUYNH, ETAL
14771 YARBOROUGH ST
WESTMINSTER CA 92683

ASMT: 584120021, APN: 584120021
PAUL CZERNER, ETAL
3123 HORTON AVE
SAN DIEGO CA 92103

ASMT: 584120022, APN: 584120022
PROGRESS HOLDINGS
P O BOX 3267
ASHLAND OR 97520

ASMT: 584120023, APN: 584120023
MELISSA OTTEM, ETAL
1642 MERION WAY NO 40 E
SEAL BEACH CA 90740

ASMT: 584130001, APN: 584130001
BRADLEY OLIVE
5905 VIA DEL TECOLOTE
YORBA LINDA CA 92887

ASMT: 584130002, APN: 584130002
JEAN MCKUSICK, ETAL
35901 BINGLEY CT
MURRIETA CA 92562
ASMT: 584130003, APN: 584130003
CYNTHIA HAY, ETAL
P O BOX 4102
PALM DESERT CA 92261

ASMT: 584140020, APN: 584140020
LINDSEY MASON, ETAL
P O BOX 891768
TEMECULA CA 92589

ASMT: 584130008, APN: 584130008
JACKIE MARTIN, ETAL
49765 FLIGHTLINE WAY
AGUANGA, CA. 92536

ASMT: 584140021, APN: 584140021
NYNA CEEK, ETAL
49701 SKY HARBOR WAY
AGUANGA, CA. 92536

ASMT: 584130009, APN: 584130009
JACQUELYN MARTIN, ETAL
175 WALNUT HILLS DR
SAN MARCOS CA 92069

ASMT: 584140022, APN: 584140022
URBAN DEV OF WASH D C, ETAL
C/O MICHAELSON CONNOR & BOUL
4400 WILL ROGERS PKY 300
OKLAHOMA CITY OK 73108

ASMT: 584130010, APN: 584130010
ROBERT BITONTE
234 S FIGUEROA NO 1941
LOS ANGELES CA 90012

ASMT: 584140023, APN: 584140023
MICHELLE ROBERTS, ETAL
41625 LAKEFRONT DR
AGUANGA, CA. 92536

ASMT: 584130011, APN: 584130011
MARTIN LEONARD
42460 LAKE SHORE BLV
AGUANGA CA 92536

ASMT: 584160001, APN: 584160001
LAKE RIVERSIDE ESTATES COMMUNITY ASSN
C/O AVALON MGMT GROUP INC
31608 RAILROAD CANYON RD
CANYON LAKE CA 92587

ASMT: 584130012, APN: 584130012
LINDA WILSON, ETAL
1458 HEDIONDA AVE
VISTA CA 92081

ASMT: 584170023, APN: 584170023
ALONZO MIKE
1332 S MEADOWBROOK AVE
LOS ANGELES CA 90019

ASMT: 584130013, APN: 584130013
KARIS PRADELS, ETAL
1337 SKYROS WAY
ENCINITAS CA 92024

ASMT: 584170034, APN: 584170034
TEMPLETON PRINCIPALS INC
C/O GARY TOTA
26121 CALLE ROBERTO
SAN JUAN CAPO CA 92675
FRONTWALL ELEVATION

REARWALL ELEVATION

ATTN: GENDEL, KLUBBEN, BEEK
VIA: BENEFIT GENTH
SIDEWALL 1 ELEVATION

SIDEWALL 2 ELEVATION

ADD BY ATTACHMENT C
Attention: Keondell Klaarenbeek
Via: Bokellia Bost
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to demolish existing 838 square foot shed constructed in 1924 and replace with a 1,288 square foot detached garage on .94 acres, associated with 3,016 square foot residence and existing detached 288 square foot shed located at 10474 Winesap Avenue in the unincorporated Riverside County near Beaumont. APN: 402-140-010.

ISSUES OF RELEVANCE:

The property is located within the High Fire Area. The project has been reviewed and conditioned by Riverside County Fire Department. The project has also been reviewed and conditioned by Riverside County Flood Control and Riverside County Environmental Health Departments.

FURTHER PLANNING CONSIDERATIONS:

This project was continued from the December 17, 2012, Director's Hearing agenda for planning staff and applicant to contact Riverside County Flood Control regarding flood condition: 10 Flood.1 Flood Hazard Report and 10 Flood.2 Elevate Finish Floor. As of time of writing this staff report, Planning staff has left message with Riverside County Flood Control Department and has spoken with Building Safety regarding construction options that will still satisfy the elevation requirement for flood control and still be cost efficient for the applicant. Applicant will meet with Building and Safety prior to hearing to resolve issue.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25145, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural Community: Estate Density Residential (1 Acre Minimum) on the Pass Area Plan.
3. The proposed accessory use is a permitted use in the general plan designations.
4. The proposed accessory building is a permitted use, subject to approval of a plot plan in the Residential Agricultural R-A-1 zone.
5. The proposed accessory building use is consistent with the development standards set forth in the R-A-1 Zone.
6. The proposed 1,288 square foot detached garage is considered detached accessory building under Section 18.18 of Ordinance No. 348.

7. The accessory building is located 10 feet from the main building.

8. The accessory building is consistent 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".

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 projects will not have a significant effect on the environment.

6. This accessory building has been determined to be exempt under Section 15303(e) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.
10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1  PPA - PROJECT DESCRIPTION

The use hereby permitted is a proposal to demolish existing 838 square foot shed constructed in 1924 and replace with a 1,288 square foot detached garage on .94 acres, associated with 3,016 square foot residence and existing detached 288 square foot shed located at 10474 Winesap Avenue in the unincorporated Riverside County near Beaumont.
APN: 402-140-010

10. EVERY. 2  PPA - HOLD HARMLESS

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall 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.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.
10. GENERAL CONDITIONS

10. EVERY. 3  PPA - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25145 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25145, Exhibit A, dated June 19, 2012. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25145, Exhibit B, dated June 19, 2012. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25145, Exhibit C, dated June 19, 2012. (Floor Plans)

APPROVED EXHIBIT M = Plot Plan No. 25145, Exhibit M. dated June 19, 2012. (Materials/Color)

BS PLNCK DEPARTMENT

10.BS PLNCK. 1  USE - TEMPLATE

The applicant shall obtain a demolition permit for the existing garage constructed without permit. Once the demolition permit has a final approved inspection and the current planning case is approved, the applicant shall submit building plans to the building department for review and approval for the purposes of obtaining building permit prior to any construction on the property.

All building department plan submittal and fee requirements shall apply. All building plans and supporting documents shall comply with current adopted California Building Codes and Riverside County Ordinances.

E HEALTH DEPARTMENT

10.E HEALTH. 1  USE - CORRECTION

The applicant must address the following:

a) Provide an original copy of current C42 Certification of the existing septic system(s) along with a scaled detailed contoured plot plan wet signed by the C42 Contractor showing the location of all septic system components.

**Please note that further information may be required pending review of all requested items.**
10. GENERAL CONDITIONS

10.E HEALTH. 2  PP#25145 - GENERAL COMMENTS

   No plumbing shall be allowed in the proposed garage structure.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1  USE REV. FLOOD HAZARD REPORT

   Plot Plan 25145 is a proposal to remove an existing detached garage and construct a new 1,388 square foot detached garage on a 0.93-acre lot in the Cherry Valley area on the east side of Winesap Avenue south of High Street.

   The lot may be subject to sheet flow flooding so the finished floor of the garage shall be elevated 12-inches above the highest adjacent ground. All new construction shall comply with all applicable ordinances and any grading shall perpetuate the natural drainage patterns. This project does not create additional impervious surfaces which would qualify as 'Significant Redevelopment' so no preliminary project-specific Water Quality Management Plan (WQMP) will be required.

10.FLOOD RI. 2  USE ELEVATE FINISH FLOOR

   The finished floor of new structures shall be elevated 12-inches above the highest adjacent ground.

PLANNING DEPARTMENT

10.PLANNING. 1  PPA - LANDUSE APPROVAL ONLY

   The applicant or the applicant’s successor in interest is notified through this condition that the approval granted on Plot Plan No. 25145 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
10. GENERAL CONDITIONS

10.PLANNING. 1  PPA - LANDUSE APPROVAL ONLY (cont.)

District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2  PPA - NO HOME OCCUPATIONS

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. GENERAL CONDITIONS

10.PLANNING. 3  PPA - SETBACKS IN HIGH FIRE

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. 4  USE - CAUSES FOR REVOCATION

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
nc) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 5  PPA - ACSRY BLD NO HBTEL AREA

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1  PPA - EXPIRATION DATE-PP

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
20. PRIOR TO A CERTAIN DATE

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

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.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50B-HYDRANT SYSTEM

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written certification from the appropriate water district that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them.

Also a map or APN page showing the location of the fire hydrant and access to the property.

80.FIRE. 2 MAP - HFA REVIEW & APPROVAL

Fire department shall review and approve setbacks, water and access for all single family dwellings, additions and projections that are in a hazardous fire area.

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS

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.

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.
90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE.1 MAP - VERIFICATION INSPECTION

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

CALL 951-955-5282 FOR AN INSPECTION.
Boothe, Bahelila

From: Jones, David
Sent: Wednesday, December 12, 2012 7:44 AM
To: Rhoades, Ruth
Cc: Herron, Keith; Boothe, Bahelila
Subject: RE: Riverside Co. Planning Dept. Project (PP25145), Historic shed/garage to be repl. in Beaumont

Ruth,

Based on the following, I will not be placing conditions on the project other than for inadvertent find (i.e. no additional analysis of the shed required):

1. The project is CEQA exempt.
2. The shed in question does not appear to exhibit any unique architecture.
3. The shed appears to have been modified with relatively modern construction.
4. We have photo documentation of the shed.
5. Our CHPO (Keith Herron) recommends photographic documentation only.

Thanks for your research on this case.

David L. Jones
Chief Engineering Geologist
TLMA- Planning

---

From: Rhoades, Ruth
Sent: Monday, December 10, 2012 2:52 PM
To: Jones, David
Subject: FW: Riverside Co. Planning Dept. Project (PP25145), Historic shed/garage to be repl. in Beaumont

Dave-

Here are my recommendations for what level of review (I believe) should be completed for a due diligence review.

The applicant should hire an Architectural Historian from the County of Riverside Architectural Historian Consultant list (page 8-10 on the Riv. Co. consultants list).

1) The Architectural Historian shall conduct a records search to make sure the historic-period building to be demolished has not already been previously recorded as a historic property (and/or part of a historic district).

2) If the building has not already been previously recorded, the Architectural Historian shall complete standard recording forms and include photographs.

Keith recommends “photographic documentation only” for the building but I believe a records search should be included as the first step. Who knows? Maybe it has been recorded and photo documented already. This is the importance of doing a records search at the EIC before every project involving historic-period building removal and/or ground disturbance of any kind.

Ruth Rhoades, M.A., RPA
TAP Archeologist
From: Herron, Keith  [mailto:KHerron@rivcoparks.org]
Sent: Monday, December 10, 2012 2:14 PM
To: Rhoades, Ruth
Subject: RE: Riverside Co. Planning Dept. Project (PP25145), Historic shed/garage to be repl. in Beaumont

Ruth Rhoades
TAP Archaeologist
Riverside County Planning Department

Ms. Rhoades,

I have reviewed the photos of the building referenced in your email for project number PP25145. I would recommend photographic documentation only for this building. Thank you.

Keith Herron, Chief
Resources Bureau
(951) 955-4558 | kherron@rivcoparks.org

From: Rhoades, Ruth
Sent: Wednesday, December 05, 2012 12:47 PM
To: Herron, Keith
Cc: Jones, David
Subject: Re: Riverside Co. Planning Dept. Project (PP25145), Historic shed/garage to be repl. in Beaumont

Dear Keith,

As Dave mentioned earlier this morning in an email, I was recently hired to be the TAP Archaeologist with the County of Riverside Planning Department.

I am reviewing a project involving the complete removal of a “shed” or “garage” (measuring 838 square feet) built in 1925. The building will be replaced with a new detached garage in the same location (measuring 1,288 sq. ft.). The location is rural residential just south of Winesap Ave. and High St.

Can you look at the photos and map (attached) and recommend what you think would be the best level of cultural resource review for this type of project? This is a “CEQA exempt” Plot Plan project on private land but I am thinking that based on the photos maybe a records search and then (depending on the results of the records search) a survey by an architectural historian would be a good idea.

Your input is greatly appreciated.

Thanks,

Ruth Rhoades
TAP Archaeologist
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Phone: 53025 (internal)
Phone: 951-955-3025 (external)
rrhoades@rctima.org
Selected parcel(s):
402-140-010

*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 Jun 19 13:09:00 2012.
Version 120530
Selected parcel(s):
402-140-010

*IMPORTANT*
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REPORT PRINTED ON . . Tue Jun 19 13:10:40 2012
Version 120530

http://www3.tlma.co.riverside.ca.us/pa/rclis/NoSelectionPrint.htm
Mr. Travis Pay  
10474 Winesap  
Cherry Valley, Ca 92223  

Dear Mr. Pay,  

Per your request this letter is to verify there currently is a fire hydrant within 500’ of the above address. It currently has a flow capability in excess of 500 Gpm.  

Sincerely,  

(Handwritten: C. Butcher)  

C.J. Butcher, General Manager
APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 25145 DATE SUBMITTED: ______________

APPLICATION INFORMATION

Applicant's Name: Timothy Payne E-Mail: captainpaye@verizon.net
Mailing Address: 10474 Winesap Ave. Cherry Valley CA. 92223

Daytime Phone No: (909) 997-2111 Fax No: (____) ______________

Engineer/Representative's Name: Robertson Design Group E-Mail: robertsondesigngroup@yahoo.com
Mailing Address: P.O. Box 431 Calimesa CA. 92320

Daytime Phone No: (909) 557-3674 Fax No: (____) N/A

Property Owner's Name: Timothy Payne E-Mail: captainpaye@verizon.net
Mailing Address: 10474 Winesap Ave. Cherry Valley CA. 92223

Daytime Phone No: (909) 997-2111 Fax No: (____) ______________

If the property is owned by more than one person, attach a separate page that references 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 MINOR PLOT PLAN

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

[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):

[Signature]

PRINTED NAME OF PROPERTY OWNER(s)

SIGNATURE OF PROPERTY OWNER(s)

[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):

DEMO DETACHED 1924 GARAGE AND REBUILD DETACHED GARAGE.

Related cases or underlying case:

PROPERTY INFORMATION

Assessor’s Parcel Number(s): 402-140-010
Selected parcel(s):
402-140-010

"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
402-140-010-0

OWNER NAME / ADDRESS
NORMAN TIMOTHY PAYE
10474 WINESAP AVE
BEAUMONT, CA 92223

MAILING ADDRESS
(SEE OWNER)
(SEE SITUS)

LEGAL DESCRIPTION

http://www3.tlma.co.riverside.ca.us/cw/relis/print.htm 6/12/2012
RECORDED BOOK/PAGE: MB 658
SUBDIVISION NAME: APPLE VALLEY
LOT/PARCEL: 3, BLOCK: NOT AVAILABLE
PAR TRACT NUMBER: NOT AVAILABLE

LOT SIZE
RECORDED LOT SIZE IS 0.04 ACRES

PROPERTY CHARACTERISTICS
WOOD FRAME, 3016 SQFT., 3 BDRM/ 0.75 BATH, 1 STORY, DETACHED GARAGE (288 SQ. FT), CONSTRD 1924 COMPOSITION, ROOF

THOMAS BROS. MAPS PAGE GRID
PAGE: 601 GRID: B4

CITY BOUNDARY SPHERE
NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
ANNEXATION DATE: NOT APPLICABLE
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 2011 (ORD. 813)
MARION ASHLEY, DISTRICT 5

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)
MARION ASHLEY, DISTRICT 5

TOWNSHIP RANGE
T25R1W SEC 26

ELEVATION RANGE
2892/2900 FEET

PREVIOUS APN
NO DATA AVAILABLE

---

PLANNING

LAND USE DESIGNATIONS
Zoning not consistent with the General Plan.
RC-VLDR

SANTA ROSA ESCARPMENT BOUNDARY
NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)
The Pass

GENERAL PLAN POLICY OVERLAYS
NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS
CHERRY VALLEY POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)
R-A-1

ZONING DISTRICTS AND ZONING AREAS
CHERRY VALLEY DISTRICT

ZONING OVERLAYS
NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS
NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS
NOT WITHIN A SPECIFIC PLAN

http://www3.tlma.co.riverside.ca.us/cw/rclis/print.htm 6/12/2012
NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS
NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS
NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

**ENVIRONMENTAL**

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

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

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

WRMSHCP CELL NUMBER
NOT IN A CELL

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

VEGETATION (2005)
DEVELOPED/DISTURBED LAND

**FIRE**

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

FIRE RESPONSIBILITY AREA
NOT IN A FIRE RESPONSIBILITY AREA

**DEVELOPMENT FEES**

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

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

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

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

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

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
The Pass

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

**TRANSPORTATION**

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY
TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

FLOOD PLAIN REVIEW
WITHIN AREAS OF FLOODING SENSITIVITY. CONTACT THE FLOOD PLAIN MANAGEMENT SECTION AT (951) 955-1200 FOR INFORMATION

WATER DISTRICT
SGPWA

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SANTA ANA RIVER

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
WITHIN A 1/2 MILE OF
BANNING FAULT
UNNAMED FAULT
CONTACT THE COUNTY’S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

LIQUEFACTION POTENTIAL
LOW

SUBSIDENCE
SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY
UNDETERMINED POTENTIAL
AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE
UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A
FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST.

MISCELLANEOUS

SCHOOL DISTRICT
BEAUMONT UNIFIED

COMMUNITIES
CHERRY VALLEY

COUNTY SERVICE AREA
IN OR PARTIALLY WITHIN
CHERRY VALLEY #27
STREET LIGHTING

LIGHTING (ORD. 655)
ZONE B, 42.67 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
043809

FARMLAND
URBAN-BUILT UP LAND

TAX RATE AREAS
056014
·BEAUMONT CHERRY VAL REC & PARK
·BEAUMONT LIBRARY

http://www3.hlma.co.riverside.ca.us/cw/rclis/print.htm 6/12/2012
**SPECIAL NOTES**
NO SPECIAL NOTES

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<th>Description</th>
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<td>REST0589M</td>
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<td>BZ203102</td>
<td>GAS PIPING</td>
<td>CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-855-2017</td>
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PROPERTY OWNERS CERTIFICATION FORM

I, ___________ Vinnie Nguyen ___________, certify that on __11/8/2012__,

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

APN (s) or case numbers ___________ PP 25145 ___________ 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 ___________________________
ASMT: 402110012, APN: 402110012
CYNTHIA BRIDGES, ETAL
40418 HIGH ST
CHERRY VALLEY CA 92223

ASMT: 402110015, APN: 402110015
CAROL HASKINS, ETAL
P O BOX 541
CALIMESA CA 92320

ASMT: 402110016, APN: 402110016
JOYCE IVY, ETAL
40490 HIGH ST
BEAUMONT, CA. 92223

ASMT: 402120008, APN: 402120008
RUDOLPH RODRIGUEZ
40417 HIGH ST
BEAUMONT, CA. 92223

ASMT: 402120009, APN: 402120009
BILLIE ADAMS
40427 HIGH ST
BEAUMONT, CA. 92223

ASMT: 402120011, APN: 402120011
MARY CALDERON
40443 HIGH ST
BEAUMONT, CA. 92223

ASMT: 402120019, APN: 402120019
BECKY AVALOS, ETAL
40445 HIGH ST
BEAUMONT, CA. 92223

ASMT: 402120020, APN: 402120020
SUSAN CALPINO, ETAL
10401 WINESAP AVE
BEAUMONT, CA. 92223

ASMT: 402120021, APN: 402120021
BRIEN KINNEY
10381 WINESAP AVE
BEAUMONT, CA. 92223

ASMT: 402120022, APN: 402120022
KAY HAWKINS, ETAL
10425 WINESAP AVE
BEAUMONT, CA. 92223

ASMT: 402120023, APN: 402120023
APRIL STERNBECK, ETAL
10485 WINESAP AVE
BEAUMONT, CA. 92223

ASMT: 402120024, APN: 402120024
WANDA STAUFFACHER, ETAL
40433 HIGH ST
BEAUMONT, CA. 92223

ASMT: 402120025, APN: 402120025
STEVEN LEDBETTER
35067 NICKLAUS NOOK
BEAUMONT CA  92223

ASMT: 402120026, APN: 402120026
JEANNIE ECHOLS, ETAL
10465 WINESAP AVE
BEAUMONT, CA. 92223
ASMT: 402120027, APN: 402120027
BARBARA CRAWFORD, ETAL
10455 WINESAP AVE
BEAUMONT, CA. 92223

ASMT: 402130007, APN: 402130007
MATTHEW KEARNEY
40544 HIGH ST
BEAUMONT, CA. 92223

ASMT: 402130008, APN: 402130008
VIOLA ANTOINE
40572 HIGH ST
CHERRY VALLEY CA 92223

ASMT: 402130009, APN: 402130009
PEARLENE KNULL, ETAL
P O BOX 728
CALIMESA CA 92320

ASMT: 402130010, APN: 402130010
ANTHONY MURPHY
40612 HIGH ST
BEAUMONT, CA. 92223

ASMT: 402130011, APN: 402130011
BRENDA BRUCE, ETAL
40678 HIGH ST
CHERRY VALLEY CA 92223

ASMT: 402130018, APN: 402130018
KANTZALIS REAL PROP
39320 OAK VIEW LN
CHERRY VALLEY CA 92223

ASMT: 402130021, APN: 402130021
RAFAELA GARCIA, ETAL
10332 WINESAP AVE
BEAUMONT, CA. 92223

ASMT: 402130027, APN: 402130027
JAMES JUNIO
40694 HIGH ST
BEAUMONT, CA. 92223

ASMT: 402130028, APN: 402130028
PEARL HARP, ETAL
C/O PEARL A HARP
40700 HIGH ST
BEAUMONT, CA. 92223

ASMT: 402140009, APN: 402140009
PAMELA DOPF, ETAL
10486 WINESAP AVE
CHERRY VALLEY CA 92223

ASMT: 402140010, APN: 402140010
NORMAN PAYE
10474 WINESAP AVE
BEAUMONT, CA. 92223

ASMT: 402140015, APN: 402140015
ROLF KRUMES
236 OWNES DR
ANAHEIM CA 92808

ASMT: 402140016, APN: 402140016
WHOLE WORD MISSIONS INC
3741 SWEETWATER RD
BONITA CA 91902
ILSE MATHEWS, ETAL
10521 WINESAP AVE
CHERRY VALLEY CA 92223

DEBRA HIRON, ETAL
10543 WINESAP AVE
BEAUMONT, CA. 92223

DOLORES HEPNER, ETAL
228 E RADCLIFFE DR
CLAREMONT CA 91711

NORA RAYMOND, ETAL
40576 GRAND AVE
BEAUMONT, CA. 92223

MICHELLE BURKE, ETAL
101 E 7TH ST
BEAUMONT CA 92223

SHERRI SANCHEZ, ETAL
40612 GRAND AVE
BEAUMONT, CA. 92223

TRACY WATERS, ETAL
10520 WINESAP AVE
BEAUMONT CA 92223