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. 25343 - CEQA Exempt - Applicant: Juan Carlos Pulido – First/First Supervisorial District – Location: Easterly Southerly and easterly of Ridgedale Drive, westerly of Lake Mathews Drive, northerly of Descanso Drive - REQUEST: The Plot Plan is a proposal to construct 2,125 square foot detached RV garage with 247 square foot recreation room/storage on 2.13 acres. Project Planner, Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

2.2 PLOT PLAN NO. 25386 - CEQA Exempt - Applicant: Justin Sudduth – Third/Third Supervisorial District – Location: Northerly of Thornton Avenue, southerly of Indian Tree Drive, westerly of Girard Street - REQUEST: Plot Plan is a proposal to construct a 1,160 square foot detached RV garage on .9 acres. Project Planner, Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

2.3 PLOT PLAN NO. 25408 - CEQA Exempt – Applicant: Gayle Eads – Third/Third Supervisorial District – Location: Westerly of Terwilliger Road and southerly of De
Silva Road – 2.36 acres – **REQUEST:** The Plot Plan is a proposal to permit a Class I Kennel (5-10 Dogs). Project Planner, Bahelila Boothe at (951) 955-8703 or email bboothe@rtcrlma.org. (Quasi-judicial)

### 2.4 PLOT PLAN NO. 25427 - CEQA Exempt - Applicant: Champion Electric – First/First Supervisorial District – Location: Southerly Jacobs Circle, westerly of Alita Drive, northerly Mariposa Avenue, and easterly Katie Drive - **REQUEST:** The Plot Plan is a proposal to construct a 1,500 square foot detached metal canopy on .99 acre. Project Planner, Bahelila Boothe at (951) 955-8703 or email bboothe@rtcrlma.org. (Quasi-judicial)

### 2.5 PLOT PLAN NO. 25429 - CEQA Exempt - Applicant: Kimberlee and David Rubio – Second/Fifth Supervisorial District – Location: Northerly of Center Street, southerly of Main Street, easterly of Heron Lane, westerly of Mt. Vernon - **REQUEST:** The Plot Plan is a proposal to construct a 1,200 square foot metal garage on .51 acres. Project Planner, Bahelila Boothe at (951) 955-8703 or email bboothe@rtcrlma.org. (Quasi-judicial)

### 2.6 PLOT PLAN NO. 25399 - CEQA Exempt - Applicant: Carol and Donald Garland – First/First Supervisorial District – Location: Northerly Multiview Drive, southerly of Cajalco, easterly Bushton Place, westerly of Oakview Place - **REQUEST:** The Plot Plan is a proposal to construct a 1,100 square foot addition to existing 960 square foot detached garage on 2.33 acres. Continued from September 23, 2013 and October 7, 2013. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rtcrlma.org. (Quasi-judicial)

### 3.0 PUBLIC COMMENTS:
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 2,125 square foot detached RV garage with attached 247 square foot recreation room/storage on 2.13 acres.

ISSUES OF RELEVANCE:

Project has been reviewed and conditioned by Riverside County Health Department.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25343, 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 detached accessory building is proposed.

2. The project site is designated Rural Community: Estate Density Residential (2 Acres Minimum) on Lake Mathews/Woodcrest 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 Residential Agricultural (R-A-2 ½ ) zone.

5. The proposed detached accessory building use is consistent with the development standards set forth in the R-A-2 ½ zone.

6. The proposed 2,125 square foot detached RV garage with attached 247 square foot recreation room/storage is considered detached accessory building under Section 18.18 of Ordinance No. 348.

7. The detached accessory 2,125 square foot RV garage with attached 247 square foot recreation room/storage is compatible with the character of the surrounding community.

8. The detached accessory 2,125 square foot RV garage with attached 247 square foot recreation room/storage is located more than 100 feet from the main building and is compatible 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".

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. The 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.
10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1  PPA - PROJECT DESCRIPTION  RECOMMND

The use hereby permitted is a proposal to construct a 2,125 square foot detached RV garage with attached 247 square foot recreation room/storage on 2.13 acres

10. EVERY. 2  PPA - HOLD HARMLESS  RECOMMND

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. EVERY. 3  PPA - DEFINITIONS  RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan
10. GENERAL CONDITIONS

10.EVERY. 3 PPA - DEFINITIONS (cont.)

No. 25343 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25343, Exhibit A, Amd. #1, dated July 30, 2013. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25343, Exhibit B, Amd. #1, dated July 30, 2013. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25343, Exhibit C, Amd. #1, dated July 30, 2013. (Floor Plan)

APPROVED EXHIBIT M = Plot Plan No. 25343, Exhibit M, Amd. #1, dated July 30, 2013. (Colors/Materials)

BS PLNCK DEPARTMENT

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

This conditional approval is for a detached 2,125 sq.ft private garage which includes 247 sq.ft. of storage space and bathroom to include one watercloset and one lavatory.

PERMIT ISSUANCE:
Per section 105.1 (2010 California Building Code, CBC):
Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.
The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.
At no time shall the approval of the planning case exhibit allow for the construction or use of any building or structure.

CODE/ORDINANCE REQUIREMENTS:
10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK (cont.) RECOMMEND

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2013 California Building Codes will be in effect as of January 1st 2014, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2014 will be subject to the new updated California Building Code(s).

E HEALTH DEPARTMENT

10.E HEALTH. 1 OWTS - NO RV DUMP ALLOWED RECOMMEND

Recreational Vehicle (RV) wastewater cannot be disposed of into an onsite wastewater treatment system (OWTS). Therefore, an RV dump station shall not be allowed to connect to an OWTS.

10.E HEALTH. 2 PP 25343 - REQUIREMENTS RECOMMEND

Plot Plan 25343 is proposing to construct a 2,125 square foot Recreational Vehicle garage with a 247 square foot recreational room. A bathroom with 7 fixture units is proposed (1 hand sink and 1 water closet) which will require the construction of a dedicated onsite wastewater treatment system (OWTS) to service this building.

If groundwater encroachment is observed, further mitigation including but not limited to the proposal of an advanced treatment unit (ATU) may be required at the discretion of the Department of Environmental Health (DEH).

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, the applicant must address the following:

1. Provide to DEH an original copy of soils percolation report performed in accordance with the DEH Technical Guidance Manual.
10. GENERAL CONDITIONS

10.E HEALTH. 2 PP 25343 - REQUIREMENTS (cont.)

2) DEH Site Evaluation is required. The applicant must ensure that the groundwater detection boring (4 inch perforated pipe installed at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate.

3) Provide to DEH at least three copies of detailed contoured plot plans, appropriately scaled and wet signed by the Professional of Record (individual or firm who is responsible for the soils percolation report), showing the location of all required detail as specified in the DEH Technical Guidance Manual.

4) Provide a copy of the floor plan showing all proposed plumbing fixtures.

5) Applicable review fees shall apply.

6) All required setbacks shall be maintained.

7) The lot shall be properly marked with a durable placard delineating the property address or APN#. All property corners must be clearly staked or marked.

**Further information may be required pending review of all requested items.**

PLANNING DEPARTMENT

10.PLANNING. 1 FPA - 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. 25343 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
10. GENERAL CONDITIONS

10.PLANING. 1  PPA - LANDUSE APPROVAL ONLY (cont.)  RECOMMND

Department, the Environmental Programs Department, the
County Geologist, or the Transportation Land Management
Agency.

10.PLANING. 2  PPA - NO HOME OCCUPATIONS  RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

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

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

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

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

10.PLANING. 3  PPA - SETBACKS IN HIGH FIRE  RECOMMND

Please be advised that the setbacks for structures within a
County designated high fire areas have increased. It is
10. GENERAL CONDITIONS

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

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 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
20. PRIOR TO A CERTAIN DATE

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1   USE - E.HEALTH CLEARANCE REQ.

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

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

E HEALTH DEPARTMENT

90.E HEALTH. 1   USE- E.HEALTH CLEARANCE REQ

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2   USE-FEE STATUS

Prior to final approval, the Environmental Health Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay any outstanding balances. Contact the accounting section at (951) 955-8982.
SELECTED PARCEL
EDR-RC - RURAL COMMUNITY
- ESTATE DENSITY
RESIDENTIAL

✓ INTERSTATES
✓ HIGHWAYS

PARCELS

SELECTED parcel(s):
286-200-010

LAND USE

*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...Fri Sep 13 2013 08:06:30 GMT-0700 (Pacific Daylight Time)
Selected parcel(s):
286-200-010

RIVERSIDE COUNTY GIS

† INTERSTATES
† HIGHWAYS

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Selected parcel(s):
285-200-010

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STANDARD WITH PERMITS REPORT

APNs
285-200-010-5

OWNER NAME / ADDRESS
ROGELIO ZEPEDA
YOLANDA ZEPEDA
21910 RIDGEDALE DR
PERRIS, CA 92570

MAILING ADDRESS
(SEE OWNER)
(SEE SITUS)

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

4/9/2013
LEGAL DESCRIPTION
RECORDED BOOK/PAGE: MB 46/83
SUBDIVISION NAME: TR 2624
LOT/PARCEL: 15, BLOCK: NOT AVAILABLE
TRACT NUMBER: 2624
LOT SIZE
RECORDED LOT SIZE IS 2.13 ACRES

PROPERTY CHARACTERISTICS
WOOD FRAME, 1248 SQFT., 3 BDRM/2 BATH, 1 STORY, CONST'D 2000
COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID
PAGE: 775 GRID: D7

CITY BOUNDARY/SPHERE
NOT WITHIN A CITY
CITY SPHERE: RIVERSIDE
ANNEXATION DATE: OCT. 25, 2006
LAFCO CASE #: 2005-17-1,2,5
PROPOSALS: NOT APPLICABLE

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)
KEVIN JEFFRIES, DISTRICT 1

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)
606 BUSTER, DISTRICT 1

TOWNSHIP/RANGE
T4S R5W SEC 21

ELEVATION RANGE
1630/1660 FEET

PREVIOUS APN
102-405-018

PLANNING

LAND USE DESIGNATIONS
RC-EDR

SANTA ROSA ESCARPMENT BOUNDARY
NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)
LAKE MATHEWS / WOODCREST

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
NONE

ZONING CLASSIFICATIONS (ORD. 348)
R-A-2 1/2 (CZ 5068)

ZONING DISTRICTS AND ZONING AREAS
LAKE MATHEWS DISTRICT

ZONING OVERLAYS
NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS
NOT IN AN HISTORIC PRESERVATION DISTRICT
ENVIRONMENTAL

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

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

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

WRMSHCP CELL NUMBER
NOT IN A CELL

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

VEGETATION (2005)
DEVELOPED/DISTURBED LAND

FIRE

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

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

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

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

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

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

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

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

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

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION
ROAD BOOK PAGE
34

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
MMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SANTA ANA RIVER

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
LOW
MODERATE

SUBSIDENCE
SUSCEPTIBLE

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

MISCELLANEOUS

SCHOOL DISTRICT
CORONA-NORCO UNIFIED

COMMUNITIES
LAKE MATHEWS

COUNTRY SERVICE AREA
IN OR PARTIALLY WITHIN
LAKE MATHEWS #123 - ROAD MAINTENANCE

LIGHTING (ORD. 555)
ZONE B, 44.31 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
042067

FARMLAND
OTHER LANDS

TAX RATE AREAS

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

4/9/2013
### SPECIAL NOTES
NO SPECIAL NOTES

### CODE COMPLAINTS

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### BUILDING PERMITS

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<td>MOBILEHOME INSTALLATION - FF</td>
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### ENVIRONMENTAL HEALTH PERMITS

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### PLANNING PERMITS

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REPORT PRINTED ON: Tue Apr 09 09:38:45 2013
Version 1300255
APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25343 DATE SUBMITTED: 4/9/13

APPLICATION INFORMATION

Applicant’s Name: JUAN CARLO PUJACO E-Mail: JCPULOCO@ENGINIA.COM
Mailing Address: 106A AVENUE C
REDONDO BEACH CA 90277

Daytime Phone No: (449) 4001706 Fax No: (___)

Engineer/Representative’s Name: FABIAN BUENAVENTURA E-Mail: FABIANSTURCA@ENGINIA.COM
Mailing Address: 106A AVENUE C
REDONDO BEACH CA 90277

Daytime Phone No: (877) 6211213 Fax No: (___)

Property Owner’s Name: Rogelio Zepeda E-Mail: Yopzepede@yahoo.com
Mailing Address: 2401 RODEO ROD.
PERRIS CA 92570

Daytime Phone No: (951) 963-6940 Fax No: (863) 676-1822

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]

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]

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):

Build a new R.V. garage and new recreation space.

Related cases or underlying case:

PROPERTY INFORMATION

Assessor's Parcel Number(s): 286-200010-5
APPLICATION FOR MINOR PLOT PLAN

Section: 21 Township: 15 Range: 5W

Approximate Gross Acreage: 2.13 Acres

General location (nearby or cross streets): North of ORCHID Dr., South of REGAL VISTA Ct., East of MAGNA VISTA Dr., West of LAKE WENTWORTH.

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

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

COMMERCIAL/INDUSTRIAL
1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 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 Gilford
Director, Administrative Services Department
Ron Goldman
Director, Planning Department
Juan C. Perez
Director, Transportation Department
Mike Lara
Director, Building & Safety Department
John Boyd
Director, Code Enforcement Department
Carolyn Symts
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 [Signature] hereafter "Applicant" and [Signer] "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
D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.

F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:
   Assessor's Parcel Number(s): 286200010-5
   Property Location or Address: 21010 RIDGEWOOD RD RIVERSIDE CA 92570

2. PROPERTY OWNER INFORMATION:
   Property Owner Name: Rogelio Zepeda
   Firm Name: 
   Phone No.: 951 963-6440
   Email: 
   Address: 21010 RIDGEWOOD RD
             RIVERSIDE CA 92570

3. APPLICANT INFORMATION:
   Applicant Name: Orn C Pulido
   Firm Name: ENGINAIR DESIGN
   Phone No.: 999 400-706
   Email: 999-900@ENGINEER.COM
   Address (if different from property owner)
   LOCAL ACRE C
   RIVERSIDE CA 92501

4. SIGNATURES:
   Signature of Applicant: __________________________  Date: 3-7-13
   Print Name and Title: Orn Carlos Pulido  
   PERMITTED WINDENERGY

   Signature of Property Owner: __________________________  Date: 9-7-13
   Print Name and Title: Rogelio Zepeda  
   Owner

   Signature of the County of Riverside, by __________________________  Date: 
   Print Name and Title: 

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FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit(s): 
Set #: __________________________  Application Date: __________________________
PROPERTY OWNERS CERTIFICATION FORM

I, Vinnie Nguyen, certify that on 5/1/2013.

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

APN (s) or case numbers PP25343 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: 286180002, APN: 286180002
ERNESTINA MARTINEZ
29611 CALLE EDMUNDO
SUN CITY CA 92586

ASMT: 286180003, APN: 286180003
MANUEL MEDINA
PO BOX 2176
SOUTH GATE CA 90280

ASMT: 286180004, APN: 286180004
JANINE SAUNDERS, ETAL
21200 LAKE MATTHEWS DR
PERRIS, CA. 92570

ASMT: 286180005, APN: 286180005
PAMELA FLEES, ETAL
21148 LAKE MATTHEWS DR
PERRIS, CA. 92570

ASMT: 286180006, APN: 286180006
JAMES COUNSELLOR, ETAL
21134 LAKE MATTHEWS DR
PERRIS, CA. 92570

ASMT: 286180011, APN: 286180011
TONI DIDOMINICUS
P O BOX 78916
CORONA CA 92877

ASMT: 286180020, APN: 286180020
SUSAN ROY, ETAL
21185 BENTLEY DR
PERRIS, CA. 92570

ASMT: 286180023, APN: 286180023
TAKAKO KAWAHARA
15200 VIA BARRANCA
PERRIS CA 92570

ASMT: 286180025, APN: 286180025
NEDAL IBRAHIM
3969 RANCHO DEL ORO DR
RIVERSIDE CA 92505

ASMT: 286180028, APN: 286180028
NELLIE TOUMAYAN, ETAL
21225 REGAL VISTA CT
PERRIS CA 92570

ASMT: 286180029, APN: 286180029
LALEH MODREK, ETAL
21215 REGAL VISTA CT
PERRIS, CA. 92570

ASMT: 286180030, APN: 286180030
KRYSTYNA CZAPLINSKI, ETAL
21233 REGAL VISTA CT
PERRIS, CA. 92570

ASMT: 286180031, APN: 286180031
TRACY TAYLOR
21228 REGAL VISTA CT
PERRIS, CA. 92570

ASMT: 286180032, APN: 286180032
RAMONA SANTEE, ETAL
21212 REGAL VISTA CT
PERRIS, CA. 92570
ASMT: 286200001, APN: 286200001
TONI CARTTER, ETAL
21251 LAKE MATHEWS DR
PERRIS, CA. 92570

ASMT: 286200010, APN: 286200010
YOLANDA ZEPEDA, ETAL
21010 RIDGEDALE DR
PERRIS, CA. 92570

ASMT: 286200002, APN: 286200002
KAREN HORAK, ETAL
21145 RIDGEDALE DR
PERRIS, CA. 92570

ASMT: 286200012, APN: 286200012
JARNICE SHELTON
4655 MINNIER ST NO 39B
RIVERSIDE CA 92505

ASMT: 286200003, APN: 286200003
STEPHEN PARILLO
21165 RIDGEDALE DR
PERRIS, CA. 92570

ASMT: 286200013, APN: 286200013
PAUL BLACK
14303 DESCANSO DR
PERRIS, CA. 92570

ASMT: 286200004, APN: 286200004
SANDRA FALLS, ETAL
21175 RIDGEDALE DR
PERRIS, CA. 92570

ASMT: 286200014, APN: 286200014
JUDIE BINGHAM
14302 DESCANSO DR
PERRIS, CA. 92570

ASMT: 286200005, APN: 286200005
JOHN MANJARREZ
21274 RIDGEDALE DR
PERRIS, CA. 92570

ASMT: 286200015, APN: 286200015
EDMUND BRZEZINSKI
875 PULSAR LN
CHINO VALLEY AZ 85323

ASMT: 286200006, APN: 286200006
JANICE LORENZ, ETAL
21200 RIDGEDALE DR
PERRIS, CA. 92570

ASMT: 286200016, APN: 286200016
ANJA WALKER, ETAL
21701 LAKE MATHEWS DR
PERRIS, CA. 92570

ASMT: 286200008, APN: 286200008
JENNIFER FANCHIN, ETAL
21070 RIDGEDALE DR
PERRIS, CA. 92570

ASMT: 286200017, APN: 286200017
ANDREA OWENS, ETAL
21710 LAKE MATHEWS DR
PERRIS, CA. 92570
ASMT: 286200018, APN: 286200018
CATHY WAECHTER, ETAL
21520 LAKE MATHEWS DR
PERRIS, CA. 92570

ASMT: 286200019, APN: 286200019
EUGENIA VALENCIA, ETAL
14485 DESCANSO DR
PERRIS, CA. 92570

ASMT: 286200020, APN: 286200020
JULIET LUGO
5632 CONIFER DR
LA PALMA, CA. 90623

ASMT: 286200023, APN: 286200023
LORY GARCIA
20550 EARL ST NO B
TORRANCE, CA. 90503

ASMT: 286200024, APN: 286200024
COURTNEY RESTIVO DEGANZ
21230 RIDGECVILLE DR
PERRIS, CA. 92570

ASMT: 286200025, APN: 286200025
ALMA WIEST PUGH, ETAL
21260 RIDGECVILLE DR
PERRIS, CA. 92570

ASMT: 286200029, APN: 286200029
KELLY VALENZUELA, ETAL
21235 RIDGECVILLE DR
PERRIS, CA. 92570

ASMT: 286200030, APN: 286200030
SARA LIBERMAN
AMIR GILBOWA 10
TEL AVIV ISRAEL 69671

ASMT: 286200032, APN: 286200032
PATSY ANDERSON
21480 LAKE MATHEWS DR
PERRIS, CA 92570

ASMT: 286220002, APN: 286220002
LINDA POLLARD, ETAL
14020 OAKDALE DR
PERRIS, CA. 92570

ASMT: 286220013, APN: 286220013
MARIA GUTIERREZ, ETAL
14290 DESCANSO DR
PERRIS, CA. 92570

ASMT: 286220022, APN: 286220022
MARIA MARSCHIEIDER, ETAL
14205 OAKDALE DR
PERRIS, CA. 92570

ASMT: 286220023, APN: 286220023
VERONICA VALDEZ FLYNN, ETAL
14295 OAKDALE DR
PERRIS, CA. 92570

ASMT: 286220024, APN: 286220024
ANTOINETTE VALLEJOS
14294 OAKDALE DR
PERRIS, CA 92570
ASMT: 286220025, APN: 286220025
ANGELYN ATCHLEY, ETAL
14230 OAKDALE DR
PERRIS, CA. 92570

ASMT: 286220026, APN: 286220026
LUCIA CERVANTES, ETAL
14150 OAKDALE DR
PERRIS, CA. 92570

ASMT: 286220034, APN: 286220034
JOSEPH WATERMAN
14100 OAKDALE DR
PERRIS, CA. 92570
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:
The Plot Plan is a proposal to construct a 1,160 square foot detached RV garage on .9 acres.

ISSUES OF RELEVANCE:
Project has been reviewed and conditioned by Riverside County Flood Control.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25386, 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. The 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 Community: Medium Density Residential (2-5 DU/Acre) on San Jacinto Valley 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 Light Agricultural (A -1-1) and Controlled Development (W-1) zone.
5. The proposed detached accessory building use is consistent with the development standards set forth in the A-1-1 and W-1 zone.

6. The proposed 1,160 square foot detached accessory RV Garage is considered detached accessory building under Section 18.18 of Ordinance No. 348.

7. The detached accessory 1,160 square foot RV Garage is compatible with the character of the surrounding community.

8. The detached accessory 1,160 square foot detached RV Garage is located more than 15 feet from the main building and compatible with the architecture of the main residence.

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

EVERY DEPARTMENT

10. EVERY. 1  PPA - PROJECT DESCRIPTION

The use hereby permitted is a proposal to construct a 1,150
square foot detached RV garage on .9 acres.

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. EVERY. 3  PPA - DEFINITIONS

The words identified in the following list that appear in
all capitals in the attached conditions of Plot Plan
No. 25386 shall be henceforth defined as follows:
10. GENERAL CONDITIONS

10. EVERY. 3 PPA - DEFINITIONS (cont.)

APPROVED EXHIBIT A = Plot Plan No. 25386, Exhibit A, dated July 2, 2013. (Site Plan)

APPROVED EXHIBIT B/C = Plot Plan No. 25386, Exhibit B/C, Amended #1, dated September 12, 2013. (Floor Plans/Elevations).

BS PLNCK DEPARTMENT

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

The proposed 1,160 proposed private garage shall be classified as a group "U" occupancy per the current adopted California Building Code.

PERMIT ISSUANCE:
Per section 105.1 (2010 California Building Code, CBC):
Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.
The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.
At no time shall the approval of the planning case exhibit allow for the construction or use of any building or structure.

CODE/ORDINANCE REQUIREMENTS:
The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan
10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK (cont.) RECOMMEND

Submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMEND

Plot Plan 25386 is a proposal to construct a 1,160 sq. ft. of carport on 0.9 acres in Hemet area. The site is located south Indian Tree Drive, north of Thornton Avenue, east of San Jacinto Street and west of Sesame Street.

The site is parcel 3 of PM 12110. Three quarter of the site is located within the 100-year Zone "A" floodplain limits as delineated on Map No. 06065C 2105G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). As per the underlying parcel map the flood plain as delineated on ECS must be kept free of all buildings and obstruction. The amended 1 exhibit shows the majority of the proposed carport is within the flood plain. Two sides are kept open and the other two sides are raised 2' to allow flow through area which is acceptable to the District.

This site is located within the bounds of the Salt Creek Channel/South Hemet Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Since the impervious area is negligible no ADP fees is applicable for this proposal at this time.

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. 25386 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
10. GENERAL CONDITIONS

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

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. 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,
10. GENERAL CONDITIONS

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS (cont.) RECOMMEND
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.

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
20. PRIOR TO A CERTAIN DATE

20.PLANING. 1  PPA - EXPIRATION DATE-PP (cont.)  RECOMMEND

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.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANING. 1  PPA - CONFORM TO ELEVATIONS  RECOMMEND

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.PLANING. 2  PPA - CONFORM TO FLOOR PLANS  RECOMMEND

Floor plans shall be in substantial conformance with that
shown on APPROVED EXHIBIT C.
Selected parcel(s):
451-190-007

ZONING

SELECTED PARCEL
PARCELS
R-1, R-1-1

INTERSTATES
W-1

HIGHWAYS
A-1-1, A-1-5
W-2

CITY
A-2-1

*IMPORTANT*
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REPORT PRINTED ON...Thu Sep 19 12:24:18 2013
Version 130826

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

9/19/2013
Selected parcel(s):
451-190-007

LAND USE

- SELECTED PARCEL
- INTERSTATES
- HIGHWAYS
- MDR - MEDIUM DENSITY RESIDENTIAL
- OS-C - CONSERVATION
- VLDR - VERY LOW DENSITY RESIDENTIAL
- CITY
- RM - RURAL MOUNTAINOUS

"IMPORTANT"
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REPORT PRINTED ON...Thu Sep 19 12:23:19 2013
Version 130828

http://www3.tlma.co.riverside.ca.us/cw/rclis/NoSelectionPrint.htm 9/19/2013
HEMET, CA. 92544

MAILING ADDRESS
(SEE OWNER)
(SEE SITUS)

LEGAL DESCRIPTION
RECORDED BOOK/PAGE: PM 80/63
SUBDIVISION NAME: PM 12110
LOT/PARCEL: 3, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE
RECORDED LOT SIZE IS 0.9 ACRES

PROPERTY CHARACTERISTICS
WOOD FRAME, 4070 SQ.FT., 3 BDRM/ 2.75 BATH, 1 STORY, ATTACHED GARAGE (823 SQ. FT.), CONSTD 2007, TILE, ROOF, CENTRAL HEATING,
CENTRAL COOLING, POOL

THOMAS BROS, MAPS PAGE/GRID
PAGE: 841 GRID: C3

CITY BOUNDARY/SHPERE
NOT WITHIN A CITY
CITY SPHERE: HEMET
ANNEXATION DATE: NOT APPLICABLE
LAFCO CASE #: 2006-24-3
PROPOSALS: NOT APPLICABLE

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
TSSR1W SEC 23

ELEVATION RANGE
1628/1628 FEET

PREVIOUS APN
451-190-001

PLANNING

LAND USE DESIGNATIONS
MDR

SANTA ROSA ESCARPMENT BOUNDARY
NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)
SAN JACINTO VALLEY

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
NONE

ZONING CLASSIFICATIONS (ORD. 348)
A-1-1 (CZ 2308)
W-1 (CZ 2308)

ZONING DISTRICTS AND ZONING AREAS
RAMONA DISTRICT

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

6/27/2013
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
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)
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA
NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

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

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

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

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

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

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
SAN JACINTO VALLEY

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.
DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

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

ROAD BOOK PAGE
119A

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
EMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SAN JACINTO VALLEY

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
MODERATE

SUSCEPTIBILITY
SUSCEPTIBLE

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

MISCELLANEOUS

SCHOOL DISTRICT
HEMET UNIFIED

COMMUNITIES
EAST HEMET

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA

LIGHTING (ORD. 555)
ZONE B, 26 02 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
043312

FARMLAND

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

6/27/2013
URBAN-BUILT UP LAND

**TAX RATE AREAS**
071080
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- HEMET UNIFIED SCHOOL
- LAKE HEMET MUNICIPAL WATER
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS
- SAN JACINTO VALLEY CEMETERY
- VALLEY HEALTH SYSTEM HOSP DIST
- VALLEY WIDE REG & PARK

**SPECIAL NOTES**
NO SPECIAL NOTES

**CODE COMPLAINTS**

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REPORT PRINTED ON...Thu Jun 27 16:05:08 2013
Version 130523
SELECTED PARCEL

INTERSTATES

HIGHWAYS

PARCELS

IMPORTANT
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STANDARD REPORT

APNs
451-190-007-1

OWNER NAME / ADDRESS
WILLIAM P MCGLOGHLEN
SUSAN LEE MCGLOGHLEN
40310 THORNTON AVE

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

6/27/2013
APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED


APPLICATION INFORMATION

Applicant's Name: 
E-Mail:

Mailing Address: 1010 N CAMILLA ST 
City: OLP 
State: CA 
ZIP: 92561

Daytime Phone No: (714) 720-7968 Fax No: (714) 633-3697

Engineer/Representative's Name:
E-Mail:

Mailing Address:

Street

City State ZIP

Daytime Phone No: ( ) Fax No: ( )

Property Owner's Name: WILLIAM MCGEE 
E-Mail: BILDMC@PRINetwork.com

Mailing Address: 4930 THORNTON AVE 
Hemet 
CA 
92544 

Daytime Phone No: (714) 875-5010 Fax No: (951) 929-1081

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

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

Section: __________________ township: __________________ range: __________________
Approximate gross acreage: 0.99 AC
General location (nearby or cross streets): North of __________ AVE, South of ________ Tree, East of __________, West of __________.
Thomas Brothers Map, edition year, page no., and coordinates: __________________________

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

COMMERCIAL/INDUSTRIAL
1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 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 William McGloher, hereafter “Applicant” and John Simpson, hereafter “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.

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.

4000 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-6938
P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-6879
D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.

F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

   Assessor's Parcel Number(s): 451-190-007
   Property Location or Address: 40310 Thornton Ave, Hemet CA 92544

2. PROPERTY OWNER INFORMATION:

   Property Owner Name: William McGlohon
   Phone No.: 951-929-7071
   Email: bill.mcg@pvnetwork.com
   Firm Name: 
   Address: 40310 Thornton Ave
             Hemet, CA 92544

3. APPLICANT INFORMATION:

   Applicant Name: Justin Sudron
   Phone No.: 714-710-7168
   Email: jsudron@yahoo.com
   Firm Name: 
   Address (if different from property owner)

4. SIGNATURES:

   Signature of Applicant: [Signature]
   Print Name and Title: Eddie Hard - C.E.O., Electrical Service, Inc.
   Date: 2-5-2013

   Signature of Property Owner: [Signature]
   Print Name and Title: William McGlohon
   Date: 01-28-2013

   Signature of the County of Riverside, by ________________
   Print Name and Title: ____________________
   Date: ____________________

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit(s): ____________________
Set #: ____________________ Application Date: ____________________
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]

PRINTED NAME OF PROPERTY OWNER(s)

[Signature]

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):

[Proposal]

Related cases or underlying case:

PROPERTY INFORMATION

Assessor’s Parcel Number(s): 451 190 007
PROPERTY OWNERS CERTIFICATION FORM

I, ______ Stella Spadafora _______ certify that on ______ September 18, 2013 ______,
The attached property owners list was prepared by ______ Riverside County GIS ______,

For APN (s) or case numbers ______ PP25386 ______

Company or Individual’s Name ______ RCIT - GIS ______

Distance buffered ______ 600 Feet ______

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.

TITLE ______ GIS Analyst ______ Signature: _______________________

ADDRESS: ______ 4080 Lemon Street, 10th Floor ______

__________ Riverside, CA 92502 ______

TELEPHONE NUMBER (8 a.m. – 5 p.m.): ______ (951) 955-3288 ______
Selected Parcels

451-190-007 451-220-035

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ASMT: 451162023, APN: 451162023
LINDA HASKELL
40225 FRANCES LN
HEMET, CA. 92543

ASMT: 451180014, APN: 451180014
BETHIAH JONES, ETAL
40399 STETSON
HEMET, CA. 92544

ASMT: 451162024, APN: 451162024
GABRIEL PEREZ
40235 FRANCES LN
HEMET, CA. 92543

ASMT: 451180015, APN: 451180015
BETHEL ASSN OF 7TH DAY ADVENTISTS
27115 SAN JACINTO ST
HEMET, CA. 92544

ASMT: 451170004, APN: 451170004
MARIA CORDERO, ETAL
1260 S BARTON RD
COLTON CA 92324

ASMT: 451180016, APN: 451180016
ELAINE SKORETZ, ETAL
27042 SAN JACINTO ST
HEMET, CA. 92544

ASMT: 451190007, APN: 451190007
LOAN LE, ETAL
2490 N ROBINHOOD PL
ORANGE CA. 92867

ASMT: 451180005, APN: 451180005
CHERYL HURTADO, ETAL
27042 SAN JACINTO ST
HEMET, CA. 92544

ASMT: 451180019, APN: 451180019
SE CALIF ASSN OF 7TH DAY ADVENTISTS
P O BOX 79990
RIVERSIDE CA. 92513

ASMT: 451180006, APN: 451180006
KLARISSE CHRISTENSEN
27052 SAN JACINTO ST
HEMET, CA. 92543

ASMT: 451180021, APN: 451180021
VANITA FARRELL
27115 SESAME ST
HEMET, CA. 92544

ASMT: 451180007, APN: 451180007
SHYAMALA IMMANENI
40301 STETSON AVE
HEMET, CA. 92544
ASMT: 451190008, APN: 451190008
FRANCES HARVEY, ETAL
140 E STETSON AVE NO 144
HEMET, CA 92543

ASMT: 451190016, APN: 451190016
YING RICHARDSON, ETAL
27191 GIRARD ST
HEMET, CA. 92544

ASMT: 451190009, APN: 451190009
GERHARD BOCKNESS, ETAL
27170 SAN JACINTO ST
HEMET, CA. 92543

ASMT: 451190018, APN: 451190018
SUSAN BOUK, ETAL
27101 GIRARD ST
HEMET, CA. 92544

ASMT: 451190010, APN: 451190010
ROBERTO HEREDIA
40320 INDIAN TREE DR
HEMET, CA. 92544

ASMT: 451190019, APN: 451190019
DEBORA KRAEMER, ETAL
40260 THORNTON AVE
HEMET, CA. 92544

ASMT: 451190011, APN: 451190011
BILLIE MCDOWELL
40330 INDIAN TREE ST
HEMET, CA. 92544

ASMT: 451190020, APN: 451190020
JOAN KIMBALL, ETAL
40280 THORNTON AVE
HEMET, CA. 92544

ASMT: 451190012, APN: 451190012
DENNIS OLSEN
40350 INDIAN TREE DR
HEMET, CA. 92544

ASMT: 451200003, APN: 451200003
MEGAN ROWE, ETAL
P O BOX 507
WINCHESTER CA 92596

ASMT: 451190013, APN: 451190013
EDWARD CASEY
27140 SESAME ST
HEMET, CA. 92544

ASMT: 451220009, APN: 451220009
BETSY TJARKS, ETAL
1125 E MAYBERRY
HEMET CA 92543

ASMT: 451190014, APN: 451190014
WARREN THOMPSON
27186 SESAME ST
HEMET, CA. 92544

ASMT: 451220011, APN: 451220011
PAUL SANTISTEVAN, ETAL
27325 PACHEA TR
HEMET, CA. 92544
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<td>27331 BIG SPRINGS RANCH RD</td>
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<td>EMMA REMMERS</td>
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<td>C/O CHARLES S TELLIS JR</td>
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<td>SUSAN BECKETT, ETAL</td>
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HEMET, CA. 92544

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CHERI RODRIGUEZ, ETAL
27330 STONEHENGE CIR
HEMET, CA. 92544

ASMT: 451220034, APN: 451220034
MONICA SEK, ETAL
27355 STONEHENGE CIR
HEMET, CA. 92544

ASMT: 451220035, APN: 451220035
ZIAD JAOUHARI
27335 STONEHENGE CIR
HEMET, CA. 92544

ASMT: 451220036, APN: 451220036
WALID YAHIA
27305 STONEHENGE CIR
HEMET, CA. 92544

ASMT: 451220037, APN: 451220037
KELLIE HOLT, ETAL
27275 STONEHENGE CIR
HEMET, CA. 92544

ASMT: 451220038, APN: 451220038
MARY COSSEY, ETAL
40255 THORNTON AVE
HEMET, CA. 92544
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:
The Plot Plan is a proposal to permit a Class I Kennel (5-10 Dogs) on 2.36 Acres.

ISSUES OF RELEVANCE:
The proposal has been reviewed and cleared by Department of Animal Services.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25408, 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 18.45 of Ordinance No. 348, and with all other applicable provisions of Ordinance Nos. 348 and 630.

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.

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 Class I Kennel is proposed.

2. The project site is designated Rural Community: Estate Density Residential (2 Acre Minimum) on The REMAP Area Plan.

3. The proposed Class I Kennel is a permitted use in the general plan designation.

4. The proposed Class I Kennel is a permitted use, subject to approval of a plot plan in the Rural Residential (R-R 2½) zone.

5. The proposed Class I Kennel is consistent with the development standards set forth in the R-R-2½ zone.
6. The proposed Class I Kennel shall obtain and continuously maintain all necessary licenses from the Riverside County Health Department and Department of Animal Services.

7. All kennels are subject to the provisions of County Ordinance No. 630.

8. The minimum lot size for a kennel in an agricultural, residential, rural or open space zone is one acre (gross). The subject property is 2.36 acres.
10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION

The use hereby permitted is a proposal to permit a Class I Kennel (5-10 Dogs) on 2.36 acres, located at 58875 De Silva Road in Anza.

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. EVERY. 3 PPA - CONFORM TO EXHIBIT

The development of the premises shall conform substantially with that as shown on Plot Plan No. 25408, Exhibit A.
10. GENERAL CONDITIONS

ENVHLTH DEPARTMENT

10.ENVHLTH.999 ENVH-CLASS 1 KENNELS

The applicant shall sign form DEH-PM-019 (Rev 7/04) next to signature of applicant agreement to pick up animal wastes as required and dispose of properly as instructed on the DEH form.

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - COMPLY WITH ORD./CODES

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes. The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 2 PPA - COMPLY BUILDING & SAFETY

Compliance with Department of Building and Safety directives and all required permits shall be obtained prior to establishment or continuation of the use.

10.PLANNING. 3 PPA - EXERCISE SPACE/SHELTER

Sufficient exercise space and adequate shelter from the elements shall be provided for all animals maintained.

10.PLANNING. 4 PPA - FOOD/WATER

Water for drinking shall be available at all times and a suitable and sufficient supply of appropriate food shall be maintained on hand and provided at appropriate intervals.

10.PLANNING. 5 PPA - FOOD STORAGE/SANITATION

Animal food shall be stored under sanitary conditions and food and water receptacles shall be of a material which can be easily cleaned and disinfected. Each kennel shall contain a water basin for cleaning of food and water receptacles.
10. GENERAL CONDITIONS

10.PLANNING. 6  PPA - ANIMAL CONFINEMENT

All dogs shall be maintained and confined in a house-type enclosure between the hours of 10:00 p.m. and 6:00 a.m., except that up to four dogs may be unconfined on the kennel premises during such hours.

10.PLANNING. 7  PPA - CARETAKER

A caretaker is required to be on the kennel premises on a daily basis.

10.PLANNING. 8  PPA - KENNEL

Dogs shall be not housed or maintained in any area which is less than twenty feet from any property line and no closer than five feet from any structure located on the kennel premises which is used for human habitation, except that where a dwelling house is located on the kennel premises any number of dogs may be taken in to said house for temporary periods. The term dwelling house shall also include a barn, garage, or similar appurtenant structure or outbuilding.

10.PLANNING. 9  USE - BUSINESS LICENSING

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

10.PLANNING. 10  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.
20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20. PLANNING. 1 USE - 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 of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the 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.
This Kennel is for raising dogs for ourselves to show at AKC shows. Raising about one litter a year. My wife Gayle and I are both AKC license judges and by AKC rules are not allowed to board, groom, show, or breed other peoples dogs. We have been doing this 44 years. We have judged over the US, Canada and Japan. The quality of our Shetland Sheepdogs are known throughout the US.

Thank You

Brandon Eades
AL KRANZ

49100 OLD STAGE RD., AGUANGA, CA 92536

PHONE 951 763-5040

August 24, 2013

RIVERSIDE COUNTY PLANNING DEPT.
P.O. BOX 1409
RIVERSIDE, CA 92502-1409

DEAR SIR:

REF.: PLOT PLAN 25408

I OWN APN 579-350-021

I HAVE NOTHING AGAINST DOGS, BUT I DON'T WANT THAT MANY BARKING DOGS NEAR MY PROPERTY.

PLEASE GIVE THIS YOUR CONSIDERATION.

SINCERELY,

[Signature]

ALKRANZ, RCE 19937
AJK/vn

EMAIL
ALJKRANZ@YAHOO.COM

RECEIVED
AUG 27 2013
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT
I do not wish a public hearing to be held on this case, but I would like to submit comments in regards to this project. (Please attach comments on separate sheet).

I am requesting that a public hearing be held on this case for the following reasons (Comments may be on separate sheet):

They have all off there dog runs and kennel's 20' from my property line and have more than 10 dogs stand that I will be notified of the time and date if public hearing is requested.

[Signature]

R. [Printed Name]

[Printed Street Address] 92539 [Printed City/State/Zip]

[Home Phone] (951) 263-0617 [Cell] (951) 255-1379
Selected parcel(s):
579-360-012

LAND USE

SELECTED PARCEL

EDR-RC - RURAL COMMUNITY
- ESTATE DENSITY
RESIDENTIAL

INTERSTATES

HIGHWAYS

RR - RURAL 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 Sep 25 11:26:30 2013
Version 130026
Wendell Bugtai, Urban Regional Planner III  
Riverside County, Planning Department  
P.O. Box 1409  
Riverside, CA, 92502

RE: Gayle Eads  
58875 De Silva Rd.  
Anza, CA 92539  
Class I Kennel, PP 25408

Mr. Bugtai,

The Department of Animal Service (DAS) records show one complaint filed against this property. According to our records, we recently found 17 adult dogs on the property. Staff notes state there is a neighbor dispute ongoing.

All dogs appeared to be healthy and the property clean.

DAS can show no good cause in not recommending approval for a Class I Kennel at the listed property as long as the applicant is fully aware that only 10 adult dogs will be allowed at ANY time.

Respectfully,

Rita Gutiérrez  
Field Services Commander  
Riverside County  
Department of Animal Services  
951-358-7365
RIVERSIDE COUNTY GIS

Selected parcel(s):
579-360-012

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

APNs
579-360-012-3

OWNER NAME / ADDRESS
ARTHUR EADS
GAYLE C EADS
58370 DE SILVA RD
ANZA, CA. 92535

MAILING ADDRESS
(SEE OWNER)
P O BOX 390957
ANZA CA. 92539

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

8/5/2013
LEGAL DESCRIPTION
LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE
RECORDED LOT SIZE IS 2.36 ACRES

PROPERTY CHARACTERISTICS
WOOD FRAME, 3040 SQFT., 4 BDRM/ 3 BATH, 1 STORY. CONSTD 2006 COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID
PAGE: 565 GRID: E7

CITY BOUNDARY/SHPHERE
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
T8S R3E SEC 14

ELEVATION RANGE
3946/3948 FEET

PREVIOUS APN
579-190-077

PLANNING

LAND USE DESIGNATIONS
RC-EDR

 SANTA ROSA ESCARPMENT BOUNDARY
NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)
REMAP

COMMUNITY ADVISORY COUNCILS
ANZA VALLEY (MAC)

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

GENERAL PLAN POLICY AREAS
NONE

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

ZONING DISTRICTS AND ZONING AREAS
TULE PEAK AREA

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
8/5/2013
ENVIRONMENTAL

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

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

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

WRMSHCP CELL NUMBER
NOT IN A CELL

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

VEGETATION (2005)
AGRICULTURAL LAND
DEVELOPED/DISTURBED LAND

FIRE

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

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

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

WRMSHCP FEE AREA (ORD. 919)
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
HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED

WATER DISTRICT
DATA NOT AVAILABLE

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
ANZA BORREGO

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
MODERATE

SUBSIDENCE
SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY
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
HEMET UNIFIED

COMMUNITIES
ANZA

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
ZONE B, 15.73 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
044403

FARMLAND
OTHER LANDS

TAX RATE AREAS
071064
•COUNTY FREE LIBRARY
•COUNTY STRUCTURE FIRE PROTECTION
•COUNTY WASTE RESOURCE MGMT DIST
•CSA 152
•CSA 153
**SPECIAL NOTES**

NO SPECIAL NOTES

### CODE COMPLAINTS

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### ENVIRONMENTAL HEALTH PERMITS

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### PLANNING PERMITS

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REPORT PRINTED ON...Mon Aug 05 11:18:04 2013
Version 130924

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

8/5/2013
APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25408

DATE SUBMITTED: 3/5/13

APPLICATION INFORMATION

Applicant’s Name: Gayle Eads

E-Mail: brancaleyshetland@att.net

Mailing Address: POB 390957

Anza, California 92539

City State ZIP

Daytime Phone No: (951) 763-4762

Fax No: (____) _______________________

Engineer/Representative’s Name: ________________________

E-Mail: ________________________

Mailing Address: ________________________

Street

City State ZIP

Daytime Phone No: (____) ________________________

Fax No: (____) ________________________

Property Owner’s Name: Brando Eads

E-Mail: brancaleyshetland@att.net

Mailing Address: POB 390957

Anza, California 92539

City State ZIP

Daytime Phone No: (951) 763-4762

Fax No: (____) ________________________

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

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

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring money 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.

_Gayle Eads_  
PRINTED NAME OF APPLICANT  

_\[signature\]_  
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

SIGNATURE OF PROPERTY OWNER(s):

_Gayle Eads_  
PRINTED NAME OF PROPERTY OWNER(s)  

_\[signature\]_  
SIGNATURE OF PROPERTY OWNER(s)

_ARThUR RAnDoL EADS_  
PRINTED NAME OF PROPERTY OWNER(s)  

_\[signature\]_  
SIGNATURE OF PROPERTY OWNER(s)

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

PROJECT INFORMATION

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

_Class I Kennel_

__________________________

__________________________

Related cases or underlying case:

PROPERTY INFORMATION

Assessor's Parcel Number(s): _\[5793106012\]_
APPLICATION FOR MINOR PLOT PLAN

Section: 14 Township: Range: 3 E

Approximate Gross Acreage: 2.37 acres

General location (nearby or cross streets): North of Kessen Lane, South of Ramsey Rd. East of Charlie Ann, West of Terwilliger.

Thomas Brothers Map, edition year, page no., and coordinates: 2005 965 E7

MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:

(Note: All exhibits shall be folded to a maximum 8½” x 14” size, and digital images of all exhibits (site plan, building elevations, floor plans, & any other graphics in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF) shall be included with the application package)

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.

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.
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 Gayle Eads hereafter “Applicant” and SAMIE “Property Owner”.

Description of application/permit use:

Class 1 dog kennel

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

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 579-360-012

Property Location or Address:
58875 De Silva Rd, Anza, CA 92539

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Gayle Eads
Firm Name: 
Address: 58825 De Silva Rd
Anza, Calif. 92539

3. APPLICANT INFORMATION:

Applicant Name: Same
Firm Name: 
Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: Gayle Eads Date: Aug. 5, 2013
Print Name and Title: Gayle Eads owner

Signature of Property Owner: Gayle Eads Date: Aug. 5, 2013
Print Name and Title: Gayle Eads owner

Signature of the County of Riverside, by: 
Print Name and Title: Franklin Street, Land Use Technician II

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#: 1225408

Set #: Application Date: 8/13
ASMT: 579350011, APN: 579350011  
LINDA DIMURO  
58845 RAMSEY RD  
ANZA, CA. 92539

ASMT: 579350012, APN: 579350012  
ROBERT BARNARD  
22742 QUEENSBURY CT  
WILDOMAR, CA. 92595

ASMT: 579350013, APN: 579350013  
DANIEL JI  
44125 TERRILLIGER RD  
ANZA, CA. 92539

ASMT: 579350014, APN: 579350014  
ADDISON TETERS  
C/O TETERS FAMILY TRUST  
44031 TERRILLIGER RD  
ANZA, CA. 92539

ASMT: 579350016, APN: 579350016  
NEOLA ELLIOTT, ETAL  
44180 GRAPP LN  
ANZA, CA. 92539

ASMT: 579350017, APN: 579350017  
DONNA ABBOTT, ETAL  
9064 E BROADWAY  
TEMPLE CITY, CA. 91780

ASMT: 579350018, APN: 579350018  
GRACE JONES, ETAL  
1276 WOODVIEW DR  
OCEANSIDE, CA. 92056

ASMT: 579350019, APN: 579350019  
JENNIFER FEDDEMA, ETAL  
58804 RAMSEY RD  
ANZA, CA. 92539

ASMT: 579350020, APN: 579350020  
KUHLMANN FAMILY TRUST  
C/O HARRY S HENDERSON  
44110 CHARLIE ANN LN  
ANZA, CA. 92539

ASMT: 579350021, APN: 579350021  
ALVIN KRANZ  
49100 OLD STAGE RD  
AGUANGA, CA. 92536

ASMT: 579350022, APN: 579350022  
ANNE FIRESTONE, ETAL  
346 RIVIERA CIR  
LARKSPUR, CA. 94939

ASMT: 579360005, APN: 579360005  
CLAUDIA HAECKEL, ETAL  
P.O. BOX 390688  
ANZA, CA. 92539

ASMT: 579360006, APN: 579360006  
FEDERAL NATL MORTGAGE ASSN  
C/O INTERNATL PLZ II  
14221 DALLAS PKY NO 1000  
DALALOSS, TX 75254

ASMT: 579360007, APN: 579360007  
LOUISE PEARCE, ETAL  
867 GLENWOOD DR  
OCEANSIDE, CA. 92057
ASMT: 579360008, APN: 579360008
CONSTANCE CHANDLER
9741 ORANGEWOOD AVE
GARDEN GROVE CA 92641

ASMT: 579360009, APN: 579360009
DALE HOFFNER
44450 TULE FIRE RD
ANZA, CA, 92539

ASMT: 579360010, APN: 579360010
KAREN DESSAULES
P O BOX 391523
ANZA CA 92539

ASMT: 579360011, APN: 579360011
RANI DENHOLM, ETAL
P O BOX 391206
ANZA CA 92539

ASMT: 579360012, APN: 579360012
GAYLE EADS, ETAL
P O BOX 390957
ANZA CA 92539

ASMT: 579360013, APN: 579360013
MARY UECKER, ETAL
44281 TERWILLIGER RD
ANZA, CA, 92539

ASMT: 579360014, APN: 579360014
DANNY TINGLE
8715 NELSON WAY
ESCONDIDO CA 92026

ASMT: 579360015, APN: 579360015
DANIEL NAUMANN
P O BOX 390940
ANZA CA 92539

ASMT: 579360016, APN: 579360016
NEVILLE RICHARD EMMETT ESTATE OF
C/O SALLY MARKEY
37 OVERLOOK DR
SPRINGFIELD MA 1118

ASMT: 579360017, APN: 579360017
MABEL STANLEY, ETAL
P O BOX 390279
ANZA CA 92539

ASMT: 579360018, APN: 579360018
AMELIA ORTIZ, ETAL
47160 ELIZABETH DR
INDIO CA 92201

ASMT: 579360022, APN: 579360022
CATHERINE BATTLES
731 NANCY ST
ESCONDIDO CA 92027

ASMT: 579360023, APN: 579360023
RICHARD HALL
P O BOX 390128
ANZA CA 92539

ASMT: 579360024, APN: 579360024
RICHARD HALL
PMB 726
31805 TEMECULA PKWY
TEMECULA CA 92592
ASMT: 579380025, APN: 579380025
RICHARD HALL
PMB 726
31805 TEMECULA PKY
TEMECULA CA 92592

ASMT: 579480006, APN: 579480006
SUE MARTIN, ETAL
2 EMPTY SADDLE RD
ROLLING HILLS EST CA 90274
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 1,500 square foot detached metal canopy on .99 acres.

ISSUES OF RELEVANCE:

If applicant proposed to place solar panels on top of the 1,500 square foot detached metal canopy, they shall obtain a building permit from Building and Safety. This plot plan review shall be for the 1,500 square foot detached metal canopy only. Project was reviewed and cleared by Riverside County Fire Department.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25427, 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. The 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 Community: Very Low Density Residential (1 Acre Minimum) on The Lake Mathews/Woodcrest 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 Light Residential (A-1-1) zone.

5. The proposed detached accessory building use is consistent with the development standards set forth in the A-1-1 zone.

6. The proposed 1,500 square foot detached metal canopy is considered detached accessory building under Section 18.18 of Ordinance No. 348.

7. The detached accessory 1,500 square foot detached metal canopy is compatible with the character of the surrounding community.

8. The detached accessory 1,500 square foot detached metal canopy is located 100 feet from the main building and is compatible with the character of 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

EVERY DEPARTMENT

10. EVERY. 1  PPA - PROJECT DESCRIPTION  RECOMMND

The use hereby permitted is proposal to construct a 1,500 square foot detached metal canopy on .99 acres.

10. EVERY. 2  PPA - HOLD HARMLESS  RECOMMND

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. EVERY. 3  PPA - DEFINITIONS  RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25427 shall be henceforth defined as follows:
10. GENERAL CONDITIONS

10. EVERY. 3 PPA - DEFINITIONS (cont.)

APPROVED EXHIBIT A = Plot Plan No. 25427, Exhibit A, dated September 11, 2013. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25427, Exhibit B, dated September 11, 2013. (Elevation)

APPROVED EXHIBIT C = Plot Plan No. 25427, Exhibit C, dated September 11, 2013. (Floor Plan)

BS PLNCK DEPARTMENT

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

Approval is for proposed 1500 sq ft detached metal canopy. This structure will be classified as group U occupancy.

PERMIT ISSUANCE:
Per section 105.1 (2010 California Building Code, CBC):
Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.
The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.
At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

CODE/ORDINANCE REQUIREMENTS:
The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan
10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK (cont.)

submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2013 California Building Codes will be in effect as of January 1st 2014, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2014 will be subject to the new updated California Building Code(s).

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. 25427 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. 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:
10. GENERAL CONDITIONS

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS (cont.)

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.

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
10. GENERAL CONDITIONS

10.PLANNING. 4 USE - CAUSES FOR REVOCATION (cont.)

Recommnd

...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

Recommnd

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

Recommnd

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

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS

Recommnd

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.
80. PRIOR TO BLDG PRMT ISSUANCE

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

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.
Selected parcel(s):
273-172-025

ZONING

SELECTED PARCEL
ZONING BOUNDARY
INTERSTATES
HIGHWAYS
PARCELS

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

REPORT PRINTED ON... Thu Sep 26 14:00:14 2013
Version 130826

http://www3.tlma.co.riverside.ca.us/cw/rclis/NoSelectionPrint.htm 9/26/2013
Selected parcel(s):
273-172-025

LAND USE

SELECTED PARCEL

RC-VLDR - RURAL COMMUNITY - VERY LOW DENSITY RESIDENTIAL

INTERSTATES

HIGHWAYS

PARCELS

*IMPORTANT*
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REPORT PRINTED ON...Thu Sep 26 14:01:35 2013
Version 130826

http://www3.tlma.co.riverside.ca.us/cw/rclis/NoSelectionPrint.htm
APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: 9825427 DATE SUBMITTED: 08/28/2013

APPLICATION INFORMATION

Applicant’s Name: Champion Electric Inc. E-Mail: phoward@championelec.com
Mailing Address: 3950 Garner Road
Riverside Street CA 92501
City State ZIP
Daytime Phone No: (909) 208-3073 Fax No: (951) 276-1460

Engineer/Representative’s Name: E-Mail:
Mailing Address: Street
City State ZIP
Daytime Phone No: Fax No: (

Property Owner’s Name: Robert J & Lisa K Mohn E-Mail: robmohn@pacbell.net
Mailing Address: 16317 Jacobs Cir
Riverside Street CA 92504
City State ZIP
Daytime Phone No: (951) 789-0476 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 • 38686 El Cerrito Road Palm Desert, California 92211 (760) 863-8277 • Fax (760) 863-7555

“Planning Our Future... Preserving Our Past”
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.

Thomas G. Rowden

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):

Robert J Mohn

Lisa K Mohn

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): ______________

Ord. 348 Section 18.18 Detached Accessory Buildings

Applicant proposes to construct a 30'W x 50'L x 18'H steel canopy with metal deck roof. Solar panels will be attached to the top of the structure.

Related cases or underlying case: ____________________________

PROPERTY INFORMATION

Assessor's Parcel Number(s): 273-172-025-9

Form 295-1022 (12/12/12)
APPLICATION FOR MINOR PLOT PLAN

Section: SEC 26
Township: T3S
Range: R5W

Approximate Gross Acreage: 1.09

General location (nearby or cross streets): North of Mariposa Ave, South of Jacobs Cir, East of Katie Dr, West of Alta Dr


MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:
(Note: All exhibits shall be folded to a maximum 8½” x 14” size, and digital images of all exhibits (site plan, building elevations, floor plans, & any other graphics in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF) shall be included with the application package)

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

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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.
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GUEST HOUSE

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LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

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

and Champion Electric Inc. hereafter "Applicant" and Robert J Mohn "Property Owner".

Description of application/permit use:

Minor Plot Plan for accessory structure. Applicant proposes to construct a 30'W x 50'L x 18'H
steel canopy with metal deck roof. Solar panels will be attached to the top of the structure.

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

Section 1. Deposit-based Fees

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

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

A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside.

Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.

B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.

C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property owner by the County.

D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.

F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 273-172-025-9

Property Location or Address:

16317 Jacobs Cir, Riverside, CA 92504

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Robert J & Lisa K Mohn

Firm Name: 

Address: 16317 Jacobs Cir

Riverside, CA 92504

Phone No.: 951-789-0476

Email: robmohn@pacbell.net

3. APPLICANT INFORMATION:

Applicant Name: Patrick Howard

Firm Name: Champion Electric Inc.

Address (if different from property owner)

3950 Garner Rd

Riverside, CA 92501

Phone No.: 951-276-9619

Email: phoward@championelec.com

4. SIGNATURES:

Signature of Applicant: ___________________________ Date: 08/30/2013
Print Name and Title: Patrick Howard, Project Manager

Signature of Property Owner: ___________________________ Date: 08/30/2013
Print Name and Title: Robert J Mohn, Homeowner

Signature of the County of Riverside, by ___________________________ Date: ________________
Print Name and Title: ___________________________

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s): PP25427

Set #: ___________________________ Application Date: ________________

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

Selected parcel(s):
273-172-025

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

STANDARD WITH PERMITS REPORT

APNs
273-172-025-9

OWNER NAME / ADDRESS
ROBERT J MOHN
LISA K MOHN
18317 JACOBS CIR
RIVERSIDE, CA. 92504

MAILING ADDRESS
(SEE OWNER)
(SEE SITUS)

http://www3.tlma.co.riverside.ca.us/cw/rclis/print.htm
8/28/2013
LEGAL DESCRIPTION
RECORDED BOOK/PAGE: MB 189/1
SUBDIVISION NAME: TR 20929
LOT/PARCEL: 25, BLOCK: NOT AVAILABLE
TRACT NUMBER: 20929

LOT SIZE
RECORDED LOT SIZE IS 0.99 ACRES

PROPERTY CHARACTERISTICS
WOOD FRAME, 4546 SQFT., 5 BDRM/ 4 BATH, 2 STORY, ATTACHED GARAGE(902 SQ. FT), CONSTD 1991 TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING, POOL

THOMAS BROS. MAPS PAGE/GGRID
PAGE: 745 GRID: H5

CITY BOUNDARY/SHERE
NOT WITHIN A CITY
CITY SHEERE: RIVERSIDE
ANNEXATION DATE: OCT. 26, 2006
LAFCO CASE #: 2005-17-1,2&5
PROPOSALS: NOT APPLICABLE

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)
KEVIN JEFFRIES, DISTRICT 1

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)
BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE
T3S R5W SEC 26

ELEVATION RANGE
1412/1428 FEET

PREVIOUS APN
NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS
RC-VLDR

SANTA ROSA ESCARPMENT BOUNDARY
NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)
LAKE MATHEWS / WOODCREST

COMMUNITY ADVISORY COUNCILS
WOODCREST (MAC)

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

GENERAL PLAN POLICY AREAS
NONE

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

ZONING DISTRICTS AND ZONING AREAS
WOODCREST DISTRICT

ZONING OVERLAYS
NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS
NOT IN AN HISTORIC PRESERVATION DISTRICT
AGRICULTURAL PRESERVE
NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS
NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS
NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

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

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

WRMSHCP CELL NUMBER
NOT IN A CELL

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

VEGETATION (2006)
DEVELOPED/DISTURBED LAND
GRASSLAND

FIRE

HIGH FIRE AREA (ORD. 787)
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

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

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

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

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

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

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

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

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA
TRANSPORTATION

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

ROAD BOOK PAGE
28

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED

WATER DISTRICT
WMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SANTA ANA RIVER

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE
NOT IN A SUBSIDENCE AREA

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

MISCELLANEOUS

SCHOOL DISTRICT
RIVERSIDE UNIFIED

COMMUNITIES
WOODCREST

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA

LIGHTING (ORD. 655)
NOT APPLICABLE. 48.27 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
042003

FARMLAND
URBAN-BUILT UP LAND

TAX RATE AREAS

http://www3.tlma.co.riverside.ca.us/cw/rclis/print.htm  8/28/2013
088007
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST
- N.W. MOSQUITO & VELOCIR CO CONT DIST
- RIV CO REG PARK & OPEN SPACE
- RIV. CC. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- RIVERSIDE UNIFIED SCHOOL
- WESTERN MUN WATER IMP. DIST 1
- WESTERN MUNICIPAL WATER

SPECIAL NOTES
NO SPECIAL NOTES

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<td>GUNITE POOL &amp; SPV GAS LINE TO FIRE PIT</td>
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<td>SEL 131356</td>
<td>GROUND MOUNT PV SOLAR FOR SFR</td>
<td>PLANCK</td>
<td></td>
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<tr>
<td>SHR 080010</td>
<td>ON SITE GRADING STATUS INSPECTION</td>
<td>FINAL</td>
<td></td>
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<tr>
<td>86970264</td>
<td>LATTICE PATIO</td>
<td>FINAL</td>
<td></td>
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<tr>
<td>BR 0711190</td>
<td>930 SQ FT GUEST HOUSE</td>
<td>VOID</td>
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<tr>
<td>BR 0722226</td>
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Version 130624

http://www3_rlma_co_riverside_ca_us_cw_rclis_print.htm

8/28/2013
PROPERTY OWNERS CERTIFICATION FORM

I, ____VINNIE NGUYEN______, certify that on ____9/26/2013____.

The attached property owners list was prepared by ____Riverside County GIS____.

APN (s) or case numbers ____PP 254 27____. 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: 273172026, APN: 273172026
TARA TEIGEN WALLNER, ETAL
16349 JACOBS CIR
RIVERSIDE, CA. 92504

ASMT: 273173003, APN: 273173003
MARY BAGLEY, ETAL
16818 KATIE DR
RIVERSIDE, CA. 92504

ASMT: 273173005, APN: 273173005
OLGA GABALDON, ETAL
16302 JACOBS CIR
RIVERSIDE, CA. 92504

ASMT: 273173007, APN: 273173007
ELIZABETH WINDOM, ETAL
16853 ALITA DR
RIVERSIDE, CA. 92504

ASMT: 273173008, APN: 273173008
CONSUELO CARRANZA, ETAL
16815 ALITA DR
RIVERSIDE, CA. 92504

ASMT: 273174002, APN: 273174002
LISA MOY, ETAL
16948 ALITA DR
RIVERSIDE, CA. 92504

ASMT: 273174003, APN: 273174003
MARIA MENENDEZ, ETAL
16906 ALITA DR
RIVERSIDE, CA. 92504

ASMT: 273174004, APN: 273174004
EDWARD SMITH
16874 ALITA DR
RIVERSIDE, CA. 92504

ASMT: 273174008, APN: 273174008
PAUL HARRIS FAMILY LTD PARTNERSHIP
16990 ALITA DR
RIVERSIDE, CA. 92504

ASMT: 273174011, APN: 273174011
LAURA MADDOCK, ETAL
45630 RAINBOW CANYON RD
TEMECULA, CA 92592

ASMT: 273580050, APN: 273580050
SCOTT LISSOY
C/O FAR WEST INDUSTRIES
2922 DAIMLER ST
SANTA ANA, CA 92705
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 1,200 square foot detached metal garage on .51 Acres.

ISSUES OF RELEVANCE:

The proposed 1,200 square foot detached metal garage shall be painted to blend with surrounding community as shown on Exhibit M, dated August 30, 2013.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25429, 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. The 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 Community Development: Low Density Residential (1/2 Acre Minimum) on The Highgrove 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 Single Family Residential (R-1-20,000) zone.
5. The proposed detached accessory building use is consistent with the development standards set forth in the R-1-20,000 zone.

6. The proposed 1,200 square foot detached metal garage is considered detached accessory building under Section 18.18 of Ordinance No. 348.

7. The detached accessory 1,200 square foot detached metal garage is compatible with the character of the surrounding community.

8. The detached accessory 1,200 square foot detached metal garage is located 36 feet from the main building and is compatible with the character of 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

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION

The use hereby permitted is a proposal to construct a 1,200 square foot detached metal garage on .51 acres.

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. EVERY. 3 PPA - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25429 shall be henceforth defined as follows:
10. GENERAL CONDITIONS

10. EVERY. 3  PPA - DEFINITIONS (cont.)

APPROVED EXHIBIT A = Plot Plan No. 25429, Exhibit A, dated September 10, 2013. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25429, Exhibit B, dated September 10, 2013. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25429, Exhibit C, dated September 10, 2013. (Floor Plan)

APPROVED EXHIBIT M = Plot Plan No. 25429, Exhibit M, dated August 30, 2013. (Color)

BS PLNCK DEPARTMENT

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

The conditional approval is for a proposed detached 1,200 sq.ft private garagage with electric, no other utilities proposed at this time.

PERMIT ISSUANCE:
Per section 105.1 (2010 California Building Code, CBC):
Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property. The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure. At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

CODE/ORDINANCE REQUIREMENTS:
10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK (cont.)

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2013 California Building Codes will be in effect as of January 1st 2014, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2014 will be subject to the new updated California Building Code(s).

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. 25429 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. 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:
10. GENERAL CONDITIONS

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS (cont.)

Home occupations mean 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.

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

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.

80. PRIOR TO BLDG PRMT ISSUANCE
80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMEND

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 RECOMMEND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.
The site is located in the County’s low liquefaction hazard potential and subsidence potential zones. The site is located in an area of high potential for paleo resources at the ground surface.

The owner/developer should be aware of these issues and design/construct accordingly.

David L. Jones
Chief Engineering Geologist
TLMA- Planning
RIVERSIDE COUNTY GIS

Selected parcel(s):
255-352-018

*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.

APNs
255-352-018-7

OWNER NAME / ADDRESS
DAVID RUBIO
KIMBERLEE RUBIO
221 MANDARIN WAY
RIVERSIDE, CA. 92507

MAILING ADDRESS
(SEE OWNER)
(SEE SITUS)

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

8/30/2013
LEGAL DESCRIPTION
RECORDED BOOK/PAGE: MB 123/31
SUBDIVISION NAME: TR 10561
LOT/PARCEL: 27, BLOCK: NOT AVAILABLE
TRACT NUMBER: 10561

LOT SIZE
RECORDED LOT SIZE IS 0.51 ACRES

PROPERTY CHARACTERISTICS
WOOD FRAME, 1176 SQFT., 3 EDRM/ 2 BATH, 1 STORY, ATTACHED GARAGE(735 SQ. FT), CONSTR'98 BILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID
PAGE: 646 GRID: E5

CITY BOUNDARY/SPHERE
NOT WITHIN A CITY
CITY SPHERE: RIVERSIDE
ANNEXATION DATE: NOT APPLICABLE
LAFCO CASE #: NOT APPLICABLE
PROPOSALS: NOT APPLICABLE

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)
JOHN TAVAGLONE, DISTRICT 2

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)
MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE
T2Sr4W SEC 8

ELEVATION RANGE
1060/1060 FEET

PREVIOUS APN
255-090-011

PLANNING

LAND USE DESIGNATIONS
LDR

SANTA ROSA ESCARPMENT BOUNDARY
NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)
HIGHGROVE

COMMUNITY ADVISORY COUNCILS
HIGHGROVE (MAC)

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

GENERAL PLAN POLICY AREAS
HIGHGROVE COMMUNITY POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)
R-1-20000 (CZ 6350)

ZONING DISTRICTS AND ZONING AREAS
UNIVERSITY DISTRICT

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
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

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

VEGETATION (2005)
DEVELOPED/DISTURBED LAND

FIRE

HIGH FIRE AREA (ORD. 787)
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA
NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

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

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

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

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

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

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
HIGHGROVE/NORTHSIDE

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

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

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

ROAD BOOK PAGE
44B

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED

WATER DISTRICT
WMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SANTA ANA RIVER

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

liquefaction potential
LOW

Subsidence
SUSCEPTIBLE

Paleontological Sensitivity
High Sensitivity [HIGH A]
Based on geologic formations or mappable rock units that are rocks that contain fossilized body elements, and trace fossils such as tracks, nests and eggs. These fossils occur on or below the surface.

MISCELLANEOUS

SCHOOL DISTRICT
RIVERSIDE UNIFIED

COMMUNITIES
HIGH GROVE

COUNTY SERVICE AREA
IN OR PARTIALLY WITHIN HIGH GROVE #126 - POLICE, LANDSCAPING

LIGHTING (ORD. 655)
NOT APPLICABLE, 5.245 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
042300

FARMLAND
URBAN-BUILT UP LAND

TAX RATE AREAS
080201 - COUNTY FREE LIBRARY

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

8/30/2013
## Code Complaints

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<th>Description</th>
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## Building Permits

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<td>SOLID PAT.COV.260SF/LATT.PAT.120SF</td>
<td>CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2917</td>
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<tr>
<td>BFE000009</td>
<td>POLE BARN</td>
<td>PAID</td>
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## Environmental Health Permits

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## Planning Permits

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<tbody>
<tr>
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</table>
APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25429
DATE SUBMITTED: 8-30-13

APPLICATION INFORMATION

Applicant's Name: David Rubio
E-Mail: davesvdub@msn.com
Mailing Address: 251 Mandarin Way
Riverside, CA 92507
City State ZIP
Daytime Phone No: (951) 784-5244
Fax No: (___) ____________

Engineer/Representative's Name: TBA
E-Mail: ________________
Mailing Address: ________________
Street
City State ZIP
Daytime Phone No: (___) ________________
Fax No: (___) ________________

Property Owner’s Name: David Rubio
E-Mail: davesvdub@msn.com
Mailing Address: 251 Mandarin Way
Riverside, CA 92507
City State ZIP
Daytime Phone No: (951) 784-5244
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.
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]

AUTHORIZED NAME OF APPLICANT

[Signatures]

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 Names]

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

PROJECT INFORMATION

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

To construct a steel metal building as a garage on property, 30x40x16

[Proposal Details]

Related cases or underlying case:

PROPERTY INFORMATION

Assessor's Parcel Number(s): 255 352 018
APPLICATION FOR MINOR PLOT PLAN

Section: ___________________________ Township: T2SR4W Range: SEC 8

Approximate Gross Acreage: .51

General location (nearby or cross streets): North of ___________________________, South of ___________________________, East of ___________________________, West of ___________________________.


MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:
(Note: All exhibits shall be folded to a maximum 8½” x 14” size, and digital images of all exhibits (site plan, building elevations, floor plans, & any other graphics in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF) shall be included with the application package)

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.
PROPERTY OWNERS CERTIFICATION FORM

I, Vinnie Nguyen, certify that on 9/26/2013,
The attached property owners list was prepared by Riverside County GIS,
APN (s) or case numbers PP25429 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
Selected Parcels

ASMT: 255080041, APN: 255080041
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 255260002, APN: 255260002
DEBRA CANNAN, ETAL
51 MANDARIN WAY
RIVERSIDE, CA. 92507

ASMT: 255260004, APN: 255260004
LEE PAI, ETAL
135 MANDARIN WAY
RIVERSIDE, CA. 92507

ASMT: 255261008, APN: 255261008
BARBARA BLACK, ETAL
178 RADFORD CT
RIVERSIDE, CA. 92507

ASMT: 255261009, APN: 255261009
DINA RINCON
168 RADFORD CT
RIVERSIDE, CA. 92507

ASMT: 255261010, APN: 255261010
BARRY BRASWELL
158 RADFORD CT
RIVERSIDE, CA. 92507

ASMT: 255261012, APN: 255261012
NENITA BELEN, ETAL
11685 LARGO CT
LOMA LINDA CA 92354

ASMT: 255261013, APN: 255261013
TELICE OSTRINSKI, ETAL
177 RADFORD CT
RIVERSIDE, CA. 92507

ASMT: 255261014, APN: 255261014
MARSHA MAILO, ETAL
176 SEELEY CT
RIVERSIDE, CA. 92507

ASMT: 255311005, APN: 255311005
REBECCA CHAMMAS, ETAL
280 OSBORNE CT
RIVERSIDE, CA. 92507

ASMT: 255311006, APN: 255311006
PRISCILLA VAZQUEZ, ETAL
275 OSBORNE CT
RIVERSIDE, CA. 92507

ASMT: 255311007, APN: 255311007
PETER ACEVEDO
312 MURPHY AVE
RIVERSIDE, CA. 92507

ASMT: 255311008, APN: 255311008
ROBERT BORKOWSKI
253 OSBORNE CT
RIVERSIDE, CA. 92507

ASMT: 255311009, APN: 255311009
SYLVIA ODEBRALSKI, ETAL
235 OSBORNE CT
RIVERSIDE, CA. 92507
ASMT: 255311011, APN: 255311011
REBECCA ROBERTSON, ETAL
262 OSBORNE CT
RIVERSIDE, CA. 92507

ASMT: 255311018, APN: 255311018
POLITA GONZALES
329 PELICAN DR
RIVERSIDE, CA. 92507

ASMT: 255311019, APN: 255311019
SALLY JUAREZ, ETAL
315 PELICAN DR
RIVERSIDE, CA. 92507

ASMT: 255330005, APN: 255330005
MAGGIE PENNINGTON, ETAL
347 MURPHY AVE
RIVERSIDE, CA. 92507

ASMT: 255330006, APN: 255330006
DEBRA WALSH, ETAL
331 MURPHY AVE
RIVERSIDE, CA. 92507

ASMT: 255330007, APN: 255330007
LUIS AHUMADA
P. O BOX 56839
RIVERSIDE CA 92517

ASMT: 255330008, APN: 255330008
ADORACION GUERRERO, ETAL
2821 COUNTRYWOOD LN
WEST COVINA CA 91791

ASMT: 255330009, APN: 255330009
LESLIE ACCUAR, ETAL
330 HERON LN
RIVERSIDE, CA. 92507

ASMT: 255330010, APN: 255330010
BRIAN CHAVEZ
348 HERON LN
RIVERSIDE, CA. 92507

ASMT: 255330016, APN: 255330016
LINDA WILLIAMS, ETAL
341 HERON LN
RIVERSIDE, CA. 92507

ASMT: 255330017, APN: 255330017
TERESA CALVILLO, ETAL
C/O TERESA CALVILLO
6809 INDIANA AVE STE 101
RIVERSIDE CA 92506

ASMT: 255341001, APN: 255341001
KYONG BOSS, ETAL
1622 AZALEA CT
BEAUMONT CA 92223

ASMT: 255341002, APN: 255341002
MARIA EDWARDS, ETAL
171 MANDARIN WAY
RIVERSIDE, CA. 92507

ASMT: 255341003, APN: 255341003
JOHN ROMERO
155 MANDARIN WAY
RIVERSIDE, CA. 92507
ASMT: 255342001, APN: 255342001
EBTISAM AZAR, ETAL
211 CHICKADEE CIR
RIVERSIDE, CA. 92507

ASMT: 255343018, APN: 255343018
SELINA YBARRA, ETAL
180 MANDARIN WAY
RIVERSIDE, CA. 92507

ASMT: 255342002, APN: 255342002
GUADALUPE URRUTIA, ETAL
219 CHICKADEE CIR
RIVERSIDE, CA. 92507

ASMT: 255343019, APN: 255343019
FRANK POUNCY
13458 ARBOR PARK LN
MORENO VALLEY CA. 92553

ASMT: 255342003, APN: 255342003
DALE ARRIETA
227 CHICKADEE CIR
RIVERSIDE, CA. 92507

ASMT: 255343020, APN: 255343020
DIANA PENRY, ETAL
220 MANDARIN WAY
RIVERSIDE, CA. 92507

ASMT: 255343014, APN: 255343014
REBECCA HERNANDEZ, ETAL
294 BOB WHITE LN
RIVERSIDE, CA. 92507

ASMT: 255343021, APN: 255343021
ROBERT DAVIS
5556 EVERGREEN CT
CHINO CA. 91710

ASMT: 255343015, APN: 255343015
MARGARITA ARCINIEGA, ETAL
283 BOB WHITE LN
RIVERSIDE, CA. 92507

ASMT: 255343022, APN: 255343022
DAISY SANTAMARIA, ETAL
240 MANDARIN WAY
RIVERSIDE, CA. 92507

ASMT: 255343016, APN: 255343016
KEVIN ROGERS, ETAL
261 BOB WHITE LN
RIVERSIDE, CA. 92507

ASMT: 255351001, APN: 255351001
STEPHANIE CALVILLO, ETAL
506 E PLAQUEMINE ST
JENNINGS LA. 70546

ASMT: 255343017, APN: 255343017
CURTIS DIETZSCH
237 BOB WHITE LN
RIVERSIDE, CA. 92507

ASMT: 255351002, APN: 255351002
LINDA GONZALES, ETAL
245 HERON LN
RIVERSIDE, CA. 92507
ASMT: 255352014, APN: 255352014
RAMONA POWELL, ETAL
222 STARLING LN
RIVERSIDE, CA. 92507

ASMT: 255352015, APN: 255352015
ELENA GARCIA, ETAL
12833 FREMONTIA AVE
GRAND TERRACE CA 92312

ASMT: 255352016, APN: 255352016
MARIO MACIAS
291 MANDARIN WAY
RIVERSIDE, CA. 92507

ASMT: 255352017, APN: 255352017
LOIS PALMER CLOUSER, ETAL
271 MANDARIN WAY
RIVERSIDE, CA. 92507

ASMT: 255352018, APN: 255352018
KIMBERLEE RUBIO, ETAL
251 MANDARIN WAY
RIVERSIDE, CA. 92507

ASMT: 255353001, APN: 255353001
ANGELA REYNOLDS, ETAL
250 MANDARIN WAY
RIVERSIDE, CA. 92507

ASMT: 255353002, APN: 255353002
DEBORAH JACKETTI, ETAL
270 MANDARIN WAY
RIVERSIDE, CA. 92507

ASMT: 255353003, APN: 255353003
MISTY BRIGGS, ETAL
290 MANDARIN WAY
RIVERSIDE, CA. 92507

ASMT: 255360005, APN: 255360005
KHANH CAI
415 CONNORS LN
RIVERSIDE, CA. 92507
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 1,100 square foot addition to existing 960 square foot detached garage on 2.33 acres.

ISSUES OF RELEVANCE:

Property is located in a High Fire Area. Project has been reviewed and cleared by Riverside County Fire Department. Project was also reviewed and conditioned by Riverside County Health Department.

FURTHER PLANNING CONSIDERATIONS: September 23, 2013

Project continued from the September 23, 2013 for staff to contact Health, Fire and Building & Safety regarding final conditions of approval. Staff will advise applicant if these conditions have been amended or removed prior to hearing on September 23, 2013.

FURTHER PLANNING CONSIDERATIONS: October 7, 2013

Project was continue from the October 7, 2013 Director’s Hearing. Applicant and planning staff made contact with the Environmental Health and Fire Department but did not receive final clearance, no conditioned were removed. Applicant needs to provide fire department a certification letter from the water district and permits for septic to the health department, neither one of the documents were completed yet so the application wanted to continued project to the October 21, 2013 hearing agenda to make sure the information would get the conditions removed.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25399, 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.

D.M.
6. The 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 Community: Estate Density Residential (2 Acres Minimum) on The Lake Mathews/Woodcrest 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 Residential Agricultural (R-A-2 ½) zone.

5. The proposed detached accessory building use is consistent with the development standards set forth in the R-A-2 ½ zone.

6. The proposed 1,100 square foot addition to existing 960 square foot detached garage is considered a detached accessory building under Section 18.18 of Ordinance No. 348.

7. The detached accessory 1,100 square foot addition to existing 960 square foot detached garage is compatible with the character of the surrounding community.

8. The detached accessory 1,100 square foot addition to existing 960 square foot detached garage is located 10 feet from the main building and is compatible with the architecture of the main building.

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

EVERY DEPARTMENT

10. EVERY. 1  PPA - PROJECT DESCRIPTION

The use hereby permitted is a proposal to construct a 1,100 square foot addition to existing 960 square foot detached garage on 2.33 acres

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. EVERY. 3  PPA - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan
10. GENERAL CONDITIONS

10. EVERY. 3 PPA - DEFINITIONS (cont.)

No. 25399 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25399, Exhibit A, Amended #1, dated August 13, 2013. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25399, Exhibit B, dated July 17, 2013. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25399, Exhibit C, dated July 17, 2013. (Floor Plan)

BS PLNCK DEPARTMENT

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

The project is to construct a 1,100 square foot work shop as non-conditioned space to aan existing 960 sq.; ft. shed.

It would appear the shed has been converted into a private garage with electrical power.

The applicant shall provide building plans to the building department for the proposed construction of the workshop. The drawings shall include verification from a California licensed civile engineer, and shall include the converted shed to garage within the building plans. The strucural calculation documents shall include the validity of the converted shed within the design criteria.

All building plans, and supporting documentation shall comply with the current adopted California Building Codes at the time of building plan submittal and fee payment to the building department.

E HEALTH DEPARTMENT

10.E HEALTH. 1 PP25399

PROVIDE C-42 CERTIFICATION OF YOUR EXISTING SEPTIC SYSTEM. LICENSED C-42 CONTRACTOR MUST PROVIDE A ENGINEER SCALLED DRAWING OF YOUR EXISTING SEPTIC SYSTEM AND 100% EXPANSION AREA.
10. GENERAL CONDITIONS

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

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

10.FIRE. 2 USE-#005-ROOFING MATERIAL 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, which must be available before any combustible material is placed on the job site.

10.FIRE. 5 USE-#76-STANDARD FIRE HYDRANT RECOMMEND

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

PLANNING DEPARTMENT

10.PLANNING. 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. 25399 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
10. GENERAL CONDITIONS

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

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. 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.
10. GENERAL CONDITIONS

10.PLANNING. 2  PPA - NO HOME OCCUPATIONS (cont.)  RECOMMND

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

10.PLANNING. 3  PPA - SETBACKS IN HIGH FIRE  RECOMMND

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

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

10.PLANNING. 4  USE - CAUSES FOR REVOCATION  RECOMMND

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

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

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  RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of
20. PRIOR TO A CERTAIN DATE

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

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1  USE - E.HEALTH CLEARANCE REQ.  RECOMMND
ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

FIRE DEPARTMENT

80.FIRE. 1  USE-#51-WATER CERTIFICATION  RECOMMND
The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering 1000 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

PLANNING DEPARTMENT

80.PLANING. 1  PPA - CONFORM TO ELEVATIONS  RECOMMND
Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, dated July 17, 2013.
80. PRIOR TO BLDG PRMT ISSUANCE

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

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated July 17, 2013.

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

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

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.
"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: Fri Aug 09 10:24:55 2013
Version 130624
RIVERSIDE COUNTY GIS

Selected parcel(s):
287-070-021

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

APNs
287-070-021-1

OWNER NAME / ADDRESS
DONALD GARLAND
CAROL GARLAND
16080 MULTVIEW DR
PERRIS, CA. 92570

MAILING ADDRESS
(SEE OWNER)
(SEE SITUS)
LEGAL DESCRIPTION
RECORDED BOOK/PAGE: MB 53/41
SUBDIVISION NAME: TR 3197
LOT/PARCEL: 19, BLOCK: NOT AVAILABLE
TRACT NUMBER: 3197

LOT SIZE
RECORDED LOT SIZE IS 2.33 ACRES

PROPERTY CHARACTERISTICS
WOOD FRAME, 1748 SQFT., 4 BDRM/ 1.75 BATH, 1 STORY, ATTACHED GARAGE (389 SQ. FT), CONSTD 1977 TILE, ROOF, CENTRAL HEATING

THOMAS BROS. MAPS PAGE/GGRID
PAGE: 775 GRID: G5, G6, H5, H6

CITY BOUNDARY/SHERE
NOT WITHIN A CITY
CITY SHPHERE: RIVERSIDE
ANNEXATION DATE: OCT. 28, 2006
LAFCO CASE #: 2005-17-1,2,5
PROPOSALS: NOT APPLICABLE

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)
KEVIN JEFFRIES, DISTRICT 1

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)
BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE
T4S R5W SEC 15

ELEVATION RANGE
1864/1904 FEET

PREVIOUS APN
101-801-060

PLANNING

LAND USE DESIGNATIONS
RC-EDR

SANTA ROSA ESCARPMENT BOUNDARY
NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)
LAKE MATHEWS/ WOODCREST

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
NONE

ZONING CLASSIFICATIONS (ORD. 348)
R-A-2 1/2 (CZ 5086)

ZONING DISTRICTS AND ZONING AREAS
LAKE MATHEWS DISTRICT

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
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

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

VEGETATION (2005)
DEVELOPED/DISTURBED LAND

FIRE

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

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

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

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

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

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

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

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

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 863.10)
IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
32

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED

WATER DISTRICT
WMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SANTA ANA RIVER

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE
NOT IN A SUBSIDENCE AREA

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

MISCELLANEOUS

SCHOOL DISTRICT
CORONA-NORCO UNIFIED

COMMUNITIES
LAKE MATHEWS

COUNTY SERVICE AREA
IN OR PARTIALLY WITHIN
LAKE MATHEWS #128 -
ROAD MAINTENANCE

LIGHTING (ORD. 655)
ZONE B, 43.57 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
042007

FARMLAND
OTHER LANDS

TAX RATE AREAS
059029
-CORONA NORCO UNIFIED SCHOOL
-COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 128
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST
- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- WESTERN MUN WATER 3RD FRINGE
- WESTERN MUN WATER IMP DIST 2
- WESTERN MUN WATER IMP DIST U-3

SPECIAL NOTES
NO SPECIAL NOTES

CODE COMPLAINTS

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BUILDING PERMITS

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<td>FINAL</td>
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<td>BZ292197</td>
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ENVIRONMENTAL HEALTH PERMITS

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PLANNING PERMITS

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REPORT PRINTED ON...Wed Jul 17 11:29:58 2013
Version 130624
APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 25399 DATE SUBMITTED: 7-17-13

APPLICATION INFORMATION

Applicant's Name: DON GARLAND  E-Mail: dondammit@aol.com

Mailing Address: 16080 MULTIVIEW DR.  
PERRIS CA 92570

City  State ZIP

Daytime Phone No: (949) 241 0076  Fax No: (____)

Engineer/Representative's Name: L. STINCHCOMB  E-Mail:

Mailing Address: 5525 GOSS ROAD  
PHelan CA 92371

City  State ZIP

Daytime Phone No: (760) 868 1746  Fax No: (____)

Property Owner's Name: DON GARLAND  E-Mail: dondammit@aol.com

Mailing Address: 16080 MULTIVIEW DR.  
PERRIS CA 92570

City  State ZIP

Daytime Phone No: (949) 241 0076  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.
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.

DON GARLAND
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):

DON GARLAND
PRINTED NAME OF PROPERTY OWNER(s)

SIGNATURE OF PROPERTY OWNER(s)

CAROL GARLAND
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): 348-173

WORKSHOP ADDITION TO EXISTING GARAGE

Related cases or underlying case:

PROPERTY INFORMATION

Assessor's Parcel Number(s): 287 070 021
APPLICATION FOR MINOR PLOT PLAN

Section: 15  Township: T4SR  Range: SW
Approximate Gross Acreage: 2.33

General location (nearby or cross streets): North of MULTIVIEW, South of CATALCO, East of BUSHTON, West of OAKVIEW

Thomas Brothers Map, edition year, page no., and coordinates: 7.75 GRID GS, G6, HS, H6

MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:
(Note: All exhibits shall be folded to a maximum 8½" x 14" size, and digital images of all exhibits [site plan, building elevations, floor plans, & any other graphics in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF) shall be included with the application package)

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.
COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson
Agency Director

Katherine Gifford
Director, Administrative Services

Ron Goldman
Director, Planning Department

Juan C. Perez
Director, Transportation Department

Mike Lara
Director, Building & Safety Department

John Boyd
Director, Code Enforcement Department

Carolyn Syms
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 Don Garland hereafter “Applicant” and Don Garland “Property Owner”.

Description of application/permit use:

Workshop Addition to Existing Garage

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
This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.

Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 287 070 021

Property Location or Address:
16080 Multiview Dr. Perris, CA 92570

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Don Garland
Firm Name: 
Address: 16080 Multiview Dr
Perris, CA 92570
Phone No.: 949 241 0076
Email: don有很大@gmail.com

3. APPLICANT INFORMATION:

Applicant Name: Don Garland
Firm Name: 
Address (if different from property owner):
16080 Multiview Dr
Perris, CA 92570
Phone No.: 949 241 0076
Email: don有很大@gmail.com

4. SIGNATURES:

Signature of Applicant: Don Garland  Date: 7/15/13

Print Name and Title: Don Garland

Signature of Property Owner: Don Garland  Date: 7/15/13

Print Name and Title: Don Garland

Signature of the County of Riverside, by

Print Name and Title:

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit(s)#:
Set #: Application Date:
PROPERTY OWNERS CERTIFICATION FORM
PP25399

I, _______________ Stella Spadafora _______________, certify that on
(Print Name)
8/12/2013 _______________, the attached property owners list
(Date)
was prepared by _______________ County of Riverside / GIS _______________,
(Print Company or Individual’s Name)
Distance Buffered: _______________ 800 Feet _______________.

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 300 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: _______________ Stella Spadafora _______________

TITLE/REGISTRATION: GIS Analyst _______________

ADDRESS: _______________ 4080 Lemon St. 10th Floor _______________
Riverside, CA 92501 _______________

TELEPHONE (8 a.m. – 5 p.m.): _______________ (951) 955-3288 _______________
Selected Parcels

- 287-130-015
- 287-130-012
- 287-070-016
- 287-130-019
- 287-070-017
- 287-140-019
- 287-070-021
- 287-130-016
- 287-130-027
- 287-130-037
- 287-130-021
- 287-070-015
- 287-070-028
- 287-070-014
- 287-070-013
- 287-130-020
- 287-130-013
- 287-080-011
- 287-080-010
- 287-130-017
- 287-070-012
- 287-080-012
- 287-080-013
- 287-080-014
- 287-080-018
- 287-070-020
- 287-140-020
- 287-130-016
- 287-040-014
- 287-040-015

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.
ASMT: 287040015, APN: 287040015
VERGIL JENKINS
3366 SOMIS DR
RIVERSIDE CA 92507

ASMT: 287070012, APN: 287070012
MANUEL RAMOS
250 CROSS RAIL LN
NORCO CA 92860

ASMT: 287070013, APN: 287070013
IRSHAD SULAT
15737 RONELL RD
PERRIS CA 92570

ASMT: 287070014, APN: 287070014
HARRIS MATTHEWS
9076 MUSTANG RD
ALTA LOMA CA 91701

ASMT: 287070015, APN: 287070015
LOURDES TABORA, ETAL
17092 BIRCH HILL RD
RIVERSIDE CA 92504

ASMT: 287070016, APN: 287070016
TAVIA GUYER, ETAL
16040 MULTIVIEW DR
PERRIS, CA. 92570

ASMT: 287070017, APN: 287070017
DAVID PHILIPS
3853 BROCKTON AVE
RIVERSIDE CA 92501

ASMT: 287070018, APN: 287070018
VALERIE NIELSON, ETAL
20627 BUSHTON PL
PERRIS, CA. 92570

ASMT: 287070020, APN: 287070020
AMBER DONLEY, ETAL
20528 BUSHTON PL
PERRIS, CA. 92570

ASMT: 287070021, APN: 287070021
CAROL GARLAND, ETAL
16080 MULTIVIEW DR
PERRIS, CA. 92570

ASMT: 287070028, APN: 287070028
NANCY JONES, ETAL
20515 BUSHTON PL
PERRIS CA 92570

ASMT: 287080010, APN: 287080010
LEONARD SABIN, ETAL
15949 MULTIVIEW DR
PERRIS, CA. 92570

ASMT: 287080011, APN: 287080011
VICTORIA ESCOBEDO TALLACKSON, ETAL
15995 MULTIVIEW DR
PERRIS, CA. 92570

ASMT: 287080014, APN: 287080014
BLAISE RONSTADT, ETAL
16165 MULTIVIEW DR
PERRIS, CA. 92570
PROPERTY OWNERS CERTIFICATION FORM
PP25399

I, Mickey Zolezio, certify that on 8/12/2013 the attached property owners list was prepared by County of Riverside / GIS.

Distance Buffered: 800'

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: Mickey Zolezio

TITLE/REGISTRATION: Senior GIS Analyst

ADDRESS: 4080 Lemon St. 10th Floor Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-4649