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 you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at mcstark@rctlma.org. Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR
1.1 NONE

2.0 PUBLIC HEARING – CONTINUED ITEMS: 1:30 p.m. or as soon as possible thereafter:
2.1 NONE

3.0 PUBLIC HEARING – NEW ITEMS: 1:30 p.m. or as soon as possible thereafter:
3.1 PLOT PLAN NO. 24418 – CEQA Exempt: Section 15303 – Applicant: Golden Office Trailers – Engineer/Representative: CJ Consulting – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Light Industrial (CD:LI) (0.25 – 0.60 FAR) – Location: North of Brightman Avenue, south of Grand Avenue, west of Turner Street, and east of Vail Street – 6.01 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – REQUEST: This Plot Plan is a request to approve an existing portable office trailer sales and repair business and onsite residence. Existing structures within the property include a 5,400 sq. ft. owner’s residence, a 3,200 sq. ft. freestanding metal cover building, a 3,200 sq. ft. metal awning, a 4,800 sq. ft. metal shop, a 9,920 sq. ft. metal cover building, two 576 sq. ft. accessory buildings, a 1,440 sq. ft. office building, and 23 foot tall...
sign. The project site includes four separate parcels, totaling 6.01 acres. Project Planner: John Hildebrand at (951) 955-1888 or email hildebr@rctlma.org.

4.0 PUBLIC COMMENTS:
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This Plot Plan is a request to entitle an existing portable office trailer sales and repair business and onsite residence. Existing structures within the property include a 5,400-square-foot owner’s residence, a 3,200-square-foot freestanding metal cover building, a 3,200-square-foot metal awning, a 4,800-square-foot metal shop, 9,920-square-foot metal cover building, two 576-square-foot accessory buildings, a 1,440-square-foot office building, and 23-foot-tall sign. The project site includes four separate parcels, totaling 6.01 acres.

As a condition of this Plot Plan, the applicant is required to obtain Parcel Merger approval to combine the site’s four lots into a single lot, bringing the property into conformance through the removal of certain parcel lines which bifurcate existing buildings. Certificate of Parcel Merger No. CPM01894 was previously submitted and is in the process of being completed.

The project site is located north of Brightman Avenue, south of Grand Avenue, west of Turner Street, and east of Vail Street, within the Elsinore Area Plan, at 18257 Grand Avenue, Lake Elsinore, CA.

BACKGROUND INFORMATION:

The parcels included in this proposal were purchased by the applicant in the early 1970’s. At the time of purchase, the Zoning Classification for the parcels, which included the single family residence and the Golden Office Trailers business, was Light Manufacturing (M-1). The M-1 Zone at the time allowed for a single family residence in conjunction with the manufacturing of utility and mobile home trailers by right. The County’s Zoning Ordinance and Zoning Classifications have since been substantially amended whereby the site now has a Zoning Classification of Manufacturing-Service Commercial (M-SC). Within this Zone, the manufacturing/repair and sales of portable office trailers in conjunction with an onsite residence, is allowed with Plot Plan approval. Furthermore, the Zoning Ordinance amendment included an amortization provision that required all uses to obtain the correct entitlement, within ten years. This Plot Plan is a response to that amortization expiration. Staff has determined that this business has been in continuous operation since its original establishment and includes a building permit for approval of a 23-foot-tall sign for “Golden Office MFG” (BZ341956), issued in the late 1970s.

There is a small 0.07-acre parcel towards the south portion of the site, that currently has a General Plan Land Use Designation of Community Development: Medium Density Residential (CD:MDR) and a Zoning Classification of General Residential (R-3) (APN: 382-041-010). This parcel, although under the same ownership, is vacant land and is not being used as part of the operations of the site, nor will it be
used for any future operations. This parcel is allocated as a potential access point into the site, but it is not a required access, as there is adequate access to the site from Grand Avenue.

Staff reviewed previously issued building permits for all onsite structures. Most of the existing structures were built under permit; however, staff has yet to identify permits for the 9,920 square-foot metal storage structure, a 3,200 square-foot storage structure, a 1,440 square-foot office building, and the two (2) 576 square-foot accessory buildings. Given that the use and all structures meet the requirements of Zoning Ordinance No. 348, this plot plan will result in the entitlement for each of the onsite structures as well as the use of a single family residence in conjunction with the manufacturing of utility and mobile home trailers currently in operation. Upon approval of this project, the applicant will work with the County’s Building and Safety Department to ascertain the need for any building permits.

SUMMARY OF FINDINGS:
1. Existing General Plan Land Use: Community Development: Light Industrial (CD:LI) and Community Development: Medium Density Residential (CD:MDR)
2. Surrounding General Plan Land Use: Community Development: Light Industrial (CD:LI) to the north, east and west and Community Development: Medium Density Residential (CD:MDR) to the north and south.
3. Existing Zoning: Manufacturing – Service Commercial (M-SC) and General Residential (R-3)
4. Surrounding Zoning: General Commercial (C-1/C-P) to the north, Manufacturing-Service Commercial (M-SC) to the east and west and General Residential (R-3) to the south.
5. Existing Land Use: An existing portable office sales trailer business and residence.
6. Surrounding Land Use: Retail, Light Industrial, and Residential Uses
7. Project Data: Total Acreage: 6.01 Acres
   Total Bldg. Square Footage: 20,512
   Total No. of Structures: 8
   Total Parking: 12 Spaces for business
8. Environmental Concerns: CEQA Exempt: Section 15303 (New Construction and or Conversion of Small Structures)

RECOMMENDATIONS:

FIND PLOT PLAN NO. 24418 exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions provided in this staff report; and,

APPROVE PLOT PLAN NO. 24418, 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.

1. The project site is designated Community Development: Light Industrial (CD:LI) and Community Development: Medium Density Residential (CD:MDR) on the Elsinore Area Plan. The Light Industrial designation allows for light industrial uses and supporting retail. The Medium Density Residential allows for single-family detached and attached dwelling units.

2. The portable office sales trailer business and residential use is consistent with the CD:LI Land Use Designation.

3. The project site is surrounded by properties which are designated Community Development: Light Industrial (CD:LI) to the north, east and west and Community Development: Medium Density Residential (CD: MDR) to the north and south.

4. The Zoning Classification for the project site is Manufacturing – Service Commercial (M-SC) and General Residential (R-3). Operations of the business will be restricted to the area within the property having the M-SC Zoning Classification only. The 0.07-acre portion of the site to the south, with the R-3 Zoning Classification, is currently vacant land and will not be used as part of the site operations.

5. The proposed portable office sales trailer business and ancillary single-family dwelling is a permitted use within the Manufacturing – Service Commercial (M-SC) Zoning Classification, subject to Plot Plan approval, in accordance with Sections 11.2. B (2) (q) and (x) of Ordinance No. 348.

6. The proposed project is consistent with the development standards set forth in the Manufacturing–Service Commercial (M-SC) zoning classification, including:
   
   a. The lot size for the project site is 6.01 acres, which exceeds the minimum 10,000 square foot minimum lot size requirement.
   
   b. All onsite structures meet the minimum required setbacks, whereby the adjacent Zoning Classifications on the sides are M-SC and there is no minimum setback. The front setback is 25-feet minimum and the closest structure is approximately 170-feet, thereby meeting the front setback requirement. The property to the rear has a Zoning Classification of R-3 which requires a 25-foot setback. The closest structure to the rear property line is 25-feet, thereby meeting the rear setback requirement.
   
   c. The height of buildings existing onsite do not exceed the maximum allowable height of 40 ft. as none of the buildings exceed 31.5 ft. in height.
   
   d. The project site includes a six-foot high wall system around the property, meeting the screening requirement.
   
   e. The site meets the requirements for providing parking spaces, pursuant to the manufacturing standards of Ordinance No. 348, Section 18.12.
   
   f. The solid waste collection area, mechanical equipment, and outside storage areas are located towards the back of the site, not readily visible by the public and screened by perimeter walls, thereby meeting the development code requirement.

7. The project site is surrounded by properties which are zoned General Commercial (C-1/C-P) to the north, Manufacturing-Service Commercial (M-SC) to the east and west and General Residential (R-3) to the south.
8. The project site is surrounded by a mixture of retail, light industrial, and residential uses.

9. The project site is located within the City of Lake Elsinore’s Sphere of Influence. This project was transmitted to the City for review, and they provided no comments.

10. The project is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

11. This project conforms to Section 15303, New Construction or Conversion of Small Structures, of the State CEQA Guidelines and is exempt from CEQA. A project is exempt pursuant to Section 15303 if it consists of: construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; or 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: (a) One single-family residence; (c) four commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive; and (e) accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences.

   a. The scope of this project includes the entitlement of an existing manufacturing business that has been in continuous operation for several decades. This project proposes no new construction, but is intended to legalize any existing unpermitted structures, through entitlement and construction drawing approval with Building and Safety. The site has a General Plan Land Use Designation of Light Industrial, which allows for a 0.25 – 0.60 Floor Area Ratio (“FAR”). All onsite buildings combined are 32,231 square-feet in area, which results in a 0.12 FAR, thereby meeting the FAR requirements.

   b. Because all aspects of the project are exempt under Section 15303, the project is categorically exempt from CEQA and no further environmental review is required. In addition, there are no successive projects of the same type in the same place expected over time, there are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the project, it is not located in a particularly sensitive environment, and it is not on a hazardous waste site.

CONCLUSIONS:

1. The project is in conformance with the Community Development: Light Industrial (CD:LI) and Community Development: Medium Density Residential (CD:MDR), and with all other elements of the Riverside County General Plan.

2. The project is consistent with the Manufacturing – Service Commercial (M-SC) Zoning Classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

3. The project is also consistent with the General Residential (R-3) Zoning Classification of Ordinance No. 348. The small 0.07-acre portion of the property to the south, is Zoned R-3 and is
currently vacant land. The general operations of the site do not include this area, nor will the operations expand into it in the future.

4. The public's health, safety, and general welfare are protected through project design.

5. The project is compatible with the present and future logical development of the area.

6. The project will not have a significant effect on the environment.

7. The project will not preclude reserve design for the WRCMSHCP.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.

2. The project site is not located within:
   a. An Airport Influence Area; or
   b. A Special Flood Hazard Zone; or
   c. Criteria Cell of the WRCMSHCP.

3. The project site is located within:
   a. Lake Elsinore Sphere of Influence; and
   b. A Very High Fire Area; and
   c. The Local Responsibility Fire Area; and
   d. A Moderate/Very High Liquefaction Area; and
   e. Susceptible to subsidence; and
   f. A ½ mile of Willard Fault line; and
   g. A ½ mile of a County Fault Zone; and
   h. The Boundaries of Lake Elsinore Unified School District.

4. The subject site is currently designated as Assessor's Parcel Numbers: 371-142-008, 371-142-009, 371-142-010, and 382-041-010.
"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.
10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1  PPA - PROJECT DESCRIPTION

This Plot Plan is a request to entitle an existing portable office trailer sales and repair business and onsite residence. Existing structures within the property include a 5,400-square-foot owner's residence, a 3,200-square-foot freestanding metal cover building, a 3,200-square-foot metal awning, a 4,800-square-foot metal shop, 9,920-square-foot metal cover building, two 576-square-foot accessory buildings, a 1,440-square-foot office building, and 23-foot-tall sign. The project site includes four separate parcels, totaling 6.01 acres.

The applicant is required to implement frontage improvements along Grand Avenue, which will include landscaping and hardscaping to the satisfaction of the Planning Director.

As a condition of this Plot Plan, the applicant is required to obtain Parcel Merger approval to combine the three of the site's four lots into a single lot, bringing the property into conformance through the removal of certain parcel lines which bifurcate existing buildings. The residential lot will remain. Certificate of Parcel Merger No. CPM01894 was previously submitted and is in the process of being completed.

The project site is located north of Brightman Avenue, south of Grand Avenue, west of Turner Street, and east of Vail Street, within the Elsinore Area Plan, at 18257 Grand Avenue, Lake Elsinore, CA.

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
10. GENERAL CONDITIONS

10. EVERY. 2  PPA - HOLD HARMLESS (cont.)

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. 24418 known as Exhibit A.

10. EVERY. 4  PPA - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24418 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24418, Exhibit A.

BS GRADE DEPARTMENT

10. BS GRADE. 1  USE - GENERAL INTRODUCTION

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

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

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4  USE - DISTURBS NEED G/PMT

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

10.BS GRADE. 5  USE-G1.4 NPDES/SWPPP

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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

10.BS GRADE. 6  USE - NPDES INSPECTIONS

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

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.)

and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

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

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

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

10.BS GRADE. 12 USE - MINIMUM DRNAGE GRADE

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

10.BS GRADE. 16 USE - OFFST. PAVED PKG

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

10.BS GRADE. 21 USE-G4.3PAVING INSPECTIONS

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

10.BS GRADE. 28 MAP-G2.13FIRE D'S OK ON DR.

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the county - and shall require their approval prior to issuance of the grading permit. Approval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in
10. GENERAL CONDITIONS

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMEND

consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND RECOMMEND

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

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

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

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

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

10.PLANNING. 3 PPA - HOOD/DIRECT LIGHTING

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

10.PLANNING. 4 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. 5 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. 6 PPA - MAINTAIN SCAQMD PERMITS

If at any time a permit is issued by the South Coast Air Quality Management District concerning this Plot Plan's approval is revoked for any reason or not renewed, this Plot Plan is rendered null and void.

10.PLANNING. 8 PPA - COMPLY WITH ORD. 655

All lighting shall comply with any applicable provisions of Riverside County Ordinance No. 655.

10.PLANNING. 9 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.
2. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20. PLANNING. 1 PPA* - EXPIRATION DATE

Upon approval of the Plot Plan, there shall be no expiration date.

6. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60. BS GRADE. 1 USE-G1.4 NPDES/SWPPP

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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

CHECK ONE AS APPROPRIATE:

☑ PLOT PLAN         ☐ CONDITIONAL USE PERMIT        ☐ TEMPORARY USE PERMIT
☐ REVISED PERMIT    ☐ PUBLIC USE PERMIT           ☐ VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: 6A 42272    DATE SUBMITTED: 1-27-10

APPLICATION INFORMATION

Applicant's Name: Golden Office Trailers - Dennis Tolton    E-Mail: dennis@goldenofficetrailers.com

Mailing Address: P.O. Box 669
Wildomar  Street  Ca  92595
City  State  ZIP

Daytime Phone No: (951) 678-2177    Fax No: (951) 678-1990

Engineer/Representative's Name: CJ Consulting - John Johnson    E-Mail: after5@verizon.net

Mailing Address: 17837 Brightman Avenue
Lake Elsinore  Street  Ca  92530
City  State  ZIP

Daytime Phone No: (951) 678-5776    Fax No: (951) 678-5776

Property Owner's Name: Hal Woods    E-Mail: halwoods@msn.com

Mailing Address: P.O. Box 669
Wildomar  Street  Ca  92595
City  State  ZIP

Daytime Phone No: (951) 678-2177    Fax No: (951) 678-1990

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

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7565

Form 295-1010 (05/05/09)
APPLICATION FOR LAND USE AND DEVELOPMENT

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 not acceptable.

[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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner’s behalf.

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

[Signature]

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

[Signature]

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

[Signature]

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, 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.

☐ See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor’s Parcel Number(s): 371-142-008 thru 010, 382-041-010

Section: 19 Township: 6 South Range: 4 West

Approximate Gross Acreage: 6.01 acres

General location (nearby or cross streets): North of Vail Street, South of Turner Avenue, East of Brightman Avenue, West of Grand Avenue

Thomas Brothers map, edition year, page number, and coordinates: 2008 ed Page 896, D-3

Form 295-1010 (06/05/09)

Page 2 of 17
APPLICATION FOR LAND USE AND DEVELOPMENT

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

Plot Plan approval for portable office trailer refurbishing and leasing to comply with Code Violation CV09-11025

Related cases filed in conjunction with this request:

None

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

If yes, provide Case No(s): PP 10264 (Parcel Map, Zone Change, etc.)

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

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

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

Is water service available at the project site: Yes ☑ No ☐

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

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

Is sewer service available at the site? Yes ☑ No ☐

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

Estimated amount of fill = cubic yards: N/A

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

Import Export Neither
APPLICATION FOR LAND USE AND DEVELOPMENT

What is the anticipated source/destination of the import/export?  
N/A

What is the anticipated route of travel for transport of the soil material?  
N/A

How many anticipated truckloads? N/A ________________ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) N/A ________________ sq. ft.

Is the development proposal located within 8½ miles of March Air Reserve Base? Yes ☐ No ✅

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes ☐ No ☐

Does the development project area exceed more than one acre in area? Yes ✅ No ☐

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (http://www3.timr.co.riverside.ca.us/pa/rclis/index.html) for watershed location)?

☐ Santa Ana River ☐ Santa Margarita River ☑ San Jacinto River ☐ Whitewater River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

☑ The project is not located on or near an identified hazardous waste site.

☐ The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  ☑ consulting ☑  Date 1-26-10
Owner/Representative (2)  ____________________________________ Date ___________________
APPLICATION FOR LAND USE AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP)
within the Santa Ana River Region

<table>
<thead>
<tr>
<th>Project File No.</th>
<th>Golden Office Trailers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Name:</td>
<td></td>
</tr>
<tr>
<td>Project Location:</td>
<td>18267 Grand Avenue, Lake Elsinore, 92530</td>
</tr>
<tr>
<td>Project Description:</td>
<td>Portable office trailer refurbishing and leasing</td>
</tr>
<tr>
<td>Project Applicant Information:</td>
<td></td>
</tr>
</tbody>
</table>

**Proposed Project Consists of, or includes:**

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Significant Redevelopment:</strong> The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.</td>
<td>☑</td>
</tr>
<tr>
<td>Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.</td>
<td>☐</td>
</tr>
<tr>
<td>Industrial and commercial development where the land area represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.</td>
<td>☑</td>
</tr>
<tr>
<td>Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires &amp; Tubes, 5541-Gasoline Service Stations, 7532-Top, Body &amp; Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops, 7534-Tire Refueling and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Repair Shops, not elsewhere classified)</td>
<td>☑</td>
</tr>
<tr>
<td>Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Confectionery restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Lunchrooms, Luncheons, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)</td>
<td>☑</td>
</tr>
<tr>
<td>Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erodible soil conditions or where natural slope is 25 percent or more.</td>
<td>☑</td>
</tr>
<tr>
<td>Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly to areas designated in the Basin Plan as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the &quot;RARE&quot; beneficial use) or watersbodies listed on the CWA Section 303(d) list of Impaired Waterbodies. &quot;Discharging directly to&quot; means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MSS) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system (sewer) where there is no combining of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with &quot;RARE&quot; beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.</td>
<td>☑</td>
</tr>
<tr>
<td>Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where &quot;parking lot&quot; is defined as a site or facility for the temporary storage of motor vehicles.</td>
<td>☑</td>
</tr>
</tbody>
</table>

1Includes San Jacinto River watershed.
2Land area is based on acreage disturbed.
3The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from www.swrb.ca.gov/npel/pdf/RBPlan.pdf.
4The most recent CWA Section 303(d) list can be found at www.srwba.ca.gov/pdf/303d_lists.html.

**DETERMINATION:** Circle appropriate determination.

If any question answered "YES" Project requires a project-specific WQMP.

If all questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

Form 295-1010 (06/05/09)
TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter “County of Riverside”, and ___________ hereafter “Applicant” and ___________ “Property Owner”. 

Description of application/permit use:

Plot Plan 24418 - Plot Plan to approve land use for Golden Office Trailers - portable office trailer refurbishing

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 this 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): 371-112-008 thru 010, 382-041-010

Property Location or Address:
18257 Grand Ave, Lake Elsinore, 92530

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Hel Woods
Firm Name: Golden Office Trailers
Address: P.O. Box 1669
Wildomar, Ca. 92595

Phone No.: 951-678-2177
Email: helwoods@msn.com

3. APPLICANT INFORMATION:

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

4. SIGNATURES:

Signature of Applicant: ____________________________
Print Name and Title: Hel Woods, Owner

Signature of Property Owner: ____________________________
Print Name and Title: ____________________________

Signature of the County of Riverside, by ____________________________
Print Name and Title: CKGarney P.T.III

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit(s)#: PP24418
Set #: CC0005931 Application Date: 1-27-10
NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY DIRECTOR’S HEARING to consider the project shown below:

PLOT PLAN NO. 24418 – CEQA Exempt: Section 15303 – Applicant: Golden Office Trailers – Engineer/Representative: CJ Consulting – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Light Industrial (CD:LI) (0.25 – 0.60 FAR) – Location: North of Brightman Avenue, south of Grand Avenue, west of Turner Street, and east of Vail Street – 6.01 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – REQUEST: This Plot Plan is a request to approve an existing portable office trailer sales and repair business and onsite residence. Existing structures within the property include a 5,400 sq. ft. owner’s residence, a 3,200 sq. ft. freestanding metal cover building, a 3,200 sq. ft. metal awning, a 4,800 sq. ft. metal shop, 9,920 sq. ft. metal cover building, two 576 sq. ft. accessory buildings, a 1,440 office building, and 23 foot tall sign. The project site includes four separate parcels, totaling 6.01 acres.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: OCTOBER 3, 2016
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact John Hildebrand, Project Planner at 951-955-1888 or e-mail jhildebr@rcclma.org, or go to the County Planning Department’s Director’s Hearing agenda web page at http://planning.rcclma.org/PublicHearings.aspx.

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

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409
NOTICE OF PUBLIC HEARING
SCHEDULING REQUEST FORM

DATE SUBMITTED: September 15, 2016

TO: Planning Commission Secretary

FROM: John Earle Hildebrand III (Riverside)

PHONE No.: (951) 955-1888  E-Mail: jhildebr@rctima.org

SCHEDULE FOR: Director's Hearing - Riverside on October 3, 2016

10-Day Advertisement: Advertisement Exempt from CEQA

PLOT PLAN NO. 24418 – CEQA Exempt: Section 15303 – Applicant: Golden Office Trailers – Engineer/Representative: CJ Consulting – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Light Industrial (CD:LI) (0.25 – 0.60 FAR) – Location: North of Brightman Avenue, south of Grand Avenue, west of Turner Street, and east of Vail Street – 6.01 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – REQUEST: This Plot Plan is a request to approve an existing portable office trailer sales and repair business and onsite residence. Existing structures within the property include a 5,400 square-foot owner's residence, a 3,200 square-foot freestanding metal cover building, a 3,200 square-foot metal awning, a 4,800 square-foot metal shop, 9,920 square-foot metal cover building, two 576 square-foot accessory buildings, a 1,440 office building, and 23 foot tall sign. The project site includes four separate parcels, totaling 6.01 acres – APNs: 371-142-008, 371-142-009, 371-142-010, and 382-041-010.

STAFF RECOMMENDATION:

☐ APPROVAL (CONSENT CALENDAR)
☒ APPROVAL
☐ APPROVAL WITHOUT DISCUSSION
☐ CONTINUE WITH DISCUSSION TO ___________.
☐ CONTINUE WITHOUT DISCUSSION TO ___________.
☐ CONTINUE WITHOUT DISCUSSION OFF CALENDAR
☐ DENIAL
☐ SCOPING SESSION
☐ INITIATION OF THE GENERAL PLAN AMENDMENT
☐ DECLINE TO INITIATE THE GENERAL PLAN AMENDMENT
☐ ___________

☒ Provide one set of mailing labels, including surrounding property owners, Non-County Agency and Interested Parties and, owner, applicant, and engineer/representative (Confirmed to be less than 6 months old from date of preparation to hearing date)

☒ Provide one set of labels for owner, applicant, and engineer/representative.

Fee Balance: $345.93, as of 9/15/2016.

CFG Case # 5630 - Fee Balance: $ 64.00

Estimated amount of time needed for Public Hearing: 5 Minutes (Min 5 minutes)

Controversial: YES ☐ NO ☒

Provide a very brief explanation of controversy (1 short sentence)
PROPERTY OWNERS CERTIFICATION FORM

I, Vinnie Nguyen, certify that on 9/14/2016.

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

APN (s) or case numbers PP24418 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
<table>
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<td>MENA CHRISTIE, ETAL 25041 LUNA</td>
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<td>HIPPOZE BULK INV 1627 VIA ROMA</td>
<td>SONJA CRILLY, ETAL 717 N JANS</td>
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<td>SS ANAHEIM CA 92805</td>
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<tr>
<td>VICTOR FONG 18150 GRAND AVE</td>
<td>RYAN REEMP 41927 BLACK MOUNTAIN</td>
</tr>
<tr>
<td>LAKE ELSINORE, CA. 92530</td>
<td>TR MURRIETA CA 92562</td>
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<tr>
<td>MEE CHAU 422 S STARBOARD ST</td>
<td>ELSINORE WATER DIST 16899 LAKER</td>
</tr>
<tr>
<td>SANTA ANA CA 92704</td>
<td>SHORE DR LAKE ELSINORE, CA 92530</td>
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<tr>
<td>DAVID COOK 8605 SANTA MONICA</td>
<td>JOHN FLINSPACH, ETAL 33065</td>
</tr>
<tr>
<td>16929 WEST HOLLYWOOD CA 90069</td>
<td>TURNER ST LAKE ELSINORE, CA 92530</td>
</tr>
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RICKEY TWAMLEY
18155 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 371141022, APN: 371141022
KELLY EDMONDSON, ETAL
18135 GRAND AVE
LAKE ELSINORE CA 92530

ASMT: 371141023, APN: 371141023
FIRST BAPTIST CHURCH OF LAKE ELSINORE
18119 GRAND AVE
LAKE ELSINORE CA 92530

ASMT: 371142002, APN: 371142002
JOELLE HAPTONSTALL, ETAL
20025 SE 260TH PL
COVINGTON WA 98042

ASMT: 371142003, APN: 371142003
SWRAJ HOTEL INC
P O BOX 87344
SAN DIEGO CA 92138

ASMT: 371142004, APN: 371142004
JONI DUNN, ETAL
P O BOX 233
LAKE ELSINORE CA 92531

ASMT: 371142005, APN: 371142005
ROBERT PHILLIPS
33100 TURNER ST
LAKE ELSINORE, CA. 92530

ASMT: 371142011, APN: 371142011
DARYLL BERNAL
33124 TURNER ST
LAKE ELSINORE, CA. 92530

ASMT: 371142012, APN: 371142012
ADELITA FLORES, ETAL
33010 TURNER ST
LAKE ELSINORE, CA. 92530

ASMT: 371150002, APN: 371150002
STEVE GALVEZ
31938 TEMECULA PKY A369
TEMECULA CA 92592

ASMT: 371150004, APN: 371150004
BRANDON PURKISS
18320 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 371150007, APN: 371150007
DEBRA TONE
18290 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 371150014, APN: 371150014
CAROL HILLARY
18330 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 371150015, APN: 371150015
BARRY LEFROY
32295 MISSION TR NO 8
LAKE ELSINORE CA 92530
ASMT: 371150016, APN: 371150016
HUSHMAN TAGHDIRI, ETAL
45621 CORTE ROYALE
TEMECULA CA 92592

ASMT: 371170004, APN: 371170004
FRIENDS OF INDONESIA FELLOWSHIP INC
P O BOX 446
LAKE ELSINORE CA 92531

ASMT: 371170005, APN: 371170005
FEDERAL NATL MORTGAGE ASSN
C/O FANNIE MAE
P O BOX 650043
DALLAS TX 75265

ASMT: 371170006, APN: 371170006
KEVIN DELL
32961 JOEL CIR
DANA POINT CA 92629

ASMT: 371170002, APN: 371170002
SHARON PAQUETTE, ETAL
18474 GRAND AVE
LAKE ELSINORE CA 92530

ASMT: 3711700023, APN: 3711700023
JANE SHEETS
19465 SWEETWOOD LN
LAKE ELSINORE CA 92530

ASMT: 3711700024, APN: 3711700024
PENNY RIECK, ETAL
5115 CHATEAU CR
IRVINE CA 92604

ASMT: 371170028, APN: 371170028
SHARON PAQUETTE, ETAL
26622 AMHURST CT
SUN CITY CA 92586

ASMT: 371170030, APN: 371170030
CLAUDIA DEJULIO, ETAL
42280 CALLE CONTENTO
TEMECULA CA 92591

ASMT: 371170031, APN: 371170031
PARCEL 4 LOT E TRUST
C/O TAX SERVICE
322958 MISSION TR NO 415F
LAKE ELSINORE CA 92530

ASMT: 371170032, APN: 371170032
STAN LUCAS
2850 TEMPLE AVE
LONG BEACH CA 90806

ASMT: 382031005, APN: 382031005
J MCGRATH
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ASMT: 382031010, APN: 382031010
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ASMT: 382031021, APN: 382031021
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ASMT: 382031024, APN: 382031024
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ASMT: 382031030, APN: 382031030
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ASMT: 382031032, APN: 382031032
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18339 SANDERS DR
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ASMT: 382031033, APN: 382031033
SCOTT STEINER
19017 REINDEER DR
LAKE ELSINORE CA 92530

ASMT: 382032021, APN: 382032021
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ASMT: 382033002, APN: 382033002
PO WU
11620 ALLEN
TUSTIN CA 92782

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32965 LAKEVIEW TER
LAKE ELSINORE CA 92530

ASMT: 382033020, APN: 382033020
SCOTT EVerson
33189 SCHAPER ST
LAKE ELSINORE, CA 92530

ASMT: 382033023, APN: 382033023
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P O BOX 1211
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ASMT: 382034008, APN: 382034008
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C/O MELISSA LEAHY
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ASMT: 382034016, APN: 382034016
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33243 TURNER ST
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SAN JUAN CAPO CA  92675

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ALISO VIEJO CA  92656

ASMT: 382034021, APN: 382034021
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18282 BRIGHTMAN AVE
LAKE ELSINOIRE, CA 92530

ASMT: 382041005, APN: 382041005
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13092 ESTES CIR
WESTMINSTER CA 92683

ASMT: 382041012, APN: 382041012
EMMA LOPEZ, ETAL
18284 BRIGHTMAN AVE
LAKE ELSINOIRE CA 92530

ASMT: 382041006, APN: 382041006
JESSICA NAVA, ETAL
18246 BRIGHTMAN AVE
LAKE ELSINOIRE, CA. 92530

ASMT: 382041013, APN: 382041013
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18286 BRIGHTMAN AVE
LAKE ELSINOIRE, CA. 92530
ASMT: 382041016, APN: 382041016
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33192 DOWMAN ST
LAKE ELsinORE CA 92530

ASMT: 382041018, APN: 382041018
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HUNTINGTON BEACH CA 92648

ASMT: 382041019, APN: 382041019
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16320 BRIGHTMAN AVE
LAKE ELsinORE, CA. 92530

ASMT: 382041021, APN: 382041021
18316 BRIGHTMAN AVE TRUST
18032 LEMON DR STE C370
YORBA LINDA CA 92886

ASMT: 382041022, APN: 382041022
KENNETH RHEA, ETAL
18318 BRIGHTMAN AVE
LAKE ELsinORE, CA. 92530

ASMT: 382041023, APN: 382041023
PALMS PARK
5 TIZMIN
FOOTHILL RANCH CA 92610

ASMT: 382041027, APN: 382041027
CHRISTINE LEACH, ETAL
184 MISSION OAKS RD
FALLBROOK CA 92028

ASMT: 382041028, APN: 382041028
CHARLES WISE, ETAL
2847 JUdiANN LN
VISTA CA 92084

ASMT: 382041029, APN: 382041029
CHARLOTTE GREGORY, ETAL
18 PARTERRE AVE
FOOTHILL RANCH CA 92610

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ANGELA SOLOMON, ETAL
18228 BRIGHTMAN AVE
LAKE ELsinORE, CA. 92530

ASMT: 382041032, APN: 382041032
ISABEL FUENTES, ETAL
18220 BRIGHTMAN AVE
LAKE ELsinORE, CA. 92530

ASMT: 382042001, APN: 382042001
MARIA SALGADO
18207 BRIGHTMAN AVE
LAKE ELsinORE, CA. 92530

ASMT: 382042004, APN: 382042004
JOICE KAIRUPAN, ETAL
33168 TURNER ST
LAKE ELsinORE, CA. 92530

ASMT: 382042005, APN: 382042005
PALMS PARK
31902 AVENIDA EVITA
SAN JUAN CAPO CA 92675
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LAKE ELSINORE, CA. 92530

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5428 FLIGHT AVE
SANTA ANA CA 92704
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