



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

1:30 P.M.

OCTOBER 15, 2012

AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING
DESERT PERMIT ASSISTANCE CENTER
38-686 EL CERRITO ROAD
PALM DESERT, CALIFORNIA 92211

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

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

2.1 **PLOT PLAN NO. 25119** - CEQA Exempt - Applicant: Randal Glaser – Owner: Drew and Cindy Clark – Fourth/Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan – Community Development: Medium Density Residential – 2-5 DU/AC and High Density Residential 8-14 DU/AC (RC:MDR/HDR) - Located Northerly of Hidden River Road, southerly of 42nd Street, easterly of Washington Street, westerly of Lima Hall Road - Zoning: One Family Dwelling – 12,000 square foot minimum lot size (R-1-12,000) – 3.29 Acres - **REQUEST:** The Plot Plan is a proposal to construct a 2,4000 square foot detached RV garage on 3.29 acres, associated with the 4,967 square foot main residence located at 78400 Hidden River Road in the unincorporated Riverside County near Indio. APN: 609-040-026. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

2.2 **PLOT PLAN NO. 25189** - CEQA Exempt - Applicant: Hally Tacher – Eng./Rep: Gary Duke – Fourth/Fifth Supervisorial District – Pass & Desert Zoning Area Plan – Western Coachella Area Plan – Rural: Rural Residential – 5 Acres Minimum (R:RR) - Located Northerly of Brunn Lane, southerly of Hacienda Road, easterly of Long Canyon Road - Zoning: Controlled Development – 20,000 square foot Minimum – (W-2) – 1.25 Acres - **REQUEST:** The Plot Plan is a proposal to construct a 5,400 square foot detached metal shade structure to be built over a 2,098 square foot main residence on 1.25 acres located at 14991 McCargar Road in the unincorporated Riverside County near Desert Hot Springs. APN: 656-270-028. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

3.0 PUBLIC COMMENTS:

FINAL: 09/27/12

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

2519

Agenda Item No.:
Supervisory District: Fourth/Fourth
Project Planner: Bahelila Boothe
Director's Hearing: October 15, 2012

PLOT PLAN NO: 25119
Applicant: Randal Glaser
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 2,400 square foot detached RV garage on 3.29 acres, associated with the 4,967 square foot main residence located at 78400 Hidden River Road in the unincorporated Riverside County near Indio. APN: 609-040-025

ISSUES OF RELEVANCE:

The project has been reviewed and conditioned by Riverside County Fire Department and Riverside County Environmental Health Department. The project has been transmitted to Coachella Valley Water District, but not response has been received at time of writing staff report, applicant will be subject to any conditions or recommendation imposed by the department. The project has been conditioned for Coachella Valley Water District clearance prior to building permit issuance.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO, 25119, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. This detached accessory building have been determined to be are 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: Medium Density Residential and High Density Residential (2-4 DU/ Acre and 8-14 DU/Acre Minimum) on the Western Coachella 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 One Family Dwelling (R-1-12,000) zone.
5. The proposed detached accessory building use is consistent with the development standards set forth in the R-1-12,000 zone.
6. The proposed 2,400 square foot detached RV Garage is considered a detached accessory building under Section 18.18 of Ordinance No. 348.
7. The accessory building is located 140 feet from the main building.
8. The accessory building is consistent with the character of the surrounding neighborhood.
9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

PLOT PLAN:ADMINISTRATIVE Case #: PP25119

Parcel: 609-040-026

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 2,400 square foot detached RV garage on 3.29 acres, associated with the 4,967 square foot main residence located at 78400 Hidden River Road in the unincorporated Riverside County near Indio. APN: 609-040-025

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.

PLOT PLAN:ADMINISTRATIVE Case #: PP25119

Parcel: 609-040-026

10. GENERAL CONDITIONS

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. 25119 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25119, Exhibit A, Amended #1, dated August 30, 2012. (Site Plan)

APPROVED EXHIBIT B/C = Plot Plan No. 25119, Exhibit B/C, amended #1, dated August 30, 2012. (Floor Plans/Elevations)

BS PLNCK DEPARTMENT

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

The applicant shall obtain a building permit from the building department for the construction and placement of the proposed 2,400 square foot metal private garage structure prior to any construction or placement on the property.

All building plans and supporting documents shall comply with current adopted California Building Codes, and Riverside County Ordinances.

All building department plan submittal and fee requirements apply.

E HEALTH DEPARTMENT

10.E HEALTH. 1 PP#25119 - GENERAL COMMENTS RECOMMND

Plot Plan#25119 is proposing to install a detached 2,400 square foot Recreational Vehicle (RV) Garage without plumbing. Per Department of Environmental Health (DEH) records, the location of the proposed structure does not appear to encroach upon the existing septic system located to the west of the existing primary dwelling.

WATER:

If potable water service is proposed, a "will-serve" letter shall be required from the appropriate water purveyor.

If well(s) are to be utilized for potable water service, further requirements shall apply. For further information, please contact (760) 863-7570.

PLOT PLAN:ADMINISTRATIVE Case #: PP25119

Parcel: 609-040-026

10. GENERAL CONDITIONS

10.E HEALTH. 1

PP#25119 - GENERAL COMMENTS (cont.)

RECOMMND

WASTEWATER:

Please note that RV dump stations shall not be permitted to discharge wastewater into any onsite wastewater treatment system (OWTS) and/or advanced treatment unit (ATU). In addition, no floor drains shall be allowed in the proposed RV Garage to drain into any OWTS and/or ATU.

If plumbing is proposed in the detached RV Garage, the following shall apply at the discretion of DEH:

a) A complete C42 Certification of the existing septic system along with a detailed contoured plot plan showing all required information as specified in the DEH Technical Guidance Manual.

b) A new soils percolation report performed in accordance with the DEH Technical Guidance Manual.

c) Site evaluation

PLANNING DEPARTMENT

10.PLANNING. 1

PPA - LANDUSE APPROVAL ONLY

RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 25119 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.

PLOT PLAN:ADMINISTRATIVE Case #: PP25119

Parcel: 609-040-026

10. GENERAL CONDITIONS

10.PLANNING. 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.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.

PLOT PLAN:ADMINISTRATIVE Case #: PP25119

Parcel: 609-040-026

10. GENERAL CONDITIONS

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

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
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.

09/17/12
11:49

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:ADMINISTRATIVE Case #: PP25119

Parcel: 609-040-026

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. 2 MAP- FIRE DEPT CLEARANCE REQD INEFFECT

Prior to the issuance of building permits, clearance from the Riverside County Fire Department is required. The applicant may need to speak directly with a representative of the Fire Department in order to determine the exact requirements for their clearance, which may include but is not limited to fire sprinklers, fire flow and hydrant location, driveway access and turnarounds.

West County - Riverside Office 951-955-4777
East County - Palm Desert Office 760-863-8886
Website - rvcfire.org

80.FIRE. 3 MAP-#50B-HYDRANT SYSTEM INEFFECT

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

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

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, Amended #1, dated August 30, 2012.

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

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, Amended #1, dated August 30,

09/17/12
11:49

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 7

PLOT PLAN:ADMINISTRATIVE Case #: PP25119

Parcel: 609-040-026

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS (cont.) RECOMMND
2012.

80.PLANNING. 3 PPA - COACHELLA VALLEY WATER RECOMMND

Prior to issuance of building permit, applicant is to
obtain clearance from Coachella Valley Water District.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

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

Environmental Health Clearance prior to final inspection.

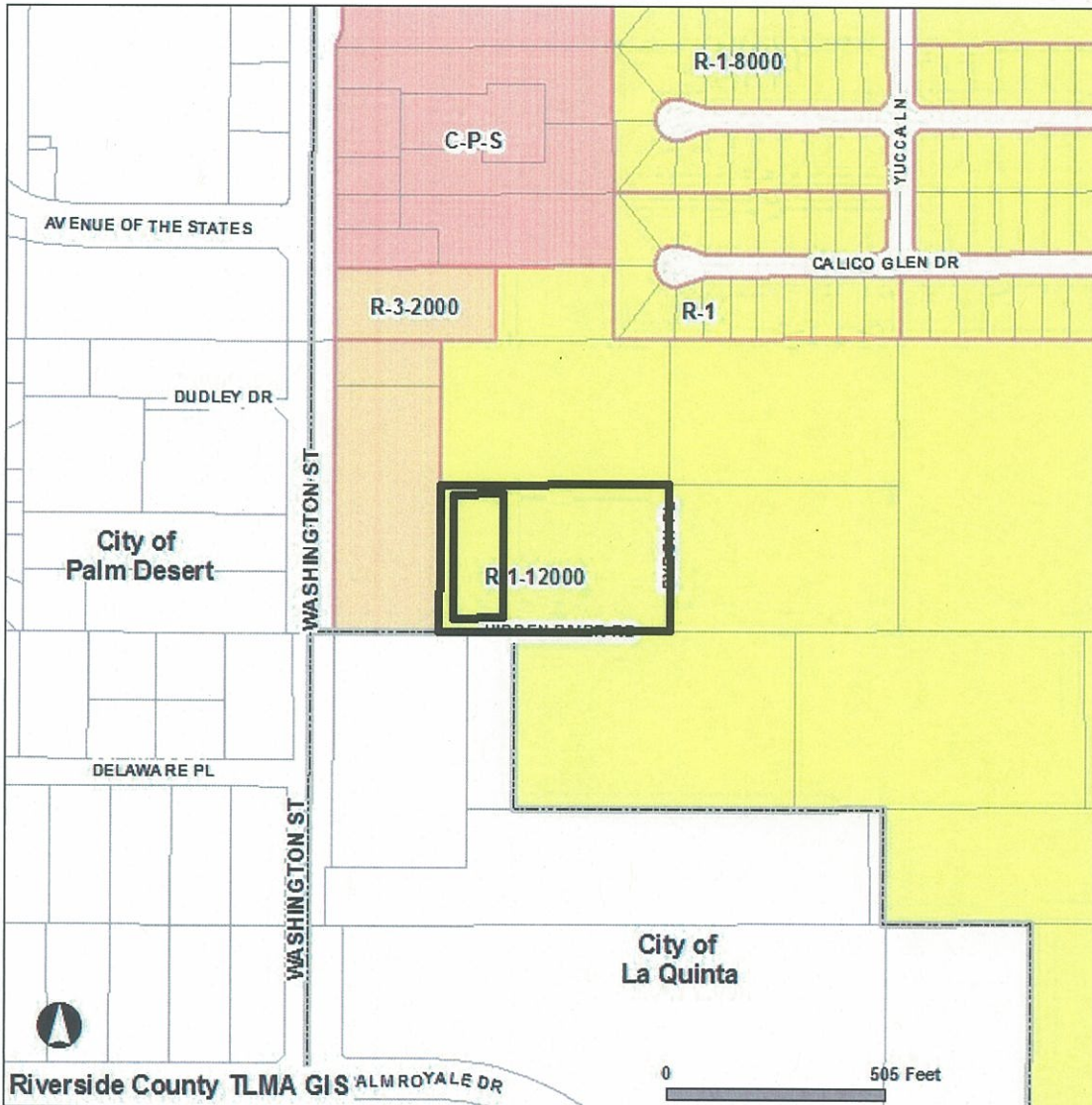
FIRE DEPARTMENT

90.FIRE. 1 MAP - VERIFICATION INSPECTION INEFFECT

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

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

ZONING



Selected parcel(s):
609-040-026

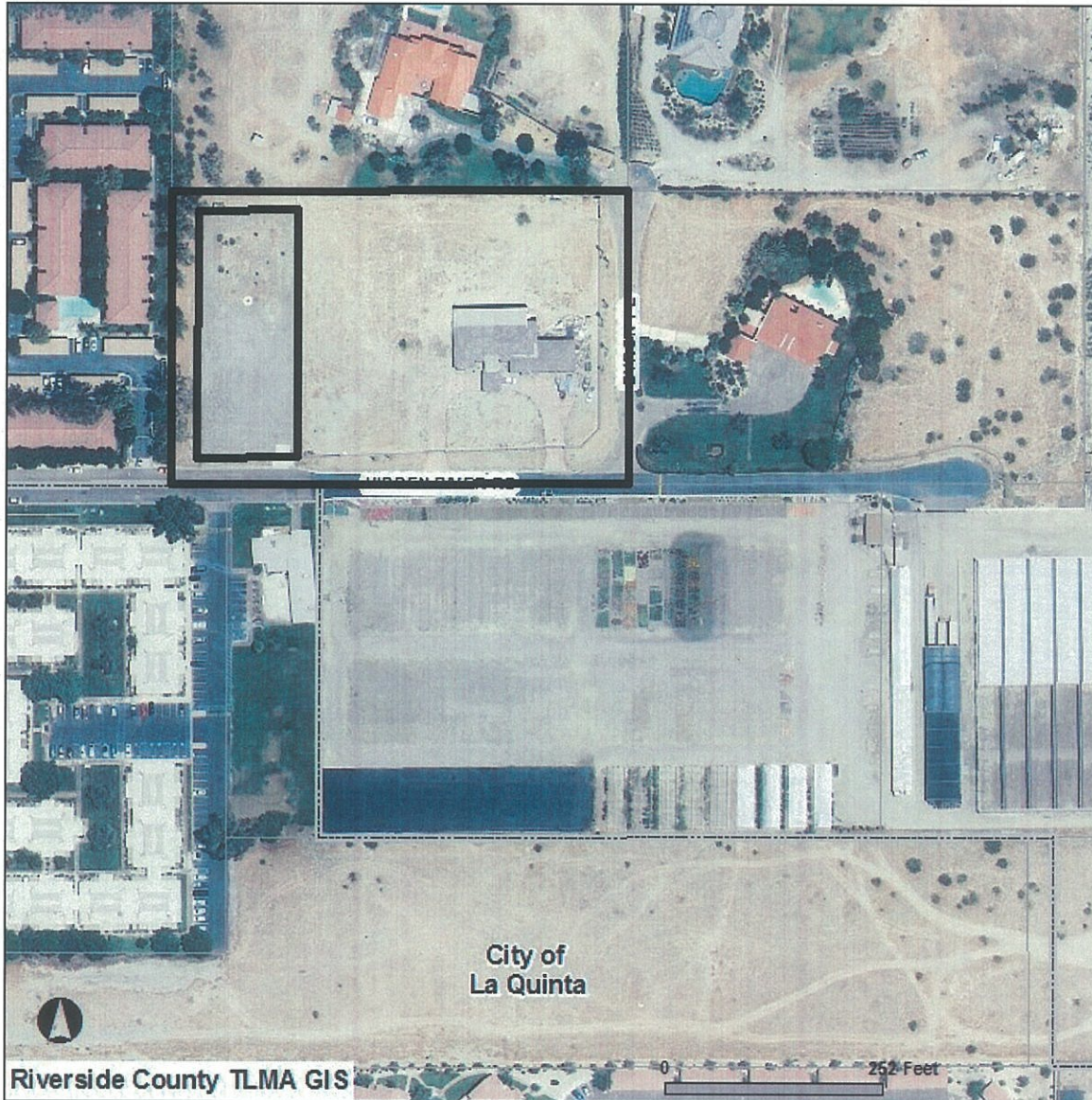
ZONING

- | | | | |
|-----------------|-----------------|----------|--------------------------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | ZONING BOUNDARY | C-P-S | R-1, R-1-12000, R-1-8000 |
| R-3-2000 | | | |

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

REPORT PRINTED ON...Mon Sep 17 08:28:19 2012
 Version 120712

2011 AERIAL



Selected parcel(s):
609-040-026

LEGEND

SELECTED PARCEL
 CITY

INTERSTATES

HIGHWAYS

PARCELS

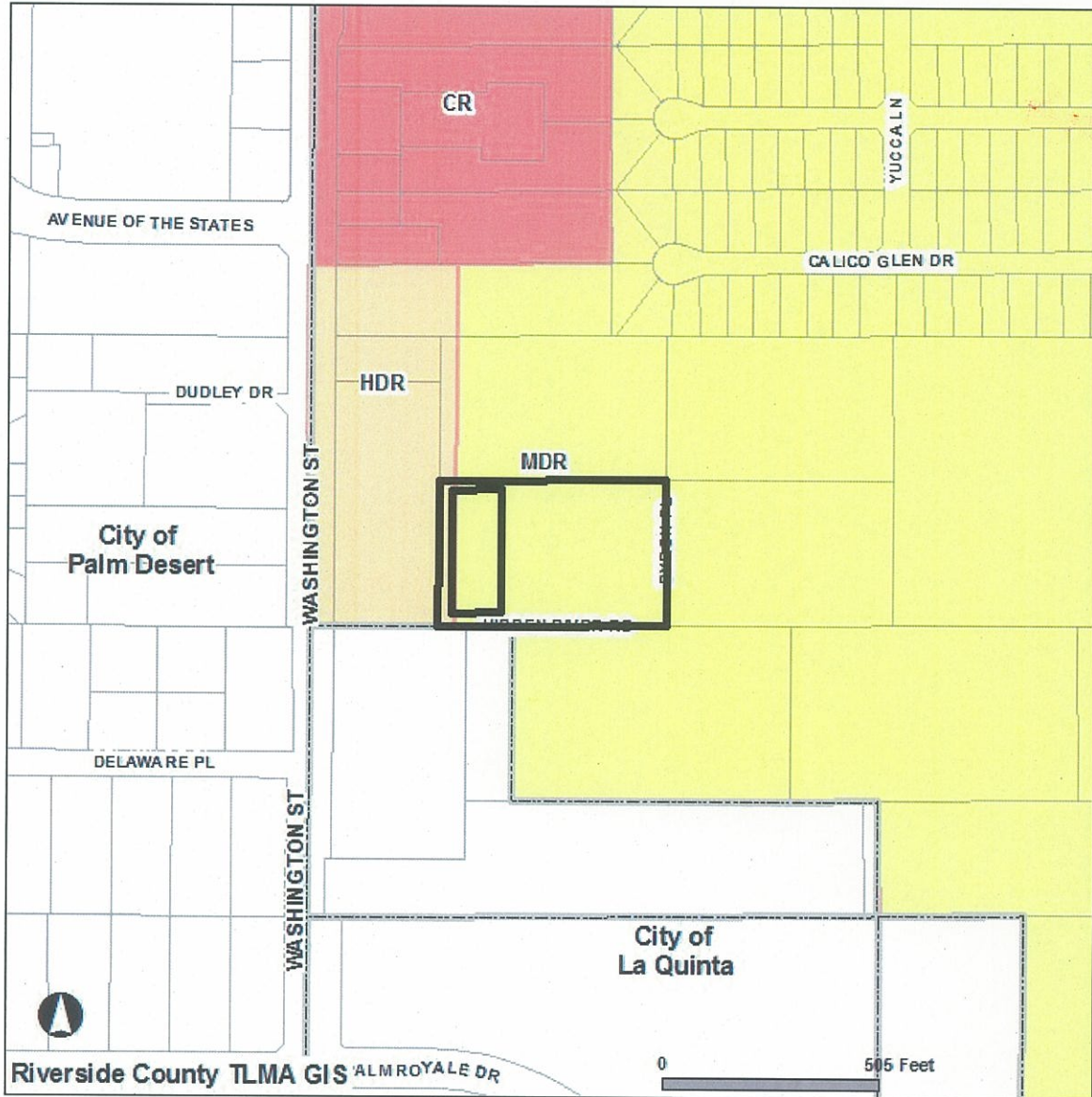
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Version 120712

RIVERSIDE COUNTY GIS



Selected parcel(s):
609-040-026

LAND USE

- SELECTED PARCEL
- PARCELS
- N INTERSTATES
- N CR - COMMERCIAL RETAIL
- N HIGHWAYS
- N HDR - HIGH DENSITY RESIDENTIAL
- CITY
- N MDR - MEDIUM DENSITY RESIDENTIAL

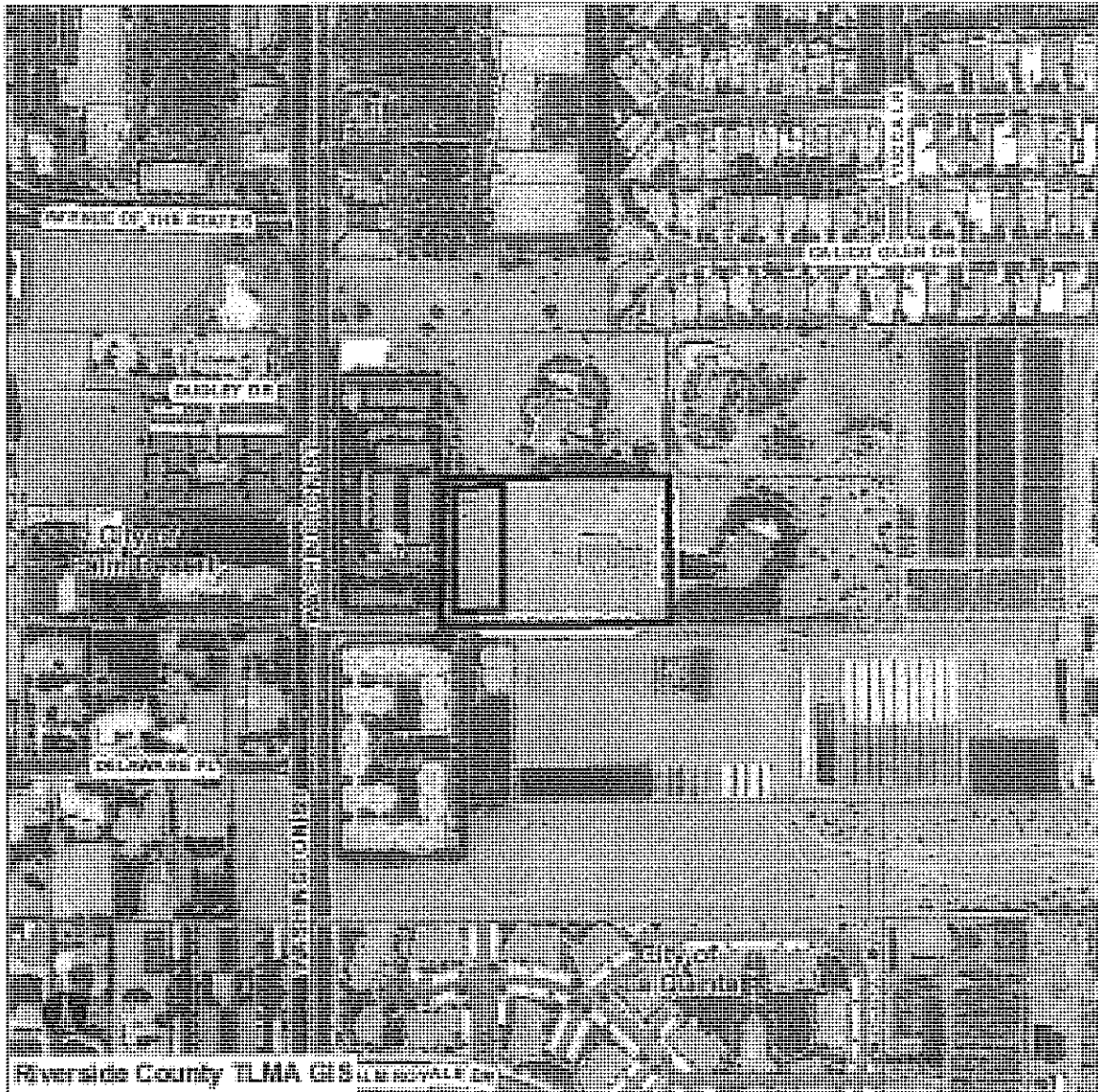
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REPORT PRINTED ON... Mon Apr 16 12:43:14 2012

Version 120118

RIVERSIDE COUNTY GIS



Selected parcel(s):
609-040-026

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STANDARD WITH PERMITS REPORT

APNs

609-040-026-7

OWNER NAME / ADDRESS

DREW CLARK
CINDY ILENE CLARK
78400 HIDDEN RIVER RD
INDIO, CA. 92203

MAILING ADDRESS

(SEE OWNER)
(SEE SITUS)

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 60/26
SUBDIVISION NAME: PM 12558
LOT/PARCEL: 3, BLOCK: NOT AVAILABLE
Tract NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 3.29 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 4967 SQFT., 5 BDRM/ 3.25 BATH, 1 STORY, ATTACHED GARAGE(1705 SQ. FT), CONST'D 2006 TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING, POOL

THOMAS BROS. MAPS PAGE/GRID

PAGE: 819 GRID: F5

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: PALM DESERT
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 BENOIT, DISTRICT 4

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

ROY WILSON, DISTRICT 4

TOWNSHIP/RANGE

T5SR7E SEC 18

ELEVATION RANGE

120/132 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
HDR
MDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

WESTERN COACHELLA VALLEY

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-1-12000

ZONING DISTRICTS AND ZONING AREAS

BERMUDA DUNES DISTRICT

ZONING OVERLAYS

IN OR PARTIALLY WITHIN THE BERMUDA DUNES NEIGHBORHOOD PRESERVATION 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
BERMUDA DUNES

AIRPORT COMPATIBILITY ZONES
BERMUDA DUNES ZONE E

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)
NO DATA AVAILABLE

FIRE

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

FIRE RESPONSIBILITY AREA
NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.
In EAST

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

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
WESTERN COACHELLA VALLEY

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

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

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

ROAD BOOK PAGE
207B

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 COACHELLA VALLEY WATER DISTRICT AT (760) 398-2651 FOR INFORMATION

WATER DISTRICT
CVWD

FLOOD CONTROL DISTRICT
COACHELLA VALLEY WATER DISTRICT

WATERSHED
WHITEWATER

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
MODERATE

SUBSIDENCE
SUSCEPTIBLE

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

MISCELLANEOUS

SCHOOL DISTRICT
DESERT SANDS UNIFIED

COMMUNITIES
BERMUDA DUNES

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
ZONE B, 41.76 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
045205

FARMLAND
OTHER LANDS
URBAN-BUILT UP LAND

TAX RATE AREAS
075004
-CITRUS PEST CONTROL 2
-COACH VAL CO WTR STORM WTR UNIT

- COACHELLA VAL JT BLO HIGH
- COACHELLA VALLEY COUNTY WATER
- COACHELLA VALLEY PUBLIC CEMETERY
- COACHELLA VALLEY REC AND PARK
- COACHELLA VALLEY RESOURCE CONSER
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- CV MOSQ & VECTOR CONTROL
- CVC WTR IMP DST 1 DEBT SV
- DESERT COMMUNITY COLLEGE
- DESERT SANDS UNIFIED SCHOOL
- GENERAL
- GENERAL PURPOSE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SUPERVISORIAL ROAD DISTRICT 4

SPECIAL NOTES

PLEASE REFER TO ORDINANCE 457.96 FOR COACHELLA VALLEY AGRICULTURAL GRADING EXEMPTIONS.

CODE COMPLAINTS

| Case # | Description | Start Date |
|--------------------|----------------|----------------|
| NO CODE COMPLAINTS | NOT APPLICABLE | NOT APPLICABLE |

BUILDING PERMITS

| Case # | Description | Status |
|-----------|--|--------|
| BHR050287 | 1 HOUR GRADING INSPECTION | FINAL |
| BRS054752 | DWLG W/ATTACHED GARAGE 5043 SQ FT | FINAL |
| BRS054752 | DWLG W/ATTACHED GARAGE 5043 SQ FT | FINAL |
| BXX045050 | PERIMETER GARDEN WALL 360'X6' | FINAL |
| BXX064433 | GARDEN WALL 609X6 W/12 PILASTERS 1X1X6 | FINAL |

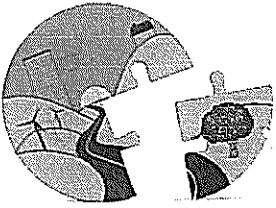
ENVIRONMENTAL HEALTH PERMITS

| Case # | Description | Status |
|-----------|---------------------|---------|
| EHS053060 | PLAN REVIEW | APPLIED |
| EHW051124 | NEW INDIVIDUAL WELL | APPLIED |

PLANNING PERMITS

| Case # | Description | Status |
|----------|--|----------|
| COC05608 | CERP. PARCEL AS LEGAL DISCRIPTIONS | APPROVED |
| CZ07697 | ORD AMD 348.4636 TO EST PROPERTY MAINT STANDARDS | APPROVED |
| MT070070 | COC05608 | PAID |

REPORT PRINTED ON...Wed Apr 11 09:29:52 2012
Version 120118



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 25119 DATE SUBMITTED: 4-11-12

APPLICATION INFORMATION

Applicant's Name: RANDAL GIBSEL E-Mail: STEELGIBSEL@SUNTEL.COM

Mailing Address: PO. Box 292270 PHELAN CA
PHELAN CA 92329
City State ZIP

Daytime Phone No: (760) 553-3444 Fax No: (760) 868-1425

Engineer/Representative's Name: RAFFERT L. SHEHATA E-Mail: _____

Mailing Address: 7868 N MAPLE AVE
CLAVIS CA 93611
City State ZIP
559-765-0584

Daytime Phone No: (760) 578-9973 Fax No: (559) 765-0588

Property Owner's Name: DREW CLARK E-Mail: CANDY CLARK@GOL.COM

Mailing Address: 78400 HIDDEN RIVER ST
WIM-SPRINGS - BERMUDA DUNES/INDIO CA 92203
City State ZIP

Daytime Phone No: (760) 578-3436 Fax No: () 4604

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"

APPLICATION FOR MINOR PLOT PLAN

Section: 18 NW Township: T5 SR7E Range: _____

Approximate Gross Acreage: ~~2.08~~ AC, 3.29 AC

General location (nearby or cross streets): North of ~~Pa~~ Delaware Place, South of 42nd street, East of Washington, West of Lima Hall Rd.

Thomas Brothers Map, edition year, page no., and coordinates: Pg 819 F5

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

COMMERCIAL/INDUSTRIAL

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

ACCESSORY BUILDING

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

GUEST HOUSE

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



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



George A. Johnson
Agency Director

Katherine Gifford
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 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 Randal Glaser hereafter "Applicant" and Drew Clark "Property Owner".

Description of application/permit use:

Accessory Bldg - Detached 30x80 RV 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

- 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): 609-040-026-7
 Property Location or Address: 78400 Hidden River st., Indio ca

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Drew Clark Phone No.: 760-578-3436
 Firm Name: _____ Email: _____
 Address: 78400 Hidden River st.
Indio, CA

3. APPLICANT INFORMATION:

Applicant Name: Bondal Glasco Phone No.: 760 553-3444
 Firm Name: _____ Email: _____
 Address (if different from property owner):
PO Box 292270
Phelan CA 92329

4. SIGNATURES:

Signature of Applicant: [Signature] Date: 4-11-12
 Print Name and Title: Drew Clark

Signature of Property Owner: [Signature] Date: 4/11/2012
 Print Name and Title: Drew Clark OWNER

Signature of the County of Riverside, by [Signature] Date: 4-11-12
 Print Name and Title: Prady Singh Lu Tech

Application or Permit (s): PP25719
 Application Date: 4/11/12

PROPERTY OWNERS CERTIFICATION FORM

PP25119

APN: 609-040-026

I, Stella Spadafora, certify that on
(Print Name)

9/6/2012 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

Distance Buffered: 500 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

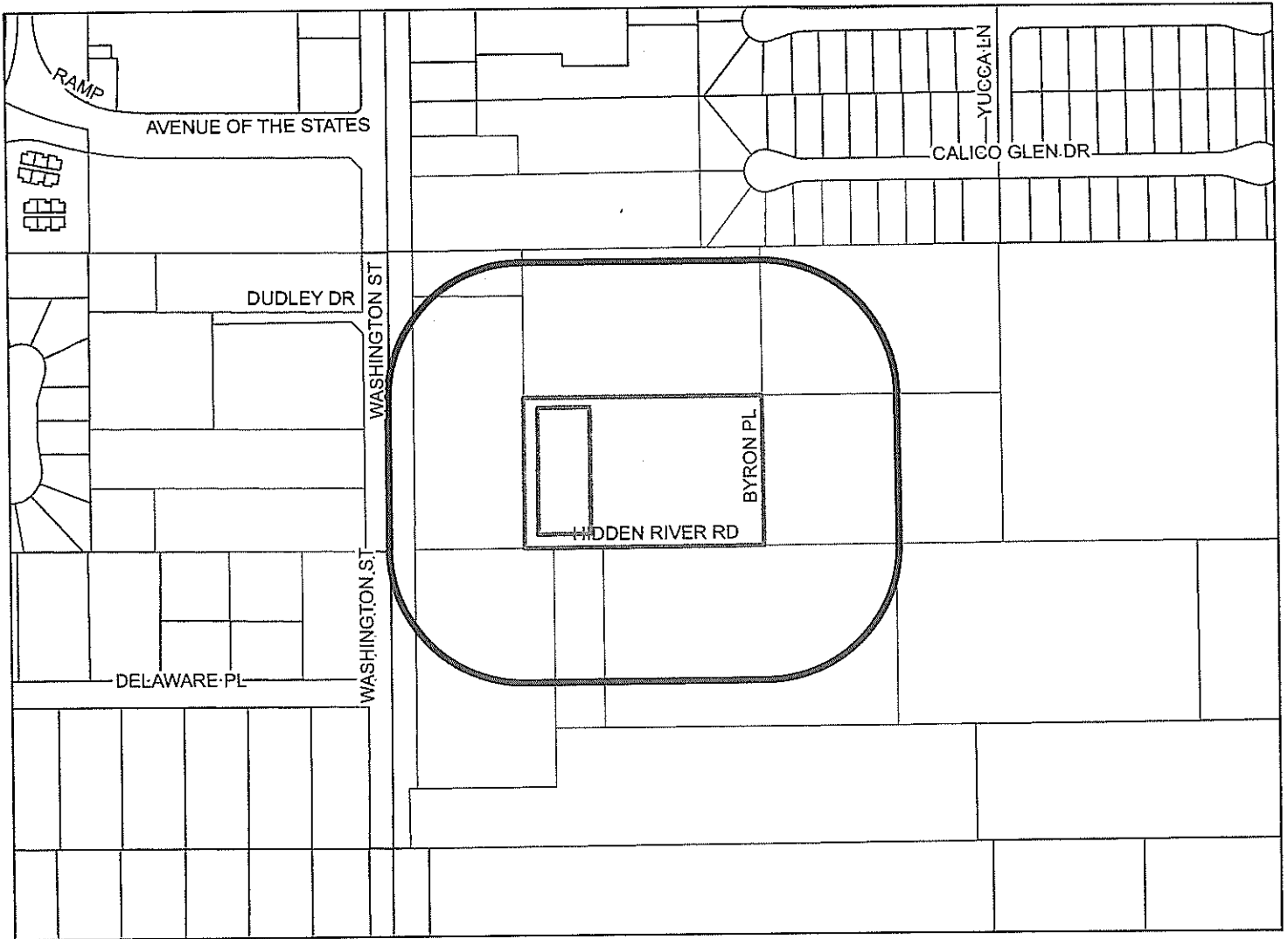
ADDRESS: 4080 Lemon St. 10th Floor

Riverside, CA 92501

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

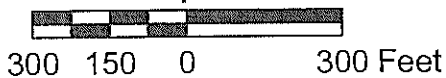
PP25119

APN: 609-040-026



Selected Parcels

| | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 609-500-060 | 637-180-008 | 609-500-056 | 637-071-002 | 609-040-017 | 609-040-027 | 609-020-024 | 609-500-059 | 609-500-057 | 609-040-026 |
| 637-180-027 | 609-040-019 | 609-500-062 | 609-040-020 | 609-020-053 | 609-500-063 | 637-170-016 | 609-040-014 | 609-040-022 | 609-500-055 |
| 637-170-052 | 609-500-061 | 609-040-016 | 609-040-007 | 609-040-023 | 609-040-028 | 609-500-058 | 637-170-051 | 637-170-013 | 609-020-051 |
| 637-180-038 | 609-040-021 | | | | | | | | |



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: 609020024, APN: 609020024
DENISE GOODMAN
79520 VIA SIN CUIDADO
LA QUINTA CA 92253

ASMT: 609040021, APN: 609040021
WILLIAM DIETERLE
3763 ARLINGTON AVE NO 202
RIVERSIDE CA 92506

ASMT: 609020051, APN: 609020051
WASHINGTON SQUARE
3835 BIRCH ST
NEWPORT BEACH CA 92660

ASMT: 609040022, APN: 609040022
JOANNE BARAJAS
42901 LIMA HALL RD
BERMUDA DUNES CA 92203

ASMT: 609020053, APN: 609020053
HENRY RANDAZZO
75883 VIA CORTONA
INDIAN WELLS CA 92210

ASMT: 609040026, APN: 609040026
CINDY CLARK, ETAL
78400 HIDDEN RIVER RD
INDIO, CA. 92203

ASMT: 609040016, APN: 609040016
PHYLLIS DOUGHTY
42605 BYRON PL
BERMUDA DUNES CA 92203

ASMT: 609040027, APN: 609040027
CVWD
P O BOX 1058
COACHELLA CA 92236

ASMT: 609040017, APN: 609040017
CRAIG BEDARD
78670 HWY 111 NO 171
LA QUINTA CA 92253

ASMT: 609040028, APN: 609040028
LA QUINTA HOUSING AUTHORITY, ETAL
C/O SECRETARY
P O BOX 1504
LA QUINTA CA 92247

ASMT: 609040019, APN: 609040019
FRANK GOODMAN
77900 AVENUE OF THE STATES
PALM DESERT CA 92260

ASMT: 609500055, APN: 609500055
SUNNI KINSEY, ETAL
78138 CALICO GLEN DR
BERMUDA DUNES CA 92203

ASMT: 609040020, APN: 609040020
GENERAL TELEPHONE CO OF CALIF
C/O GTE ATTN GARY WILLIAMS HQCO2G08
P O BOX 152206
IRVING TX 75015

ASMT: 609500056, APN: 609500056
LEANETTE TORRES BECKSTRAND, ETAL
78135 CALICO GLEN DR
INDIO, CA. 92203

ASMT: 609500057, APN: 609500057
SONIA COOLEY, ETAL
P O BOX 5093
LA QUINTA CA 92248

ASMT: 637071002, APN: 637071002
CITY OF PALM DESERT
C/O EXECUTIVE DIR
73510 FRED WARING DR
PALM DESERT CA 92260

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SA KWON
78159 CALICO GLEN DR
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PALM DESERT, CA. 92260

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INDIO, CA. 92203

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PALM DESERT, CA. 92211

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77960 COUNTRY CLUB DR
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ASMT: 637180027, APN: 637180027
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PALM DESERT CA 92211



ASMT: 637180038, APN: 637180038
DENA BRUNSKILL, ETAL
77750 CHEROKEE RD
INDIAN WELLS CA 92210

Agenda Item No.:
 Supervisorial District: Fourth/Fifth
 Project Planner: Bahelila Boothe
 Director's Hearing: October 15, 2012

PLOT PLAN NO: 25189
 Applicant: Hally Tacher
 CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 5,400 square foot detached metal shade structure to be built over a 2,098 square foot main residence on 1.25 acres located at 14991 McCargar Road in the unincorporated Riverside County near Desert Hot Springs. APN: 656-270-028

ISSUES OF RELEVANCE:

Based on the size of structure, the project has been reviewed and conditioned by Riverside County Flood Control regarding WQMPs.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO, 25189, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. This detached accessory building have been determined to be are exempt under Section 15303(e) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.

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

1. The project has a primary dwelling on the parcel where the detached accessory building is proposed.
2. The project site is designated Rural: Rural Residential (5 Acres Minimum) on the Western Coachella Valley Area Plan.
3. The proposed detached accessory use is a permitted use in the general plan designation.

h

4. The proposed detached accessory building is a permitted use, subject to approval of a plot plan in the Controlled Development (W-2) zone.
5. The proposed detached accessory building use is consistent with the development standards set forth in the W-2 zone.
6. The proposed 5,400 square foot detached metal shade structure is considered a detached accessory building under Section 18.18 of Ordinance No. 348.
7. The accessory building is located above the main building.
8. The accessory building is compatible with the architecture of the main building and consistent with the character of the surrounding neighborhood.
9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "(e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

PLOT PLAN:ADMINISTRATIVE Case #: PP25189

Parcel: 656-270-028

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 5,400 square foot detached metal shade structure to be built over a 2,098 square foot main residence on 1.25 acres located at 14991 McCargar Road in the unincorporated Riverside County near Desert Hot Springs. APN: 656-270-028

10. EVERY. 2 PPA - HOLD HARMLESS INEFFECT

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.

PLOT PLAN:ADMINISTRATIVE Case #: PP25189

Parcel: 656-270-028

10. GENERAL CONDITIONS

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. A shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25189, Exhibit A, dated August 28, 2012. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25189, Exhibit B, dated August 28, 2012. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25189, Exhibit C, dated August 28, 2012. (Floor Plans)

BS PLNCK DEPARTMENT

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

The applicant currently has plans submitted to the building department for the proposed factory built house and the 5,400 square foot metal shade structure covering the residence.

All required building permits shall be issued prior to any construction or placement of the proposed structures and/or equipment on the property.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 25189 is a proposal to construct a metal shade structure over an existing single family residence on an approximately 1.25-acre property. The property is located in the Desert Hot Springs area on the west side of McCarger Road north of Dillion Road.

The site may be subject to nuisance nature sheet flow runoff. The proposed structure is supported by 6 posts anchored into concrete footings. The footings appear to be deep enough to withstand any erosive flows which may occur. However, a storm of unusual magnitude may cause damage. All new construction shall comply with all applicable ordinances and any grading shall perpetuate the natural drainage patterns. This project does not create additional impervious surfaces which would qualify as 'Significant Redevelopment' so no preliminary project-specific Water

PLOT PLAN:ADMINISTRATIVE Case #: PP25189

Parcel: 656-270-028

10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) RECOMMND

Quality Management Plan (WQMP) will be required.

The District does not object to this proposal.

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 25189 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 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.

PLOT PLAN:ADMINISTRATIVE Case #: PP25189

Parcel: 656-270-028

10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - NO HOME OCCUPATIONS (cont.)

RECOMMND

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

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.

PLOT PLAN:ADMINISTRATIVE Case #: PP25189

Parcel: 656-270-028

10. GENERAL CONDITIONS

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

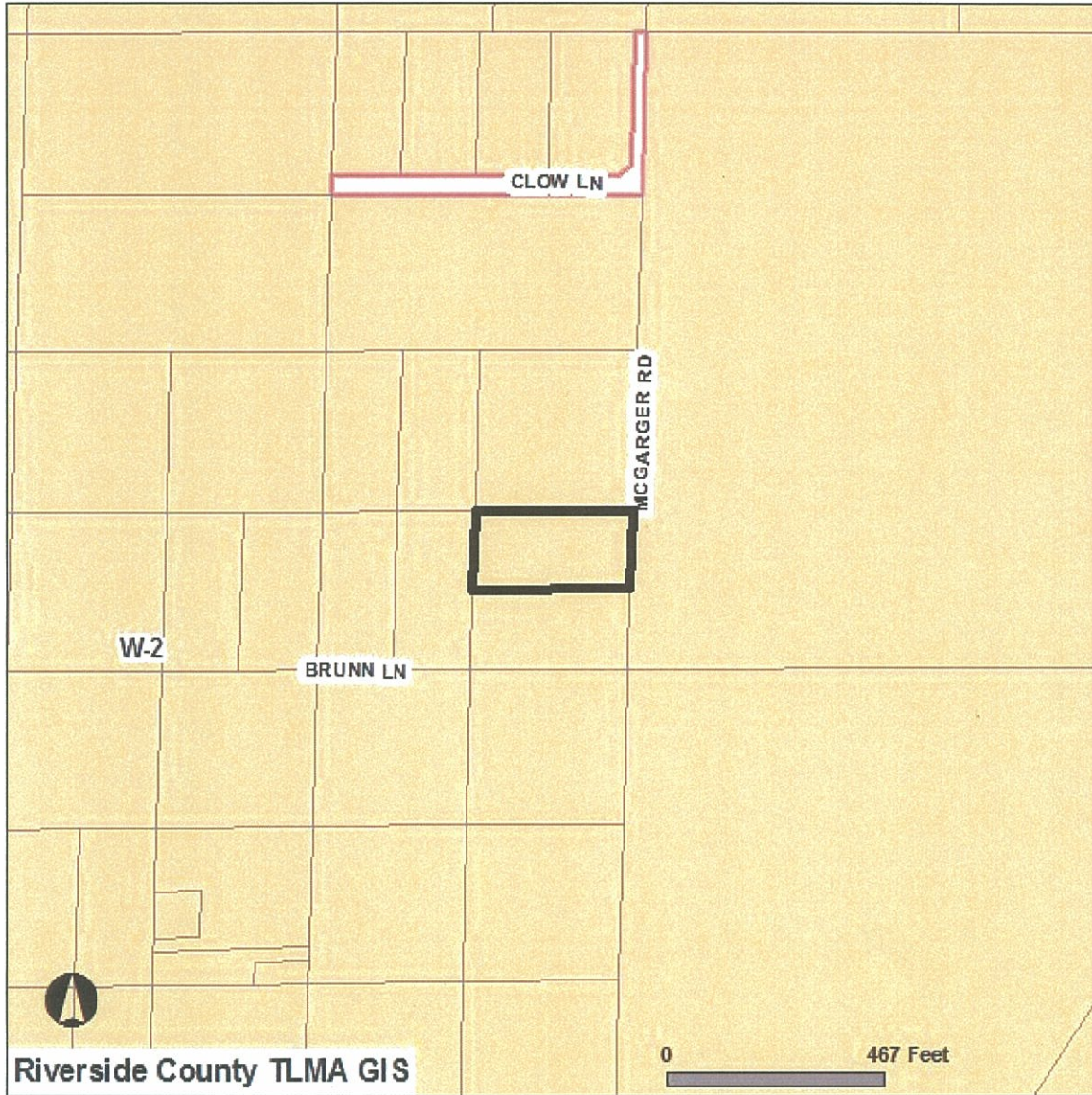
Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, dated August 28, 2012.

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated August 28, 2012.

ZONING



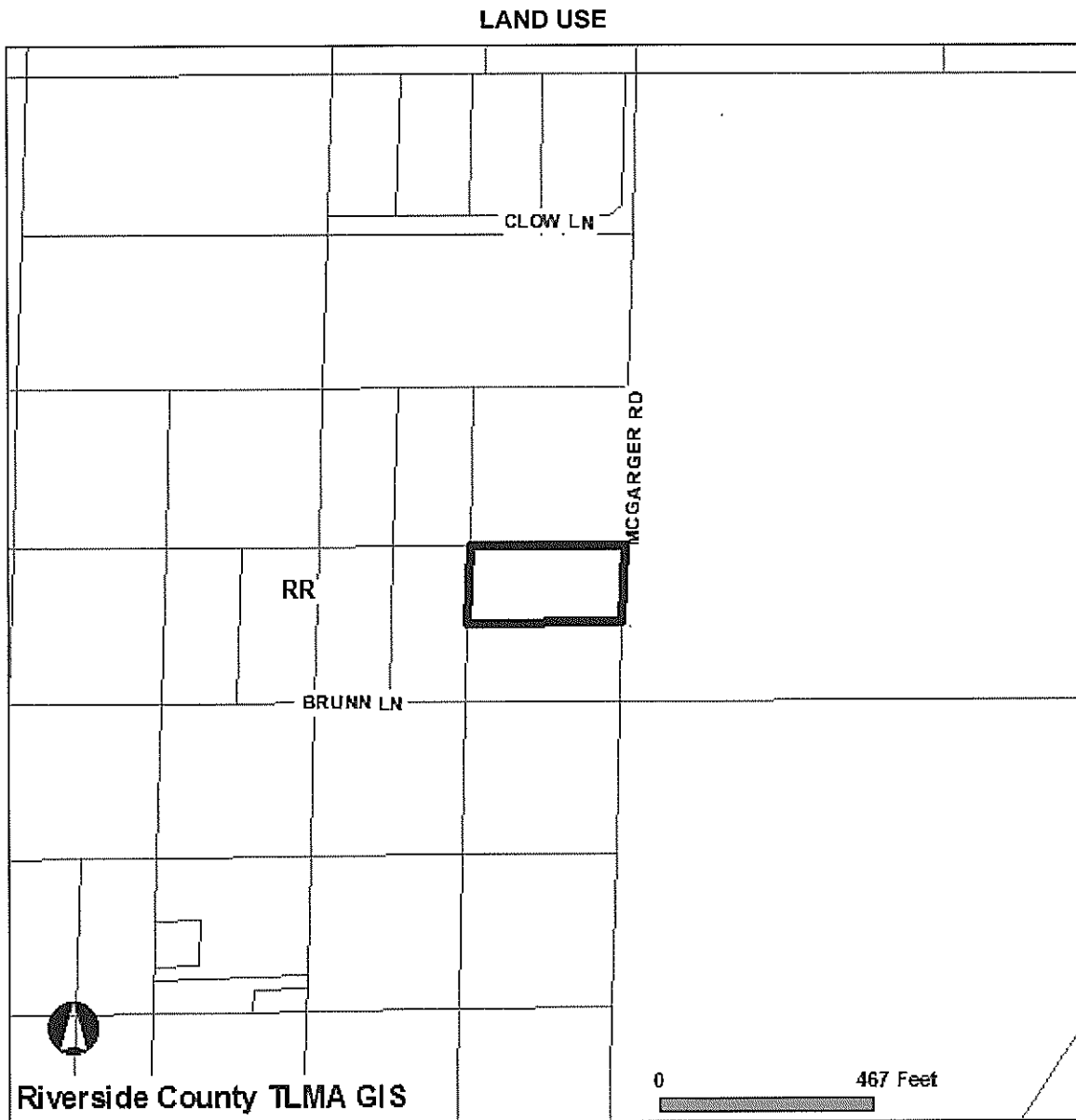
Selected parcel(s):
656-270-028

ZONING

- SELECTED PARCEL
- ZONING BOUNDARY
- N INTERSTATES
- N HIGHWAYS
- W-2
- 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...Wed Sep 12 13:57:48 2012
 Version 120712



- SELECTED PARCEL
- INTERSTATES
- HIGHWAYS
- PARCELS
- 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 12 13:57:18 2012
 Version 120712

RIVERSIDE COUNTY GIS



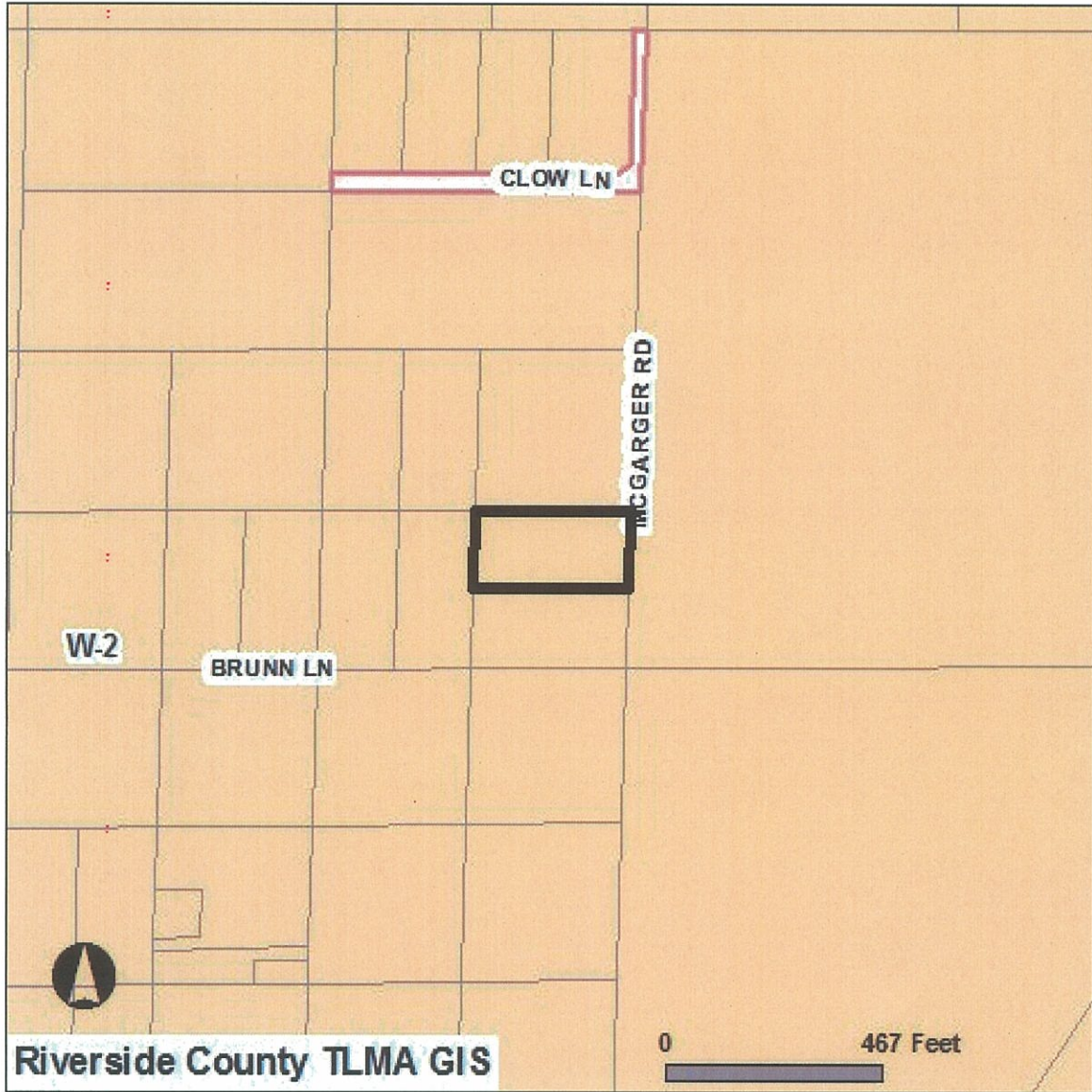
Selected parcel(s):
656-270-028

IMPORTANT

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

REPORT PRINTED ON...Tue Aug 28 11:17:04 2012
Version 120712

RIVERSIDE COUNTY GIS



Selected parcel(s):
656-270-028

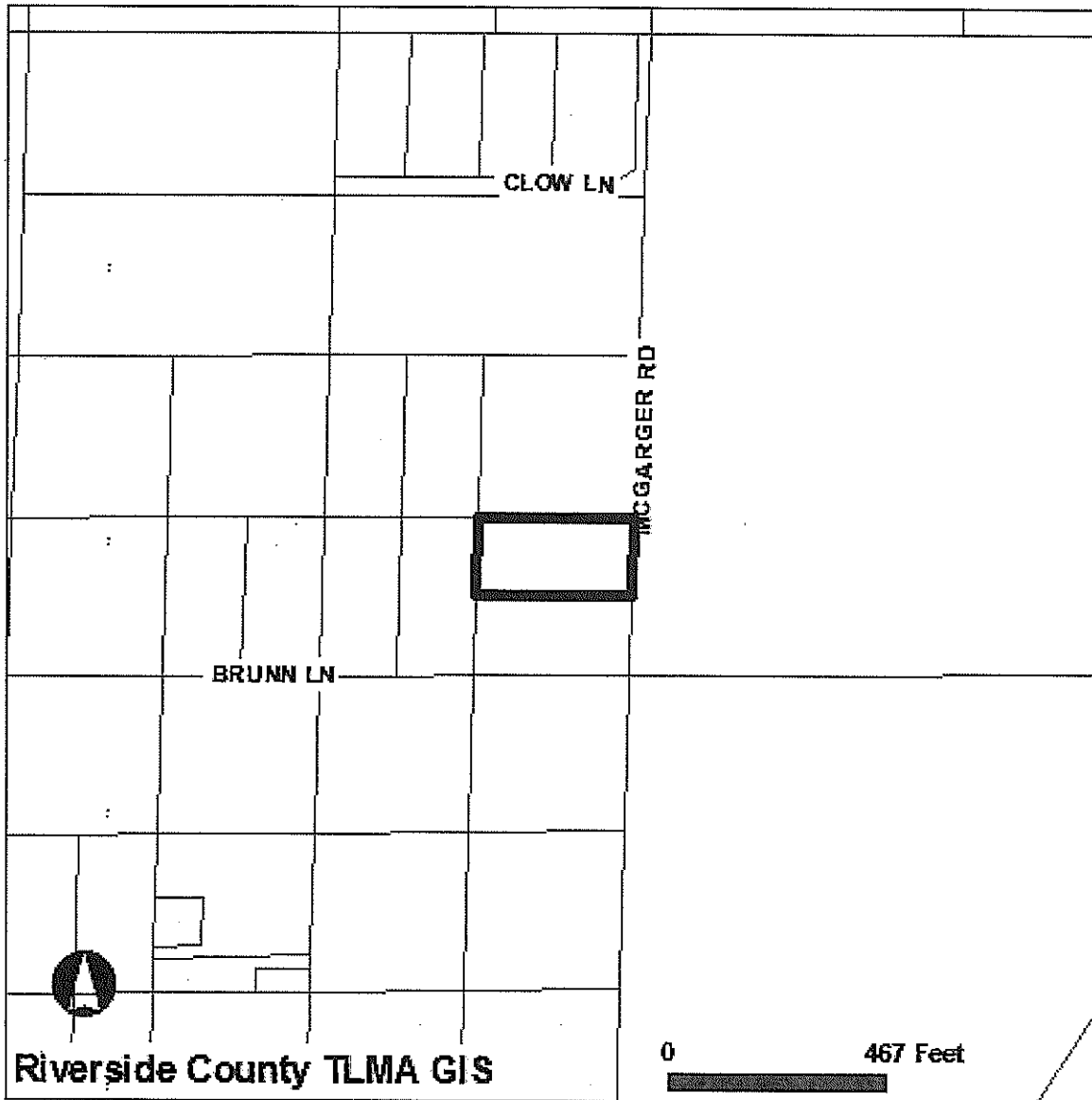
IMPORTANT

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 Aug 16 15:39:18 2012

Version 120712

RIVERSIDE COUNTY GIS



Selected parcel(s):
656-270-028

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

656-270-028-4

OWNER NAME / ADDRESS

NANCY WRANKLE
14991 MCCARGAR RD
DSRT HOT SPG, CA. 92240

MAILING ADDRESS

(SEE OWNER)
67928 ALEXANDRIA CT
DSRT HOT SPG CA. 92240

LEGAL DESCRIPTION

LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 1.25 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 697 GRID: D6

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY

CITY SPHERE: DESERT HOT SPRINGS

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 BENOIT, DISTRICT 4

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T3SR5E SEC 4

ELEVATION RANGE

1124/1124 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

RR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

WESTERN COACHELLA VALLEY

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

HOT SPRINGS POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

W-2

ZONING DISTRICTS AND ZONING AREAS

PASS & DESERT DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

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)

NO DATA AVAILABLE

FIRE

HIGH FIRE AREA (ORD. 787)

NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA

NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)

WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)

NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA

ROAD & BRIDGE DISTRICT

NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)

IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.

In EAST

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)

NOT WITHIN THE WESTERN TUMF FEE AREA

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

WESTERN COACHELLA VALLEY

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)

NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS

NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE

174A

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
DWA

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
WHITEWATER

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
WITHIN A 1/2 MILE OF
MISSION CREEK FAULT (SAF)
SAN ANDREAS FAULT
SAN ANDREAS FAULTS
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

LIQUEFACTION POTENTIAL
MODERATE

SUBSIDENCE
SUSCEPTIBLE

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

MISCELLANEOUS

SCHOOL DISTRICT
PALM SPRINGS UNIFIED

COMMUNITIES
SOUTHEAST DESERT HOT SPRINGS

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
NOT APPLICABLE, 46.29 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
044506

FARMLAND
OTHER LANDS

TAX RATE AREAS
061097
•CITRUS PEST CONTROL 2
•COACHELLA VALLEY RESOURCE CONSER
•COUNTY FREE LIBRARY
•COUNTY STRUCTURE FIRE PROTECTION

- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- CV MOSQ & VECTOR CONTROL
- DESERT COMMUNITY COLLEGE
- DESERT HOSPITAL
- DESERT WATER AGENCY 10TH FRINGE
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 6
- GENERAL
- GENERAL PURPOSE
- PALM SPRINGS PUBLIC CEMETERY
- PALM SPRINGS UNIF B & I 1992-A
- PALM SPRINGS UNIFIED SCHOOL
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

| Case # | Description | Start Date |
|--------------------|----------------|----------------|
| NO CODE COMPLAINTS | NOT APPLICABLE | NOT APPLICABLE |

BUILDING PERMITS

| Case # | Description | Status |
|-----------|--|--|
| 023817 | ADD TO GARAGE | CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017 |
| BDE100010 | DEMO SFR | EXPIRED |
| BDE120087 | DEMO SFR (SLAB CONCRETE) AND CWP PATIO COVER | ISSUED |

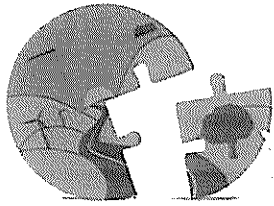
ENVIRONMENTAL HEALTH PERMITS

| Case # | Description | Status |
|-----------|---------------------|---------|
| EHS100123 | SEPTIC VERIFICATION | APPLIED |

PLANNING PERMITS

| Case # | Description | Status |
|---------------------|----------------|----------------|
| NO PLANNING PERMITS | NOT APPLICABLE | NOT APPLICABLE |

REPORT PRINTED ON...Thu Aug 16 15:38:22 2012
Version 120712



Carolyn Syms Luna
Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT
RECEIVED

\$2,500.00

AUG 21 2012

Riverside County
Planning Department
Desert Office

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25189 DATE SUBMITTED: 8/21/2012

APPLICATION INFORMATION

Applicant's Name: HALLY THACHER E-Mail: housepartegmail.com

Mailing Address: 302 W. 12th St #295
NEW YORK NY 10014
City State ZIP

Daytime Phone No: (917) 273-8754 Fax No: () N/A

Engineer/Representative's Name: GARY DUKE E-Mail: gduke@ncilp.com

Mailing Address: 2612 Gribble St.
North Little Rock AR 72114
City State ZIP

Daytime Phone No: (800) 793-8101 Fax No: () N/A

Property Owner's Name: HALLY THACHER E-Mail: housepartegmail.com

Mailing Address: 302 A West 12th St. #295
NEW YORK NY 10014
City State ZIP

Daytime Phone No: (917) 273-8754 Fax No: () n/n

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"

APPLICATION FOR MINOR PLOT PLAN

Section: # 4 Township: 3 South ~~DESERTEER SPRINGS~~ Range: 5 EAST

Approximate Gross Acreage: 1.25 acres

General location (nearby or cross streets): North of DILLON RD., South of HACIENDA RD., East of LONG CANYON RD. ~~MOUNTAIN VIEW~~, West of MOUNTAIN VIEW

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

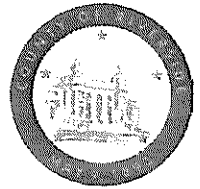
1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details 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**



Juan C. Perez
Agency Director

Carolyn Syms Luna
Director,
Planning Department

Juan C. Perez
Director,
Transportation Department

Mike Lara
Director,
Building & Safety Department

Code
Enforcement
Department

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

RECEIVED

AUG 21 2012

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and HARRY TRACHTER hereafter "Applicant" and HARRY TRACHTER Property Owner".

Riverside County
Planning Department
Desert Office

Description of application/permit use:

AN ACCESSORY metal structure over single family (Shade 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): 656270-028

Property Location or Address:

14991 MCGARGER

2. PROPERTY OWNER INFORMATION:

Property Owner Name: ITALY TRACHTER Phone No.: (917) 273-8754
 Firm Name: HOUSE PORT Email: house@gmail.com
 Address: 302AW 12th ST. # 295
NEW YORK, NY

3. APPLICANT INFORMATION:

Applicant Name: ITALY TRACHTER Phone No. (917) 273-8754
 Firm Name: HOUSE PORT Email: houseport@gmail.com
 Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: [Signature] Date: 8/21/2012
 Print Name and Title: ITALY TRACHTER

Signature of Property Owner: [Signature] Date: 8/21/2012
 Print Name and Title: ITALY TRACHTER

Signature of the County of Riverside, by [Signature] Date: 8-21-12
 Print Name and Title: Carlos Muñoz, Land Use Tech I

| FOR COUNTY OF RIVERSIDE USE ONLY | |
|----------------------------------|----------------------------------|
| Application or Permit (s) #: | <u>PR25189</u> |
| Set #: | Application Date: <u>8-21-12</u> |



*IMG_20_8395.jpg





ASMT: 656270018, APN: 656270018
FRANK CASTIGLIONE
68580 LOS TUNAS WAY
CATHEDRAL CITY CA 92234

ASMT: 656270035, APN: 656270035
DOUGLAS RICHARDS, ETAL
3330 NEAL SPRINGS RD
TEMPLETON CA 93465

ASMT: 656270021, APN: 656270021
CARMEN MARCIONE, ETAL
67405 MONTEREY RD
DSRT HOT SPGS CA 92240

ASMT: 656270038, APN: 656270038
WILLIAM KIELER
66959 SAN BRUNO RD
DSRT HOT SPGS CA 92240

ASMT: 656270022, APN: 656270022
MATT JACOBSON
137 15TH ST
MANHATTAN BEACH CA 90266

ASMT: 656270039, APN: 656270039
YOLANDA MC CARGAR, ETAL
6169 TURNBERRY DR
BANNING CA 92220

ASMT: 656270023, APN: 656270023
RECTOR OF THE SOCIETY OF ST PAUL
C/O WOODBURN & LANDERS
9955 SE WASHINGTON NO 200
PORTLAND OR 97216

ASMT: 656270040, APN: 656270040
JON FUDGER
14985 MC GARGER RD
DSRT HOT SPG, CA. 92240

ASMT: 656270026, APN: 656270026
ANGELA YEE, ETAL
P O BOX 1007
DESERT HOT SPRINGS CA 92240

ASMT: 656270041, APN: 656270041
LUCIA FUDGER
14985 MCCARGER RD
DSRT HOT SPG CA 92240

ASMT: 656270028, APN: 656270028
HALLY THACHER
5772 CHILENOVALLEY
PETALUMA CA 94952

ASMT: 656270042, APN: 656270042
SONYA CHASTAIN
5334 C BAHIA BLANCA WEST
LAGUNA WOODS CA 92637

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