



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

1:30 P.M.

NOVEMBER 19, 2012

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

County Administrative Center
4080 Lemon Street
1st Floor, Conference Room 2A
Riverside, CA 92501

NOTE: Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Mary Stark at (951) 955-7436 or E-mail at mcstark@rctlma.org. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 CONSENT CALENDAR:

1.1 **ADOPTION OF THE 2012 DIRECTOR'S HEARING CALENDAR**

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

2.1 **PLOT PLAN NO. 25107** - CEQA Exempt - Applicant: Ryan Winkle – Owner: Jimmy West – Fourth/Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan – Community Development: Very Low Density Residential – 1 Acre Minimum (CD:VLDR) - Located Northerly of La Cita, southerly of 30th Avenue, easterly of Vista Del Sol, westerly of Via Las Palma - Zoning: Controlled Development Areas – 20,000 square foot minimum lot size (W-2) – 2.8 Acres - **REQUEST:** The Plot Plan is a proposal to construct a detached 2,440 square foot Horse Barn on 2.8 acres, associated with the 1,723 square foot main residence located at 30155 Via Las Palmas in the unincorporated Riverside County near Thousand Palms. APN: 650-243-003. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

2.2 **PLOT PLAN NO. 25202**- CEQA Exempt - Applicant: Mark Fortney- Owner: Mark Fortney – First/First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (10 Acres Minimum) - Located Southerly of Vista De Montanas, easterly of Hombre Lane – Zoning: Residential Agricultural (R-A-5) 5 Acres Minimum – **REQUEST:** The Plot Plan is a proposal to construct a 1,280 square foot detached barn on 4.74 acres, associated with the 3,796 square foot main residence located at 17505 Vista De

Montanas in the unincorporated Riverside County near Murrieta. APN: 932-330-031. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)



3.0 PUBLIC COMMENTS:

2013 RIVERSIDE COUNTY DIRECTOR'S HEARING CALENDAR


JANUARY

7	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
14	Desert P.A.C. 38686 El Cerrito Road, 2nd Floor Conf. Room, Palm Desert	
21	HOLIDAY	
28	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	




FEBRUARY

4	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
11	HOLIDAY	
18	HOLIDAY	
25	Desert P.A.C. 38686 El Cerrito Road, 2nd Floor Conf. Room, Palm Desert	

MARCH

4	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
11	Desert P.A.C. 38686 El Cerrito Road, 2nd Floor Conf. Room, Palm Desert	
18	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
25	DARK	

APRIL

1	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
8	Desert P.A.C. 38686 El Cerrito Road, 2nd Floor Conf. Room, Palm Desert	
15	DARK	
22	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
29	DARK	




MAY

6	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
13	Desert P.A.C. 38686 El Cerrito Road, 2nd Floor Conf. Room, Palm Desert	
20	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
27	HOLIDAY	

JUNE

3	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
10	Desert P.A.C. 38686 El Cerrito Road, 2nd Floor Conf. Room, Palm Desert	
17	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
24	DARK	

JULY

1	DARK	
8	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
15	Desert P.A.C. 38686 El Cerrito Road, 2nd Floor Conf. Room, Palm Desert	
22	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
29	DARK	



AUGUST

5	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
12	Desert P.A.C. 38686 El Cerrito Road, 2nd Floor Conf. Room, Palm Desert	
19	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
26	DARK	



SEPTEMBER

2	HOLIDAY	
9	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
16	Desert P.A.C. 38686 El Cerrito Road, 2nd Floor Conf. Room, Palm Desert	
23	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
30	DARK	




OCTOBER

7	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
14	HOLIDAY	
21	Desert P.A.C. 38686 El Cerrito Road, 2nd Floor Conf. Room, Palm Desert	
28	DARK	

NOVEMBER

4	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
11	HOLIDAY	
18	Desert P.A.C. 38686 El Cerrito Road, 2nd Floor Conf. Room, Palm Desert	
25	DARK	

DECEMBER

2	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
9	Desert P.A.C. 38686 El Cerrito Road, 2nd Floor Conf. Room, Palm Desert	
16	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
23	HOLIDAY	
30	DARK	

Agenda Item No.: 2.1
Supervisory District: Fourth/Fourth
Project Planner: Bahelila Boothe
Director's Hearing: November 19, 2012

PLOT PLAN NO: 25107
Applicant: Ryan Winkle
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 2,440 square foot detached Horse Barn on 2.8 acres, associated with the 1,723 square foot main residence located at 30155 Via Las Palmas in the unincorporated Riverside County near Thousand Palms. APN: 650-243-003

ISSUES OF RELEVANCE:

The project falls within an area that could be subject to flood hazard and has been transmitted to the Coachella Valley Water District. The project has been reviewed and cleared by the Coachella Valley Water Department; a copy of the letter is included within the approval package.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO, 25107, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project has a primary dwelling on the parcel where the detached accessory building is proposed.
2. The project site is designated Community Development: Very Low Density Residential (1 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 Controlled Development Areas (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 2,440 square foot detached Horse Barn is considered a detached accessory building under Section 18.18 of Ordinance No. 348.
7. The accessory building is located 164 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

JB
11/19/12

structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

CONCLUSIONS:

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25107

Parcel: 650-243-003

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a detached 2,440 square foot Horse Barn on 2.8 acres, associated with the 1,723 square foot main residence located 30155 Via Las Palmas in the unincorporated Riverside County near Thousand Palms. APN: 650-243-003

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 #: PP25107

Parcel: 650-243-003

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. 25107 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25107, Exhibit A, Amended #1, dated July 18, 2012. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25107, Exhibit B/C, dated March 20, 2012. (Elevation and Floor Plans)

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

PP 25107 is a proposal to construct 2,400 sq. ft. of detached horse barn on 2.8 acres site in Coachella Valley area. The site is located northerly of La Cita, southerly of 30th Avenue, and westerly of Via Las Palmas.

It should be noted that the District's review is limited to the water quality aspects. The flood hazard aspect will be reviewed by the Coachella Valley Water District and or the Transportation Department.

The development does not fall into any of the Priority Development Project categories as identified under the Colorado River Regional Water Quality Control Board Orders.

Therefore, a Water Quality Management Plan (WQMP) is not required at this time. The District has no objections to the proposal as shown on the exhibit.

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. 25107 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

PLOT PLAN:ADMINISTRATIVE Case #: PP25107

Parcel: 650-243-003

10. GENERAL CONDITIONS

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

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.
- 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.

10/15/12
13:18

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:ADMINISTRATIVE Case #: PP25107

Parcel: 650-243-003

10. GENERAL CONDITIONS

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

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

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

10.PLANNING. 4 USE - CAUSES FOR REVOCATION RECOMMND

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

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

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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

10/15/12
13:18

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP25107

Parcel: 650-243-003

20. PRIOR TO A CERTAIN DATE

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

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

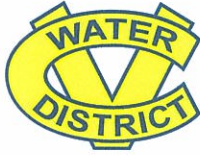
PLANNING DEPARTMENT

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 March 20, 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 March 20, 2012.



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

Peter Nelson, President - Div. 4
John P. Powell, Jr., Vice President - Div. 3
Patricia A. Larson - Div. 2
Debi Livesay - Div. 5
Franz W. De Klotz - Div. 1

Officers:

Steven B. Robbins, General Manager-Chief Engineer
Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

August 9, 2012

File: 0163.1
0421.1
0721.1
040617-1

Bahelila Boothe
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501



Dear Bahelila Boothe:

Subject: Plot Plan 25107; Related Case FP #12006

This project lies within the area of the Whitewater River Basin Thousand Palms Flood Control Project, which will provide regional flood protection to a portion of the Thousand Palms area. Coachella Valley Water District (CVWD) is currently in the design phase of this project. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for regional flood control facilities and/or participate in the financing of a portion of these facilities. Until construction of this project is complete, the developer shall comply with Riverside County Ordinance 458.

Prior to issuance of grading permits for Plot Plan No. 25107 the developer shall comply with Riverside County Ordinance 458 as amended in the preparation of on-site flood protection facilities for this project. The developer has paid fees and submitted plans to CVWD as part of the flood management review. However, the flood management review FP #12006 is not complete. Flood protection measures shall include establishing a finished floor elevation at or above the flood depth, constructing erosion protection for the foundation of the buildings and allowing reasonable conveyance of off-site flow through the property.

This area is shown to be subject to shallow flooding and is designated Zone AO, depth 1 foot on Federal Flood Insurance rate maps, which are in effect at this time.

CVWD will provide domestic water and sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by CVWD and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

This notice of domestic water and sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date of issuance.



Bahelila Boothe
Riverside County
Planning Department

2

August 9, 2012

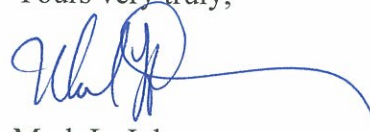
Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in or suspensions of service.

The sewer service laterals shall be designed and installed so as to readily facilitate connecting to a future collection system.

Plans for grading, landscaping and irrigation systems shall be submitted to CVWD for review. This review is for ensuring efficient water management.

If you have any questions please call Joe Cook, Domestic Water Engineer, extension 2292.

Yours very truly,



Mark L. Johnson
Director of Engineering

cc: Mike Mistica
County of Riverside
Department of Environmental Health
P.O. Box 1206
Riverside, CA 92502

Majeed Farshad
Riverside County Department of Transportation
38-686 El Cerrito Road
Palm Desert, CA 92211

Alan French
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

cc: Ryan Van Winkles
30155 Via Las Palmas
Thousand Palms, CA 92276

JC:ch/eng/sw/12/Aug/Plot Plan 25107

ZONING



Riverside County TLMA GIS

0 515 Feet

Selected parcel(s):
650-243-003

ZONING

- SELECTED PARCEL
- PARCELS
- W-2, W-2-5
- INTERSTATES
- ZONING BOUNDARY
- HIGHWAYS
- R-1
- CITY
- R-A-1, R-A-2 1/2

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

REPORT PRINTED ON...Thu Mar 22 11:23:20 2012
 Version 120118



Selected parcel(s):
650-243-003

LAND USE

- SELECTED PARCEL
- PARCELS
- VLDR - VERY LOW DENSITY RESIDENTIAL
- INTERSTATES
- MDR - MEDIUM DENSITY RESIDENTIAL
- HIGHWAYS
- OS-RUR - OPEN SPACE RURAL
- CITY
- RR - RURAL RESIDENTIAL

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REPORT PRINTED ON...Thu Mar 22 11:23:52 2012
Version 120118

RIVERSIDE COUNTY GIS



Selected parcel(s):
650-243-003

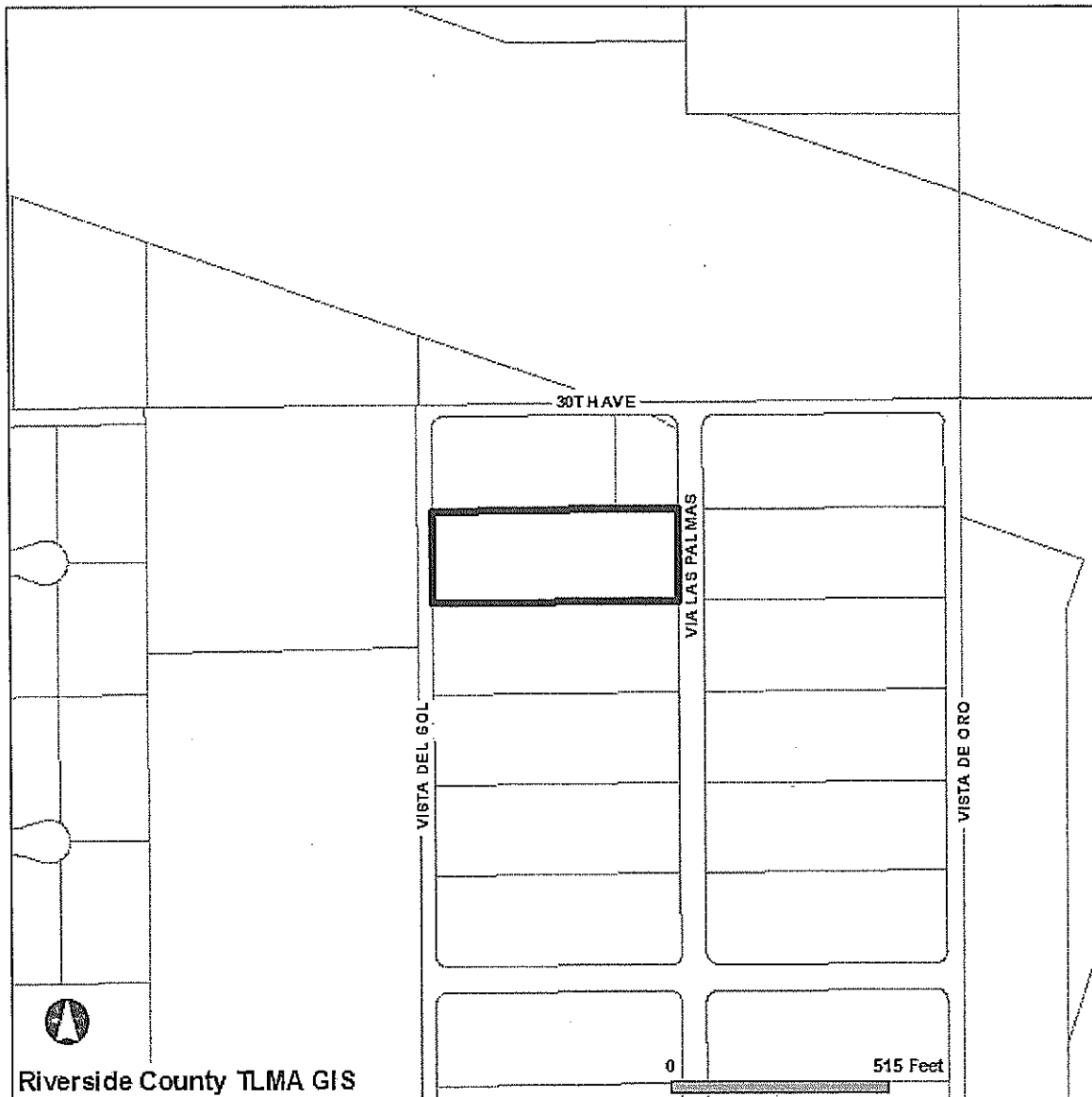
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REPORT PRINTED ON...Thu Mar 22 11:22:17 2012

Version 120118

RIVERSIDE COUNTY GIS



Selected parcel(s):
650-243-003

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

650-243-003-5

OWNER NAME

NOT AVAILABLE ONLINE

ADDRESS

ADDRESS NOT AVAILABLE

MAILING ADDRESS

(SEE OWNER)
(SEE SITUS)

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: RS 14/72
SUBDIVISION NAME: NOT AVAILABLE
LOT/PARCEL: 2, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 2.8 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1723 SQFT., 3 BDRM/ 1.75 BATH, 1 STORY, ATTACHED GARAGE(430 SQ. FT), CONST'D 1988 TILE, ROOF, CENTRAL HEATING,
CENTRAL COOLING, POOL

THOMAS BROS. MAPS PAGE/GRID

PAGE: 758 GRID: F7

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
ANNEXATION DATE: NOT APPLICABLE
NO LAFCO CASE # AVAILABLE
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)

JOHN BENOIT, DISTRICT 4

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

ROY WILSON, DISTRICT 4

TOWNSHIP/RANGE

T4SR6E SEC 17

ELEVATION RANGE

292/296 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
VLDR

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)

W-2

ZONING DISTRICTS AND ZONING AREAS

THOUSAND PALMS 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

REDEVELOPMENT AREAS
NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS
NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

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

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

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEWPROCESS)
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
183A

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
PALM SPRINGS UNIFIED

COMMUNITIES
THOUSAND PALMS

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
ZONE B, 43.15 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
044505

FARMLAND
OTHER LANDS
URBAN-BUILT UP LAND

TAX RATE AREAS
061054
-CITRUS PEST CONTROL 2
-COACH VAL CO WTR STORM WTR UNIT

- COACHELLA VALLEY COUNTY WATER
- 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
- DESERT COMMUNITY COLLEGE
- DESERT HOSPITAL
- 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
- SUPERVISORIAL ROAD DISTRICT 4

SPECIAL NOTES
NO SPECIAL NOTES

BUILDING PERMITS

Case #	Description	Status
204206	DWELL 1724S.F. W/ATT GAR 448S.F.	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
206942	GRADING 325CY CUT/325CY FILL	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
234121	3X560 GARDEN WALL	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
355852	CONVERT TO NATURAL GAS	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BAR060630	ROOM ADDITION 487 SQFT & PATIO 120 SQFT	EXPIRED
BEL051217	FIVE LIGHTS & FIVE PLUGS 110V & ONE 220V	EXPIRED
BPLD50616	GAS BBQ GAS LINE	EXPIRED
BSP051326	POOL AND SPA	FINAL

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHS054469	SEPTIC VERIFICATION	APPLIED

PLANNING PERMITS

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Mon Mar 19 16:35:57 2012
Version 120118

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/1/2012,

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

APN (s) or case numbers PP 25107 For

Company or Individual's Name Planning Department,

Distance buffered 1000'.

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

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

NAME: Vinnie Nguyen

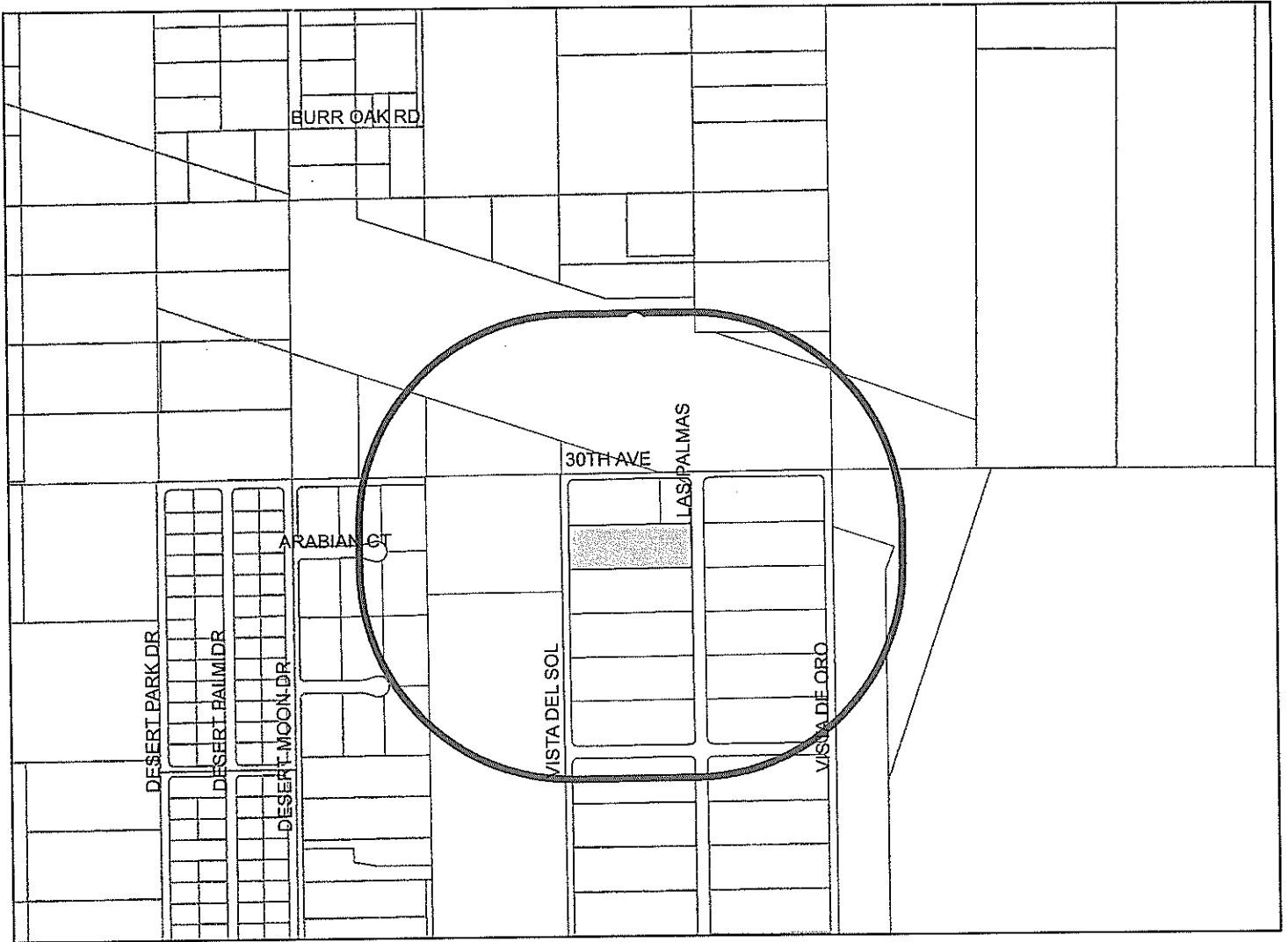
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

PP25107 (1000 feet buffer)



Selected Parcels

648-230-033	650-230-021	648-230-036	650-241-005	648-250-012	650-230-014	648-230-024	650-230-018	650-244-001	648-230-038
650-243-008	650-230-015	648-230-034	650-243-005	650-243-004	650-230-020	650-241-001	650-243-007	650-242-001	650-241-003
650-243-006	650-230-002	650-241-002	650-230-001	650-243-002	650-230-024	650-241-004	650-241-008	650-243-003	648-230-037
651-020-007	648-250-010	650-243-009	651-020-003	650-230-017					



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: 648230024, APN: 648230024
FLORA GARCIA, ETAL
C/O JOSIE ARECHIGA
83530 MECCA HILLS
COACHELLA CA 92236

ASMT: 650230001, APN: 650230001
JOHN IVEY, ETAL
73605 30TH AVE
THOUSAND PLMS, CA. 92276

ASMT: 648230033, APN: 648230033
MARIA GARCIA, ETAL
30930 SIERRA DEL SOL
THOUSAND PALMS CA 92276

ASMT: 650230002, APN: 650230002
MKA REAL ESTATE QUALIFIED FUND I
C/O LAW OFFICE OF DANIEL D WHITE
1 CORPORATE PLAZA STE 110
NEWPORT BEACH CA 92660

ASMT: 648230034, APN: 648230034
BLANCA GARCIA, ETAL
48352 PINTO LN
COACHELLA CA 92236

ASMT: 650230014, APN: 650230014
DEUTSCHE BANK NATL TRUST CO
C/O HOMEQ SVCING
P O BOX 24649
W PALM BEACH FL 33416

ASMT: 648230036, APN: 648230036
MICHELE LULOW, ETAL
P O BOX 3
PALM DESERT CA 92261

ASMT: 650230015, APN: 650230015
LUZ DELATORRE, ETAL
73596 ARABIAN CT
THOUSAND PLMS, CA. 92276

ASMT: 648230037, APN: 648230037
SOUTHERN CALIF EDISON CO
P O BOX 410
LONG BEACH CA 90801

ASMT: 650230017, APN: 650230017
SUZANNE APOSTOLI
PMB 260
31855 DATE PALM STE 3
CATHEDRAL CY CA 92234

ASMT: 648230038, APN: 648230038
GABRIEL ZAVALA
P O BOX 712
THOUSAND PLMS CA 92276

ASMT: 650230018, APN: 650230018
HEATHER MENDEZ, ETAL
73599 ARABIAN CT
THOUSAND PALMS CA 92276

ASMT: 648250012, APN: 648250012
GAME WILDLIFE CONSERVATION, ETAL
C/O WILDLIFE CONSERVATION BOARD
1807 13TH ST NO 103
SACRAMENTO CA 95814

ASMT: 650230020, APN: 650230020
MASAKO TAKAHASHI, ETAL
67470 SARAH ST
CATHEDRAL CY CA 92234



ASMT: 650230021, APN: 650230021
REBECA SEPULVEDA, ETAL
73602 JACK CLARK CT
THOUSAND PLMS, CA. 92276

ASMT: 650241008, APN: 650241008
LAURIE REAGAN, ETAL
30490 VIA LAS PALMAS
THOUSAND PLMS, CA. 92276

ASMT: 650230024, APN: 650230024
GAYLYNN PAGE, ETAL
73605 JACK CLARK CT
THOUSAND PLMS, CA. 92276

ASMT: 650242001, APN: 650242001
MAUREEN MITCHELL
30550 VIA LAS PALMAS
THOUSAND PLMS, CA. 92276

ASMT: 650241001, APN: 650241001
SHERYL GARRICK, ETAL
754 VIOLETA
PALM SPRINGS CA 92262

ASMT: 650243002, APN: 650243002
PAULA MELENDREZ, ETAL
P O BOX 893
THOUSAND PALMS CA 92276

ASMT: 650241002, APN: 650241002
EDNA PELEN, ETAL
30170 VIA LAS PALMAS
THOUSAND PLMS, CA. 92276

ASMT: 650243003, APN: 650243003
ERIKA POWELL, ETAL
30155 VIA LAS PALMAS
THOUSAND PLMS, CA. 92276

ASMT: 650241003, APN: 650241003
DEBRA LILLYMAN, ETAL
82626 BOGART DR
INDIO CA 92201

ASMT: 650243004, APN: 650243004
JOSEPH MURRIN
15314 GREVILLEA AVE
LAWNDALE CA 90260

ASMT: 650241004, APN: 650241004
CHARLENE MORRISON, ETAL
30300 VIA LAS PALMAS
THOUSAND PLMS, CA. 92276

ASMT: 650243005, APN: 650243005
JACK JACKSON
30305 VIA LAS PALMAS
THOUSAND PLMS, CA. 92276

ASMT: 650241005, APN: 650241005
DEBRA SCICLI, ETAL
P O BOX 65
THOUSAND PLMS CA 92276

ASMT: 650243006, APN: 650243006
MIGUEL GONZALEZ
30405 VIA LAS PALMAS
THOUSAND PLMS, CA. 92276





ASMT: 650243007, APN: 650243007
BARBARA COTLER, ETAL
73030 DEER GRASS DR
PALM DESERT CA 92260

ASMT: 650243008, APN: 650243008
GHALCHI FAMILY TRUST
163 N WILLAMAN DR
BEVERLY HILLS CA 90211

ASMT: 650244001, APN: 650244001
SUSAN MAJD, ETAL
P O BOX 1004
THOUSAND PALMS CA 92276

ASMT: 651020007, APN: 651020007
SOUTHERN CALIF EDISON CO
P O BOX 800
ROSEMEAD CA 91770



Agenda Item No.: 2.2
Supervisory District: First/First
Project Planner: Bahelila Boothe
Director's Hearing: November 19, 2012

PLOT PLAN NO: 25202
Applicant: Mark Fortney
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 1,280 square foot detached barn on 4.74 acres, associated with the 3,796 square foot main residence located at 17505 Vista De Montanas in the unincorporated Riverside County near Murrieta. APN: 932-330-031

ISSUES OF RELEVANCE:

The property is located within the High Fire Area. The project has been reviewed and conditioned by Riverside County Fire Department,

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25202, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural: Rural Mountainous (10 Acre Minimum) on the Southwest Area Plan.
3. The proposed accessory use is a permitted use in the general plan designations.
4. The proposed accessory building is a permitted use, subject to approval of a plot plan in the Residential Agricultural R-A-5 zone.
5. The proposed accessory building use is consistent with the development standards set forth in the R-A-5 Zone.
6. The proposed 1,280 square foot detached barn is considered detached accessory building under Section 18.18 of Ordinance No. 348.
7. The accessory building is located 80 feet from the main building.
8. The accessory building is consistent with the character of the surrounding neighborhood.

Handwritten signature and date:
10/18/12

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

CONCLUSIONS:

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25202

Parcel: 932-330-031

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 1,280 square foot detached barn on 4.74 acres, associated with the 3,796 square foot main residence located at 17505 Vista De Montanas in the unincorporated Riverside County near Murrieta. APN: 932-330-031

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 #: PP25202

Parcel: 932-330-031

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. 25202 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25202, Exhibit A, Amended #1, dated October 4, 2012. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25202, Exhibit B, dated September 12, 2012. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25202, Exhibit C, dated September 12, 2012. (Floor Plans)

BS GRADE DEPARTMENT

10.BS GRADE. 1 PPA - GENERAL INTRODUCTION RECOMMND

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

10.BS GRADE. 2 PPA - DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 3 PPA - NPDES INSPECTIONS RECOMMND

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 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

PLOT PLAN:ADMINISTRATIVE Case #: PP25202

Parcel: 932-330-031

10. GENERAL CONDITIONS

10.BS GRADE. 3 PPA - NPDES INSPECTIONS (cont.) RECOMMND

1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

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

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

10.BS GRADE. 4 PPA - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 5 PPA - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with

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17:17

Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP25202

Parcel: 932-330-031

10. GENERAL CONDITIONS

10.BS GRADE. 5 PPA - FINISH GRADE (cont.) RECOMMND

the California Building Code and Ordinance 457.

BS PLNCK DEPARTMENT

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

The applicant shall obtain the required building permit(s) from the building department for the 1,280 square foot detached barn prior to any construction on the property.

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

FIRE DEPARTMENT

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

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

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

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

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

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 4 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1000 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on

PLOT PLAN:ADMINISTRATIVE Case #: PP25202

Parcel: 932-330-031

10. GENERAL CONDITIONS

10.FIRE. 4 USE-#23-MIN REQ FIRE FLOW (cont.) RECOMMND

the job site.

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

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

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 25202 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

PLOT PLAN:ADMINISTRATIVE Case #: PP25202

Parcel: 932-330-031

10. GENERAL CONDITIONS

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

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.

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

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Riverside County LMS
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Parcel: 932-330-031

10. GENERAL CONDITIONS

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

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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 PPA - NPDES/SWPPP RECOMMND

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 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

PLOT PLAN:ADMINISTRATIVE Case #: PP25202

Parcel: 932-330-031

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 PPA - NPDES/SWPPP (cont.)

RECOMMND

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.

60.BS GRADE. 2 PPA - PRE-CONSTRUCTION MTG

RECOMMND

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

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

RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 PPA - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by

PLOT PLAN:ADMINISTRATIVE Case #: PP25202

Parcel: 932-330-031

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 1 PPA - ROUGH GRADE APPROVAL (cont.) RECOMMND

complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

80.BS GRADE. 2 PPA - NO B/PMT W/O G/PMT RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

80.BS GRADE. 3 PPA- BMP CONST NPDES PERMIT RECOMMND

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25202

Parcel: 932-330-031

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

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

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

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

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

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 PPA - REQ'D GRADING INSP'S RECOMMND

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

a.Precise Grade Inspection

90.BS GRADE. 2 PPA - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project

10/18/12
17:17

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 11

PLOT PLAN:ADMINISTRATIVE Case #: PP25202

Parcel: 932-330-031

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2

PPA - PRECISE GRDG APPROVAL (cont.)

RECOMMND

before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

FIRE DEPARTMENT

90.FIRE. 1

USE-#27-EXTINGUISHERS

RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

2011 AERIAL



Selected parcel(s):
932-330-031

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.

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Version 120920

RIVERSIDE COUNTY GIS



Selected parcel(s):
932-330-031

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Version 120920

ZONING



Selected parcel(s):
932-330-031

ZONING

- | | | | |
|-----------------|---------------|----------|---------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | PARCELS |
| ZONING BOUNDARY | R-A-10, R-A-5 | R-R | |

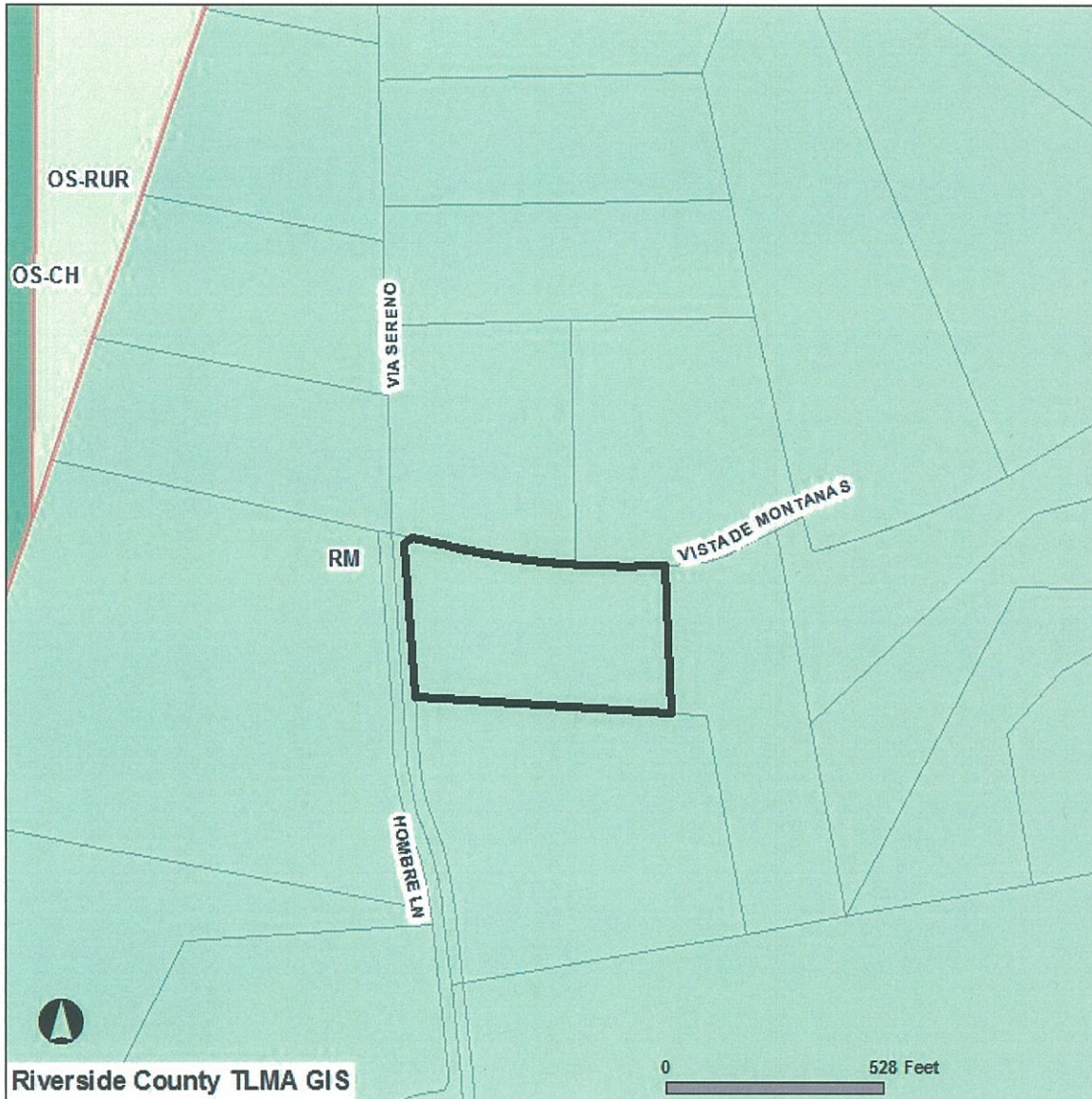
IMPORTANT

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Version 120920

LAND USE



Selected parcel(s):
932-330-031

LAND USE

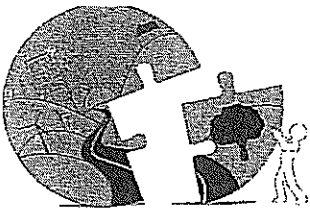
- | | | | |
|------------------------------|---------------------------|------------------------|---------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | PARCELS |
| OS-CH - CONSERVATION HABITAT | OS-RUR - OPEN SPACE RURAL | RM - RURAL MOUNTAINOUS | |

IMPORTANT

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25262 DATE SUBMITTED: 9/5/12

APPLICATION INFORMATION

Applicant's Name: MARK FORTNEY E-Mail: CMFO2001@yahoo.com

Mailing Address: 17505 VISTA DE MONTANAS
MURRIETA CA 92562
City State ZIP

Daytime Phone No: (714) 322-1836 Fax No: (951) 698-8223

Engineer/Representative's Name: LARRY PITELPS E-Mail: _____

Mailing Address: 31130 AVIENDA DEL REPOSO
TEMECULA CA 92561
City State ZIP

Daytime Phone No: (951) 694-6336 Fax No: ()

Property Owner's Name: MARK FORTNEY E-Mail: CMFO2001@yahoo.com

Mailing Address: 17505 VISTA DE MONTANAS
MURRIETA CA 92562
City State ZIP

Daytime Phone No: (714) 322-1836 Fax No: (951) 698-8223

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: _____ Township: _____ Range: _____

Approximate Gross Acreage: 5 acres

General location (nearby or cross streets): North of _____, South of VISTA DE MONTANAS, East of HOMBRE LANE, West of _____.

Thomas Brothers Map, edition year, page no., and coordinates: 2003 Ed. Page 926 D-7

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

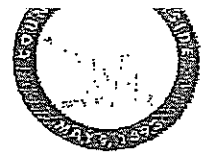
1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details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

Description of application/permit use:

1300 sq ft barn

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

Section 1. Deposit-based Fees

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

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

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by 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

RIVERSIDE COUNTY GIS



Selected parcel(s):
932-330-031

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

932-330-031-0

OWNER NAME / ADDRESS

CARL MARK FORTNEY
ROBIN LEE FORTNEY
17505 VISTA DE MONTANAS
MURRIETA, CA. 92562

MAILING ADDRESS

(SEE OWNER)
(SEE SITUS)

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 183/45
SUBDIVISION NAME: PM 24646
LOT/PARCEL: 2, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 4.74 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 3796 SQFT., 5 BDRM/ 4.25 BATH, 2 STORY, ATTACHED GARAGE(760 SQ. FT), CONST'D 2009TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING, POOL

THOMAS BROS. MAPS PAGE/GRID

PAGE: 926 GRID: D7

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
ANNEXATION DATE: NOT APPLICABLE
NO LAFCO CASE # AVAILABLE
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)

BOB BUSTER, DISTRICT 1

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE

T7SR4W SEC 19

ELEVATION RANGE

1872/1992 FEET

PREVIOUS APN

932-330-019

PLANNING

LAND USE DESIGNATIONS

RM

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

SOUTHWEST AREA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

SANTA ROSA PLATEAU POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

R-A-5

ZONING DISTRICTS AND ZONING AREAS

RANCHO CALIFORNIA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS
NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS
NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

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

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

WRMSHCP CELL NUMBER
NOT IN A CELL

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

VEGETATION (2005)
CHAPARRAL
WOODLAND AND FORESTS

FIRE

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

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

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

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

ROAD & BRIDGE DISTRICT
SOUTHWEST AREA C

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

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

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

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

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
80A

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED

WATER DISTRICT
WMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SAN JUAN

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

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

LIQUEFACTION POTENTIAL
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.

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

MISCELLANEOUS

SCHOOL DISTRICT
MURRIETA VALLEY UNIFIED

COMMUNITIES
LA CRESTA

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
ZONE B, 30.57 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
043224

FARMLAND
OTHER LANDS

082003

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- ELS MURRIETA ANZA RESOURCE CONS
- ELSINORE AREA ELEM SCHOOL FUND
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 7
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST
- MT SAN JACINTO JUNIOR COLLEGE
- MURRIETA CEMETERY
- MURRIETA UNIFIED
- MURRIETA UNIFIED B & I
- RANCHO CAL WTR SAN R DIV DEBT SV
- RANCHO CALIF JT WATER
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- VALLEY HEALTH SYSTEM HOSP DIST
- WESTERN MUN WATER 9TH FRINGE

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV1200762	NEIGHBORHOOD ENFORCEMENT	Jan. 30, 2012

BUILDING PERMITS

Case #	Description	Status
BGR060743	GRADING FOR SFR	FINAL
BGR110164	GRADING PAD FOR BARN	ISSUED
BRS069622	SINGLE FAMILY DWELLING & ATTACHED GARAGE	FINAL
BSP110140	POOL & SPA (ROCK FEATURE)	FINAL

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHS063170	PLAN REVIEW	APPLIED
EHS073083	PLAN REVIEW	APPLIED
EHS100766	SEPTIC VERIFICATION	APPLIED
EHS110657	PLAN REVIEW	APPLIED
EHS120015	SEPTIC VERIFICATION	APPLIED

PLANNING PERMITS

Case #	Description	Status
MT070364	PM 24646 LOT 2	PAID
MT070537	PM2464, LOT 2	PAID
MT080700	PM 24646 LOT 2	PAID
MT080701	PM 24646 LOT 2	PAID
MT080702	PM 24646 LOT 2	PAID

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Version 120712

- 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): 932-330-031

Property Location or Address: 17505 Vista De Montanas, MURRIETA, CA. 92562

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Mark Fortney Phone No.: 714-322-1836

Firm Name: _____ Email: CMFO2441@yahoo.com

Address: 17505 Vista De Montanas
Murrieta, CA.

3. APPLICANT INFORMATION:

Applicant Name: Mark Fortney Phone No.: 714-322-1836

Firm Name: _____ Email: CMFO2441@yahoo.com

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: [Signature] Date: 9/5/12
Print Name and Title: Mark Fortney

Signature of Property Owner: [Signature] Date: 9/5/12
Print Name and Title: C. Mark Fortney

Signature of the County of Riverside, by [Signature] Date: 9/5/12
Print Name and Title: CATHERINE MORALES, LAND USE TECHNICIAN II

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	<u>PP25202</u>
Set #: <u>N/A</u>	Application Date: <u>9/5/12</u>

APPLICATION FOR MINOR PLOT PLAN

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Mark Fortney

PRINTED NAME OF APPLICANT

Mark Fortney

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

SIGNATURE OF PROPERTY OWNER(S):

Mark Fortney

PRINTED NAME OF PROPERTY OWNER(S)

Robin Fortney

PRINTED NAME OF PROPERTY OWNER(S)

Mark Fortney

SIGNATURE OF PROPERTY OWNER(S)

Robin Fortney

SIGNATURE OF PROPERTY OWNER(S)

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

PROJECT INFORMATION

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

BUILD AN FCP BARN 1280 sq ft.

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 932-330-031

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/11/2012.

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

APN (s) or case numbers PP25202 For

Company or Individual's Name Planning Department,

Distance buffered 1600'.

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

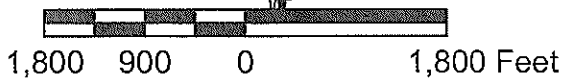
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

PP25202 (1600 feet buffer)



Selected Parcels

932-320-039	932-330-069	929-020-008	932-330-031	929-020-017	929-020-012	929-040-003	932-320-004	929-020-007	929-030-005
932-330-065	932-300-011	932-300-010	929-020-018	929-020-006	929-020-019	929-030-006	932-330-032	932-330-063	932-330-028
929-020-014	932-300-016	929-020-011	929-020-013	932-320-005	932-300-009	932-300-015	932-320-032	929-020-009	932-330-030
901-090-016	901-130-006	901-170-025	932-330-064	929-030-008	929-030-009	932-330-062			



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ASMT: 901130006, APN: 901130006
USA 901
U S DEPT OF INTERIOR
WASHINGTON DC 21401

ASMT: 929020013, APN: 929020013
SANDRA WEAVER
28672 PASEO BAHIA
SAN JUAN CAPISTRANO CA 92675

ASMT: 901170025, APN: 901170025
USA 901
US DEPT OF THE INTERIOR
WASHINGTON DC 21401

ASMT: 929020014, APN: 929020014
MICHAEL SMITH, ETAL
1288 E VERMONT AVE
ANAHEIM CA 92805

ASMT: 929020007, APN: 929020007
LUCY BARCLIFT, ETAL
39850 VIA SERENO
MURRIETA, CA. 92562

ASMT: 929020017, APN: 929020017
CLOYCE THOMAS
39570 VIA SERENO
MURRIETA, CA. 92562

ASMT: 929020008, APN: 929020008
PATRICIA MACDONALD, ETAL
39898 VIA SERENO
MURRIETA CA 92562

ASMT: 929020018, APN: 929020018
K GREENWAY
39660 VIA SERENO
MURRIETA CA 92562

ASMT: 929020009, APN: 929020009
DENISE KENNISON, ETAL
44788 RHIANNON WAY
TEMECULA CA 92592

ASMT: 929020019, APN: 929020019
KATHERINE GREENWAY
39660 VIA SERENO
MURRIETA CA 92562

ASMT: 929020011, APN: 929020011
THERESA RAMSEY, ETAL
5647 APPLECROSS DR
RIVERSIDE CA 92507

ASMT: 929030005, APN: 929030005
E BEAUMONT
200 VIA MENTONE
NEWPORT BEACH CA 92663

ASMT: 929020012, APN: 929020012
WENDY MCCART, ETAL
39705 VIA SERENO
MURRIETA CA 92562

ASMT: 929030006, APN: 929030006
LIU TSENG, ETAL
11696 KIRWIN ST
FOUNTAIN VALLEY CA 92708





ASMT: 929030009, APN: 929030009
SUSAN DEAN, ETAL
10491 EASTER HILL DR
SANTA ANA CA 92705

ASMT: 932320004, APN: 932320004
MELINDA JODOIN, ETAL
17670 HOMBRE LN
MURRIETA, CA. 92562

ASMT: 929040003, APN: 929040003
VICKI GENTRY, ETAL
39593 VISTA DEL BOSQUE
MURRIETA, CA. 92562

ASMT: 932320005, APN: 932320005
BARBARA WALKER, ETAL
38521 SHOAL CREEK DR
MURRIETA CA 92562

ASMT: 932300009, APN: 932300009
RUTH HOBBS, ETAL
45397 VIA JACA
TEMECULA CA 92592

ASMT: 932320032, APN: 932320032
WENDY GREENLEAF, ETAL
624 WINSTON AVE
SAN MARINO CA 91108

ASMT: 932300010, APN: 932300010
MARTHA RIOS, ETAL
26176 PALMETTO ST
MURRIETA CA 92563

ASMT: 932320039, APN: 932320039
HOMA EBRAHIMI, ETAL
5722 RESEARCH DR UNIT A
HUNTINGTON BEACH CA 92649

ASMT: 932300011, APN: 932300011
BERNARDA GAITHE, ETAL
37705 EL TIGRE DR
MURRIETA CA 92562

ASMT: 932330028, APN: 932330028
ELIN MOTHERHEAD, ETAL
18575 VISTA DE MONTANAS
MURRIETA, CA. 92562

ASMT: 932300015, APN: 932300015
TERESA BENTZ
23621 VALLEY OAK RD
MURRIETA CA 92562

ASMT: 932330031, APN: 932330031
ROBIN FORTNEY, ETAL
17505 VISTA DE MONTANAS
MURRIETA, CA. 92562

ASMT: 932300016, APN: 932300016
MARIZA BADGER, ETAL
24798 HOLLY LEAF LN
MURRIETA CA 92562

ASMT: 932330032, APN: 932330032
TINA SPENDLOVE, ETAL
266 S MAIN ST
ST GEORGE UT 84770





ASMT: 932330062, APN: 932330062
KYUNG PARK, ETAL
5437 CASTLE KNOLL RD
LA CANADA CA 91011

ASMT: 932330063, APN: 932330063
MELVIN HOFFMAN
2400 W MAGNOLIA BLV
BURBANK CA 91506

ASMT: 932330064, APN: 932330064
FAY WHITAKER, ETAL
39975 SUNSET VIEW CIR
MURRIETA CA 92562

ASMT: 932330065, APN: 932330065
HIAM KARIM, ETAL
39965 SUNSET VIEW CIR
MURRIETA, CA. 92562

ASMT: 932330069, APN: 932330069
DELANEY COLLINS, ETAL
39955 SUNSET VIEW CIR
MURRIETA CA 92562

