



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

1:30 P.M.

DECEMBER 3, 2012

## AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

County Administrative Center  
4080 Lemon Street  
1<sup>st</sup> 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](mailto: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 **FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 23343** - Applicant: Loudar, LLC - Third /Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) - Location: Northerly of Rancho California Road, easterly of La Serena Way, westerly of Calle Contento, and southerly of Vista Del Monte Road – 178.8 Gross Acres - Zoning: Citrus Vineyard (C/V) and Citrus Vineyard – 10 Acre Minimum (C/V-10) – APPROVED PROJECT DESCRIPTION: The plot plan proposes a 5,983 square foot winery and tasting room, 25,000 square feet of gift sale/office space, a 6,700 square foot restaurant, a 2,415 square foot chapel, 42 casitas which include 34 individual units at 880 square feet each and two four-plex casitas at 4,926 square feet each, a 29,562 square foot wine production area, and 545 parking spaces. The existing use, approved under PP03243, includes a winery salesroom and restroom buildings and will remain. - **REQUEST: FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 23343**, extending the expiration to August 2, 2013. Project Planner: Damaris Abraham at (951) 955-5719 or email [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)

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

- 2.1 **PLOT PLAN NO. 25241** - CEQA Exempt - Applicant: Walter Thoennes – Owner: Donna and Walter Thoennes – Fifth/Fifth Supervisorial District – Romoland Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Very Low Density Residential – 1 Acre Minimum (CD:VLDR) - Located Northerly of Mountain Avenue, southerly of Ellis Avenue,

easterly of Antelope Road, westerly of Palomar Road - Zoning: Rural Residential – (R-R) – 1.02 Acres - **REQUEST:** The Plot Plan is a proposal to construct a 2,400 square foot detached garage on 1.02 acres, associated with the 2,819 square foot main residence with attached 833 square foot garage and an existing detached 480 square foot horse shelter located at 28444 Calle De Remo in the unincorporated Riverside County near Romoland. APN: 327-080-047. Project Planner: Bahelila Boothe at (951) 955-8703 or email [bboothe@rciltma.org](mailto:bboothe@rciltma.org). (Quasi-judicial) (Quasi-judicial)

2.2 **PLOT PLAN NO. 25200** - CEQA Exempt - Applicant: Thomas Willett – Owner: Thomas and Vita Willett – First/First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential – 1 Acre Minimum (RC:VLDR) - Located Northerly of Ponderosa Lane, southerly of Krameria Lane, easterly of Suttles Drive, westerly of King Avenue - Zoning: Light Agricultural - 1 Acre minimum (A-1-1) – .88 Acres - **REQUEST:** The Plot Plan is a proposal to construct a 2,000 square foot detached RV garage on .88 acres, associated with the 3,263 square foot main residence with attached 849 square foot garage located at 16510 Greene Circle in the unincorporated Riverside County in Riverside. APN: 273-180-035. Project Planner: Bahelila Boothe at (951) 955-8703 or email [bboothe@rciltma.org](mailto:bboothe@rciltma.org). (Quasi-judicial)

3.0 PUBLIC COMMENTS:

Agenda Item No. 7:17  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisory District: Third/Third  
Project Planner: Damaris Abraham  
Director's Hearing: December 3, 2012

PLOT PLAN NO. 23343  
FIRST EXTENSION OF TIME  
Applicant: Loudar, LLC

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to begin substantial construction. Unless specifically requested by the EOT applicant, this request will not be discussed at the time it is presented to the Planning Director for approval.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

### REQUEST:

**FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23343**

### JUSTIFICATION FOR EXTENSION REQUEST:

As per the correspondence from the Extension of Time applicant (dated October 1, 2012), construction has not occurred within the required period of time due the overall economic hardship with the current recession especially the unavailability of funds from financial institutions and/or private investors.

### BACKGROUND:

On August 2, 2010 the Planning Director approved Plot Plan No. 23343.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of ten (10) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The Building and Safety Department, Grading Division is recommending the addition of ten (10) Conditions of Approval.

The Extension of Time applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated October 1, 2012) indicating the acceptance of the ten (10) recommended conditions.

*D.M.*

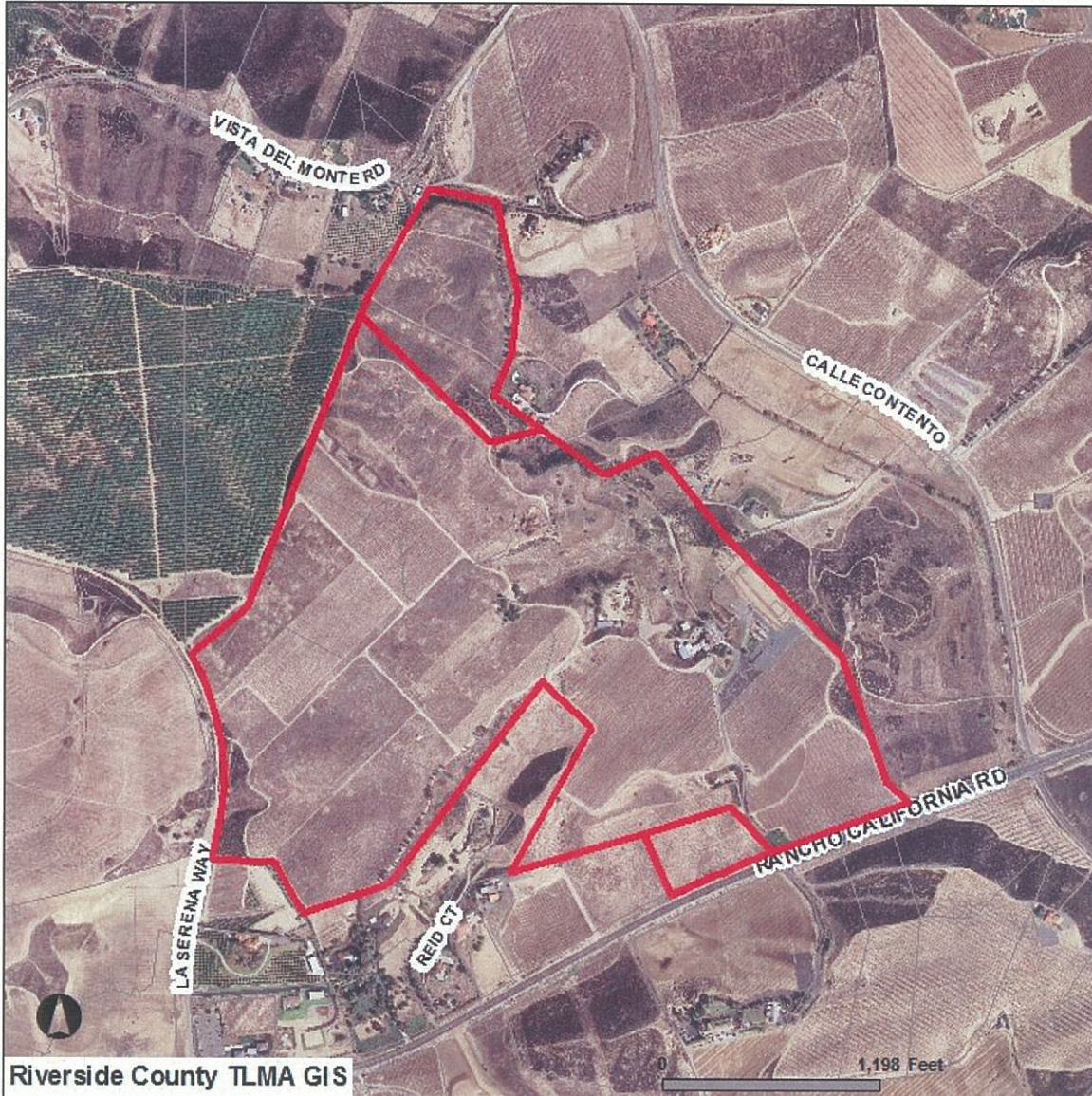
**RECOMMENDATION:**

**APPROVAL** of the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 23343**, extending the expiration date to August 2, 2013, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

**FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 23343** - Applicant: Loudar, LLC - Third /Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) - Location: Northerly of Rancho California Road, easterly of La Serena Way, westerly of Calle Contento, and southerly of Vista Del Monte Road – 178.8 Gross Acres - Zoning: Citrus Vineyard (C/V) and Citrus Vineyard – 10 Acre Minimum (C/V-10) – **APPROVED PROJECT DESCRIPTION:** The plot plan proposes a 5,983 square foot winery and tasting room, 25,000 square feet of gift sale/office space, a 6,700 square foot restaurant, a 2,415 square foot chapel, 42 casitas which include 34 individual units at 880 square feet each and two four-plex casitas at 4,926 square feet each, a 29,562 square foot wine production area, and 545 parking spaces. The existing use, approved under PP03243, includes a winery salesroom and restroom buildings and will remain. - **REQUEST: FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 23343**, extending the expiration to August 2, 2013.



PP23343



LEGEND

CASE

INTERSTATES

HIGHWAYS

PARCELS

**\*IMPORTANT\***

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

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Version 120530



PP23343



LAND USE

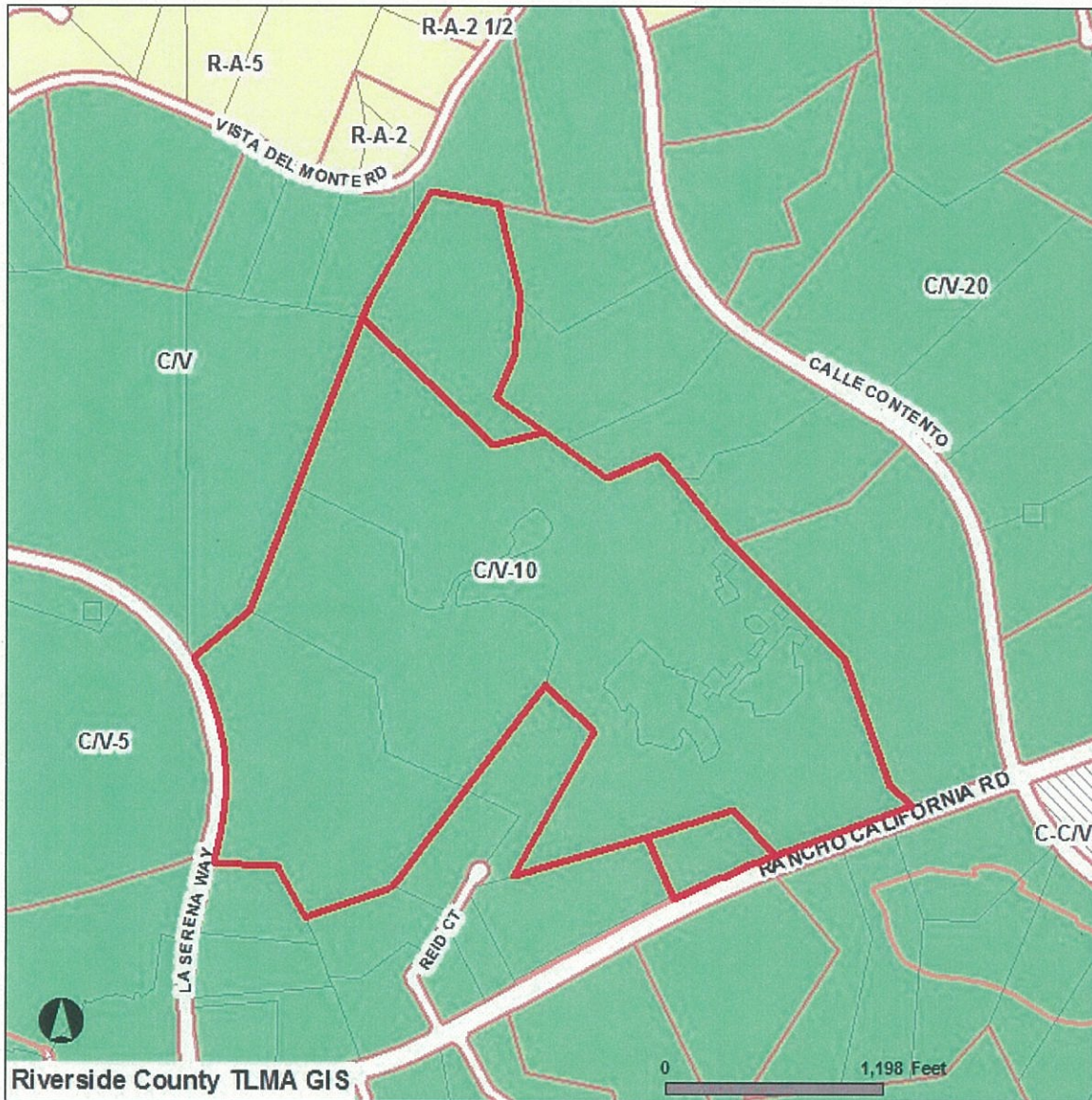
- CASE
- N INTERSTATES
- M HIGHWAYS
- PARCELS
- AG - AGRICULTURE
- EDR-RC - RURAL COMMUNITY  
- ESTATE DENSITY  
RESIDENTIAL

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PP23343

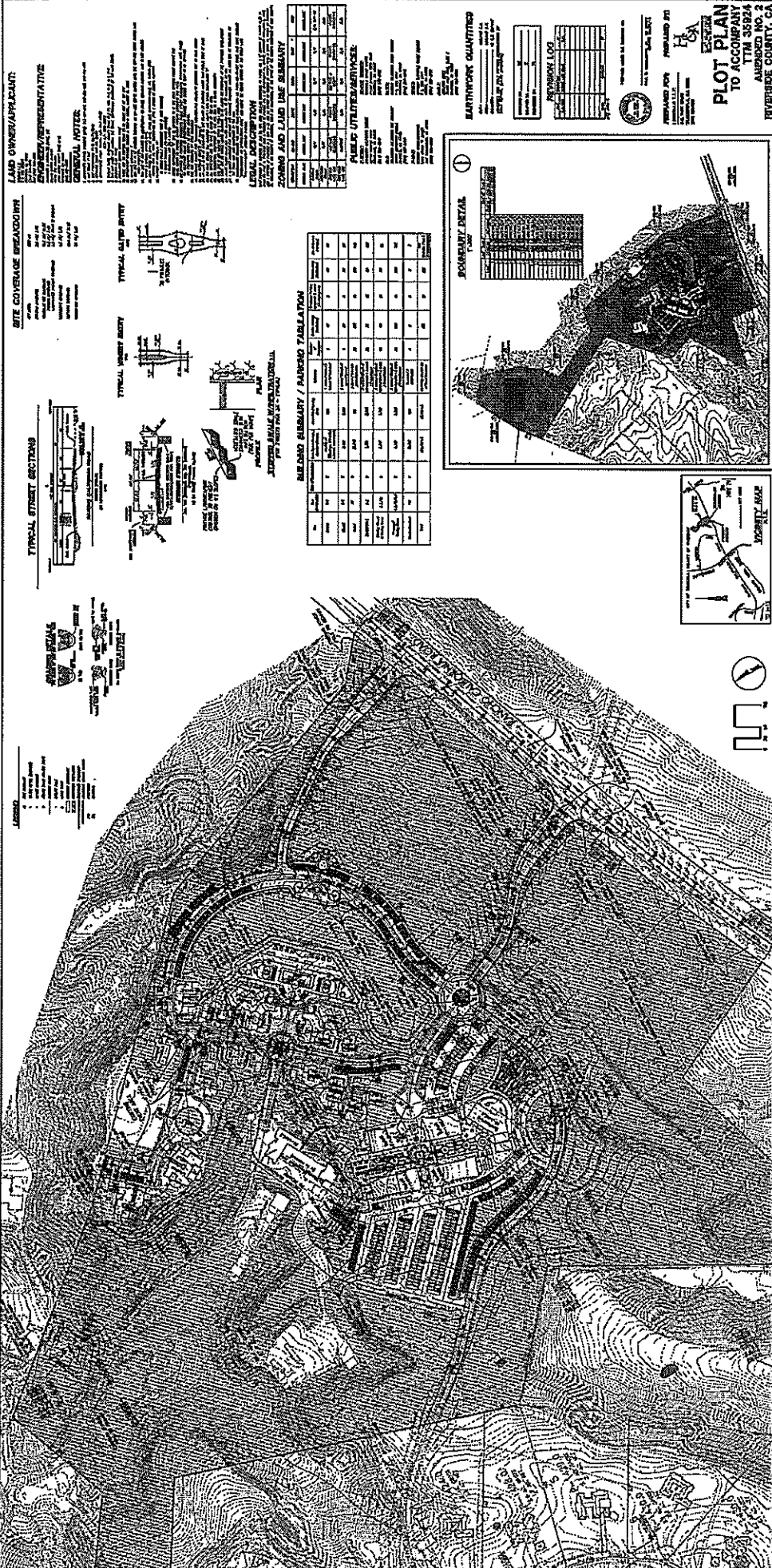


**ZONING**

- CASE
- ZONING BOUNDARY
- N INTERSTATES
- N HIGHWAYS
- PARCELS
- CV, CV-10, CV-20, CV-5
- R-A-2, R-A-2 1/2, R-A-5

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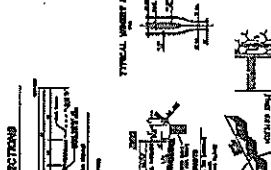
**LAND OWNERS/APPPLICANT:**

**TRAIL**  
**PROPERTY REPRESENTATIVE**  
**ADDRESS**  
**CITY**  
**STATE**  
**ZIP**  
**PHONE**  
**FAX**  
**E-MAIL**  
**DATE**

**SITE COVERAGE BREAKDOWN:**

Category	Area (sq. ft.)	Percentage
Impervious		
Permeable		
Water		
Other		

**TYPICAL STREET SECTION:**



**TYPICAL STREET SECTION:**



**GRADE DETAIL:**



**TYPICAL STREET SECTION:**



**TYPICAL STREET SECTION:**



**TYPICAL STREET SECTION:**



**TYPICAL STREET SECTION:**



**TYPICAL STREET SECTION:**



**LEAK DETECTION**

THIS PLAN IS A PRELIMINARY DESIGN AND DOES NOT CONSTITUTE A GUARANTEE OF PERFORMANCE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL FIELD DATA. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL FIELD DATA.

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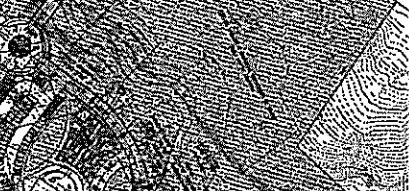
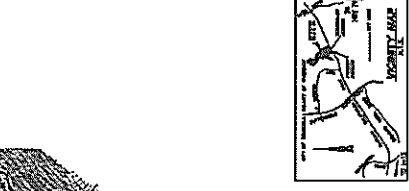
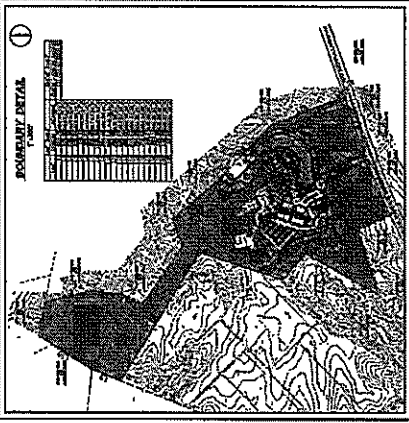
**PLANNING QUANTITIES**

Item	Quantity	Unit
Excavation		cu. yd.
Backfill		cu. yd.
Asphalt		sq. yd.
Concrete		cu. yd.
Gravel		cu. yd.
Sand		cu. yd.
Water		gallons
Electric		kw-hrs.
Gas		cu. ft.
Paint		gallons
Other		

**APPROXIMATE COST**

Item	Cost	Unit
Excavation		cu. yd.
Backfill		cu. yd.
Asphalt		sq. yd.
Concrete		cu. yd.
Gravel		cu. yd.
Sand		cu. yd.
Water		gallons
Electric		kw-hrs.
Gas		cu. ft.
Paint		gallons
Other		

**PREPARED BY:** [Firm Name]  
**DATE:** [Date]  
**SCALE:** [Scale]



**PLANNING QUANTITIES**

**APPROXIMATE COST**

**PREPARED BY:** [Firm Name]  
**DATE:** [Date]  
**SCALE:** [Scale]

**PLANNING QUANTITIES**

**APPROXIMATE COST**

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**SCALE:** [Scale]

**PLANNING QUANTITIES**

**APPROXIMATE COST**

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**PLANNING QUANTITIES**

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# Extension of Time Environmental Determination

Project Case Number: PP23343

Original EIR Number: EA41914

Extension of Time No.: First

Original Approval Date: August 2, 2010

Project Location: Northerly of Rancho California Road, easterly of La Serena Way, westerly of Calle Contento, and southerly of Vista Del Monte Road

Project Description: The plot plan proposes a 5,983 square foot winery and tasting room, 25,000 square feet of gift sale/office space, a 6,700 square foot restaurant, a 2,415 square foot chapel, 42 casitas which include 34 individual units at 880 square feet each and two four-plex casitas at 4,926 square feet each, a 29,562 square foot wine production area, and 545 parking spaces. The existing use, approved under PP03243, includes a winery salesroom and restroom buildings and will remain.

On October 2, 2012, this Plot Plan and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature:   
Damaris Abraham, Urban Regional Planner III

Date: October 2, 2012  
For Carolyn Syms Luna, Director

LOUDAR, LLC  
MOUNT PALOMAR WINERY

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October 1, 2012

Damaris Abraham, C/o County of Riverside, Planning Department

**RE: PP23343 – Extension of Time**

Dear Mr. Abraham,

Mount Palomar Winery is hereby requesting our first extension of time for PP23343.

As a condition to approve our 1st extension of time for Case #PP23343 - Parcel 943 120 023, Loudar, LLC & Mount Palomar Winery (the applicant) is hereby accepting all the conditions set forth by the Riverside County Planning Department.

We understand the Conditions to be as follows:

60.BS GRADE.9  
90.BS GRADE.4  
60.BS GRADE.10  
90.BS GRADE.5  
60.BS GRADE.11  
90.BS GRADE.6  
80.BS GRADE.2  
90.BS GRADE.7  
90.BS GRADE.2  
90.BS GRADE.3

Following are the reasons for such an extension:

The main reason for the extension is the overall economic hardship with the current recession, especially, in the building industry, and namely unavailability of funds from financial institutions and/or private investors.

Also, due to the sheer size of our project and related funding requirements for each of our project components, we are facing time delays and difficulties with the funding component of the project.

We have been working diligently to secure JV partners and investors. We are also exploring funding from financial institutions and private investors. Each and all of these efforts are very time consuming and the documentation requirements are endless and take a great deal of time.

We understand that availability of sewer is pretty much a reality at this time, however, up to the recent months, this has been another major concern and delay with the lending institutions who are looking at the project for funding purposes.

**We would kindly ask that you move this case to hearing at your earliest.**



Please let us know of any questions or concerns.

Regards,

Louis Darwish, Managing Member of Louidar, LLC

Mount Palomar Winery, 33820 Rancho California Road, Temecula, California

951.676.5047 ext. 119 or 116

PLOT PLAN:TRANSMITTED Case #: PP23343

Parcel: 943-120-023

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 9 USE - APPROVED WQMP EOT1 RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 10 USE - PRE-CONSTR MTG EOT1 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. 11 USE-BMP CONS NPDES PER EOT1 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. 2 USE - ROUGH GRD APPRVL EOT1 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 complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils



09/17/12  
13:10

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:TRANSMITTED Case #: PP23343

Parcel: 943-120-023

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2                   USE - ROUGH GRD APPRVL EOT1 (cont.)                   RECOMMND

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.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 2                   USE - WQMP BMP INSP EOT1                   RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 3                   USE - WQMP CERT REQ'D EOT1                   RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance

PLOT PLAN:TRANSMITTED Case #: PP23343

Parcel: 943-120-023

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3           USE - WQMP CERT REQ'D EOT1 (cont.)           RECOMMND  
with the approved WQMP.

90.BS GRADE. 4           USE- GPS COORDINATES EOT1           RECOMMND  
Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 5           USE - BMP REGISTRATION EOT1           RECOMMND  
Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 6           USE -REQ'D GRDG INSP'S EOT1           RECOMMND  
The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.  
1.Sub-grade inspection prior to base placement.  
2.Base inspection prior to paving.  
3.Precise grade inspection of entire permit area.  
a.Inspection of Final Paving  
b.Precise Grade Inspection  
c.Inspection of completed onsite storm drain facilities  
d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7           USE-PRECISE GRD APPRVL EOT1           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 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



09/17/12  
13:10

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:TRANSMITTED Case #: PP23343

Parcel: 943-120-023

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 USE-PRECISE GRD APPRVL EOT1 (cont.)

RECOMMND

inspections.

2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4.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.

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

**LAND DEVELOPMENT COMMITTEE**  
**INITIAL CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: August 6, 2012

TO:

Transportation Dept.  
Environmental Health Dept.  
Flood Control District  
Fire Department  
Dept. of Bldg. & Safety (Grading)  
Regional Parks & Open Space District

Co. Geologist  
Environmental Programs Dept.  
P.D. Landscaping Section  
P.D. Archaeologist  
P.D. Kinika Hesterly

**FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 23343** - Applicant: Louidar, LLC - Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) - Location: Northerly of Rancho California Road, easterly of La Serena Way, westerly of Calle Contento, and southerly of Vista Del Monte Road – 178.8 Gross Acres - Zoning: Citrus Vineyard (C/V) and Citrus Vineyard – 10 Acre Minimum (C/V-10) – APPROVED PROJECT DESCRIPTION: The plot plan proposes a 5,983 square foot winery and tasting room, 25,000 square feet of gift sale/office space, a 6,700 square foot restaurant, a 2,415 square foot chapel, 42 casitas which include 34 individual units at 880 square feet each and two four-plex casitas at 4,926 square feet each, a 29,562 square foot wine production area, and 545 parking spaces. The existing use, approved under PP03243, includes a winery salesroom and restroom buildings and will remain. - **REQUEST: FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 23343**, extending the expiration to August 2, 2013.

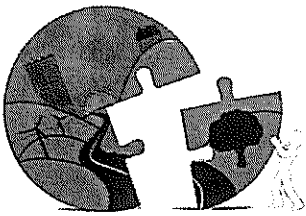
Please review the attached information, together with your existing records for the subject case. This extension request is being placed on the **August 30, 2012 LDC Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments must complete their review prior to the LDC Comment date. Failure to complete the review and/or provide comments within the indicated time frame will result in a presumption that the affected Agency/Department has no comment, and the extension request will be moved forward based on that presumption.

Each LDC Agency or Department may recommend conditions of approval to maintain conformance with the County General Plan, or to ensure the project does not adversely affect the health, safety or welfare of the general public. New or revised conditions of approval should be added to the subject case condition set the by LDC Comment date and placed in recommend status. After the LDC Comment date, the Planning Department will then forward all recommended extension of time conditions to the applicant for acceptance prior to moving this request forward for approval.

**LDC MEMBERS ARE ENCOURAGED TO DIFFERENTIATE THOSE CONDITIONS ADDED AS PART OF THE EXTENSION BY ADDING A REFERENCE IN THE CONDITION TITLE AND/OR BODY OF THE CONDITION (ie. "EOT 1, EOT 2)**

If any LDC Agency or Department finds that the project, as approved, cannot be found to be in conformance with the General Plan and/or finds the project adversely affects the general health, safety and welfare of the public without the processing and approval of a Revised Permit to the Approved Plot Plan, said Agency or Department must provide to the Planning such a recommendation and provide details as to what issues such an application must address.

Should you have any questions regarding this item, please do not hesitate to contact **Damaris Abraham** at micro **5-5719** or via e-mail at **DABRAHAM@rctlma.org**. You can also send documents to **MAILSTOP# 1070**.



Carolyn Syms Luna  
Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

RECEIVED  
AUG 01 2012  
ADMINISTRATION  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: PP23343 / EA41914 DATE SUBMITTED: August 1, 2012

Assessor's Parcel Number(s): 943-110-009, 943-120-014, 943-120-023

EXTENSION REQUEST  First  Second  Third  Fourth  Fifth

Phased Final Map \_\_\_\_\_ Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: August 2, 2010

Applicant's Name: Loudiar, LLC / Louis Darwish E-Mail: kris@mountpalomar.com

Mailing Address: 33820 Rancho California Road

Temecula Street CA 92591  
City State ZIP

Daytime Phone No: (951) 676-5047 Fax No: (951) 676-8928

Property Owner's Name: Loudiar, LLC / Louis Darwish E-Mail: kris@mountpalomar.com

Mailing Address: 33820 Rancho California Road

Temecula Street CA 92591  
City State ZIP

Daytime Phone No: (951) 676-5047 Fax No: (951) 676-8928

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 EXTENSION OF TIME**

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.

*All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).*

*An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.*

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

*Louis Darwish*

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

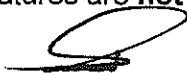
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

*Louis Darwish*

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

Agenda Item No.: 2.1  
Supervisory District: Fifth/Fifth  
Project Planner: Bahelila Boothe  
Director's Hearing: December 3, 2012

PLOT PLAN NO: 25241  
Applicant: Walter Thoennes  
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 garage on 1.02 acres, associated with the 2,819 square foot main residence with attached 833 square foot garage and an existing detached 480 square foot horse shelter located at 28444 Calle De Remo in the unincorporated Riverside County near Romoland. APN: 327-080-047.

### ISSUES OF RELEVANCE:

The project has been reviewed and conditioned by Riverside County Health Department for a C24 certification prior to issuance of building permit. Health Condition 80.1.

### RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25241, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### CONCLUSIONS:

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

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

1. The project has a primary dwelling on the parcel where the detached accessory building is proposed.
2. The project site is designated Community Development: Very Low Density Residential (1 Acre Minimum) on the Harvest Valley/Winchester Area Plan.
3. The proposed detached accessory use is a permitted use in the general plan designation.

4. The proposed detached accessory building is a permitted use, subject to approval of a plot plan in the Rural Residential (R-R) zone (1/2 acre minimum).
5. The proposed detached accessory building use is consistent with the development standards set forth in the R-R zone (1/2 acre minimum).
6. The proposed 2,400 square foot detached garage is considered a detached accessory building under Section 18.18 of Ordinance No. 348.
7. The detached accessory 2,400 square foot garage is compatible with the architecture of the main building.
8. The detached accessory garage is located 43 feet from the main building and consistent with the characteristics of the surrounding community.
9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

PLOT PLAN:ADMINISTRATIVE Case #: PP25241

Parcel: 327-080-047

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 garage on 1.02 acres, associated with the 2,819 square foot main residence with attached 833 square foot garage and existing detached 480 square foot horse shelter located at 28444 Calle De Remo in the unincorporated Riverside County near Romoland.  
APN: 327-080-047

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.



11/01/12  
16:59

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:ADMINISTRATIVE Case #: PP25241

Parcel: 327-080-047

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. 25241 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25241, Exhibit A, dated dated October 18, 2012. (Site Plan)

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. 25241 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

PLOT PLAN:ADMINISTRATIVE Case #: PP25241

Parcel: 327-080-047

10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - NO HOME OCCUPATIONS (cont.)

RECOMMND

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  
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit

PLOT PLAN:ADMINISTRATIVE Case #: PP25241

Parcel: 327-080-047

10. GENERAL CONDITIONS

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

shall be subject to the revocation procedures.

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

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

B&S DEPARTMENT

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

The applicant shall obtain the required building permit from the building & safety department prior to the construction of the proposed 2,400 square foot detached garage on the property.

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


## Boothe, Bahelila

---

**From:** Jones, David  
**Sent:** Tuesday, October 23, 2012 1:42 PM  
**To:** Boothe, Bahelila  
**Subject:** PP25241

The site is not located in any of the State or County geologic hazard potential zone. The site is located in an area of high potential for paleo resources at the ground surface. In accordance with the new General Plan policies and the AP Act, GEO and PDP reports are not required for this case.

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

  
David L. Jones  
Chief Engineering Geologist  
TLMA- Planning



2011 Aerial



**Selected parcel(s):**  
327-080-047

**\*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 Oct 31 15:31:25 2012

Version 120920



RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
327-080-047

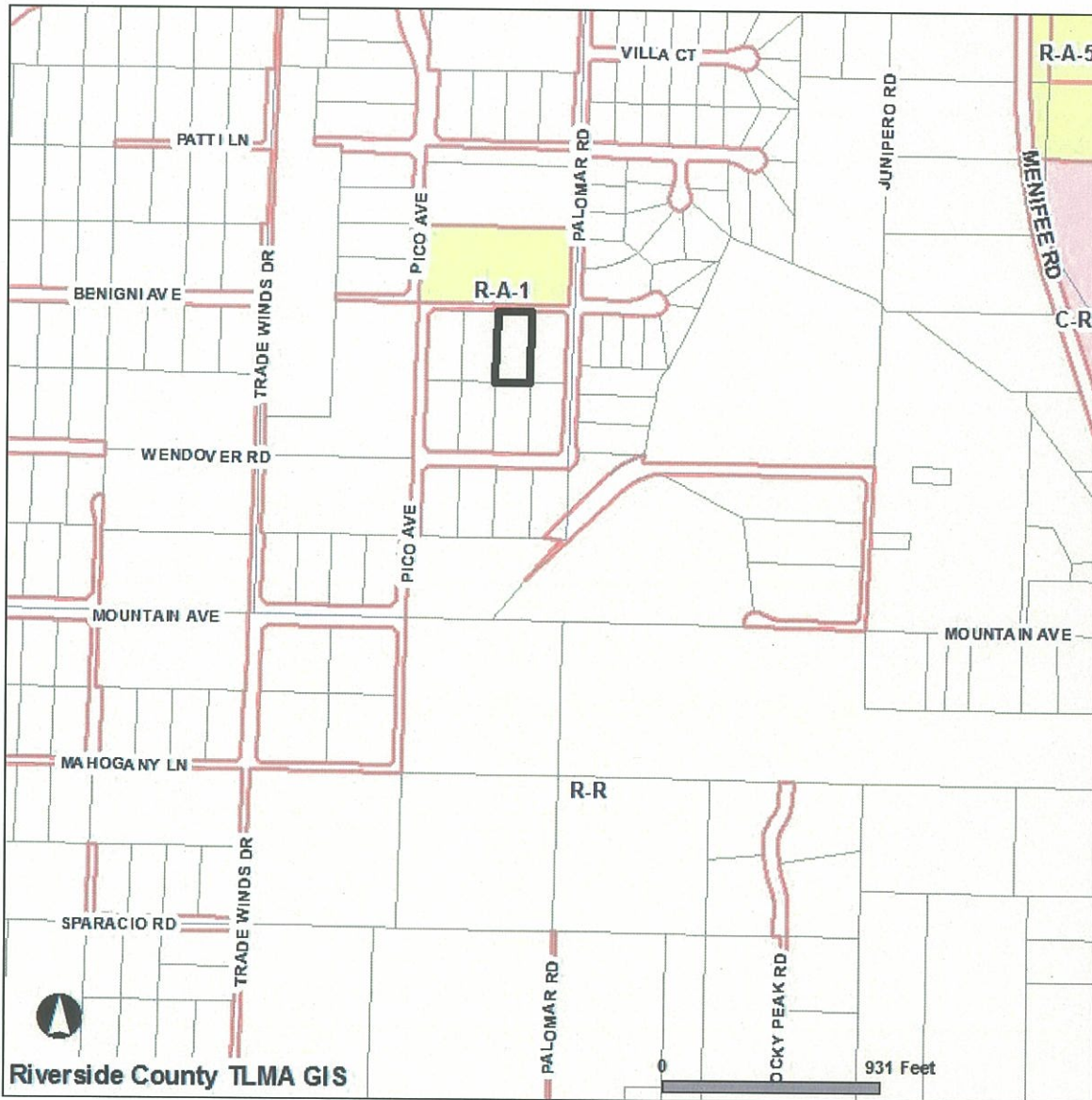
**\*IMPORTANT\***

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

ZONING



Selected parcel(s):  
327-080-047

ZONING

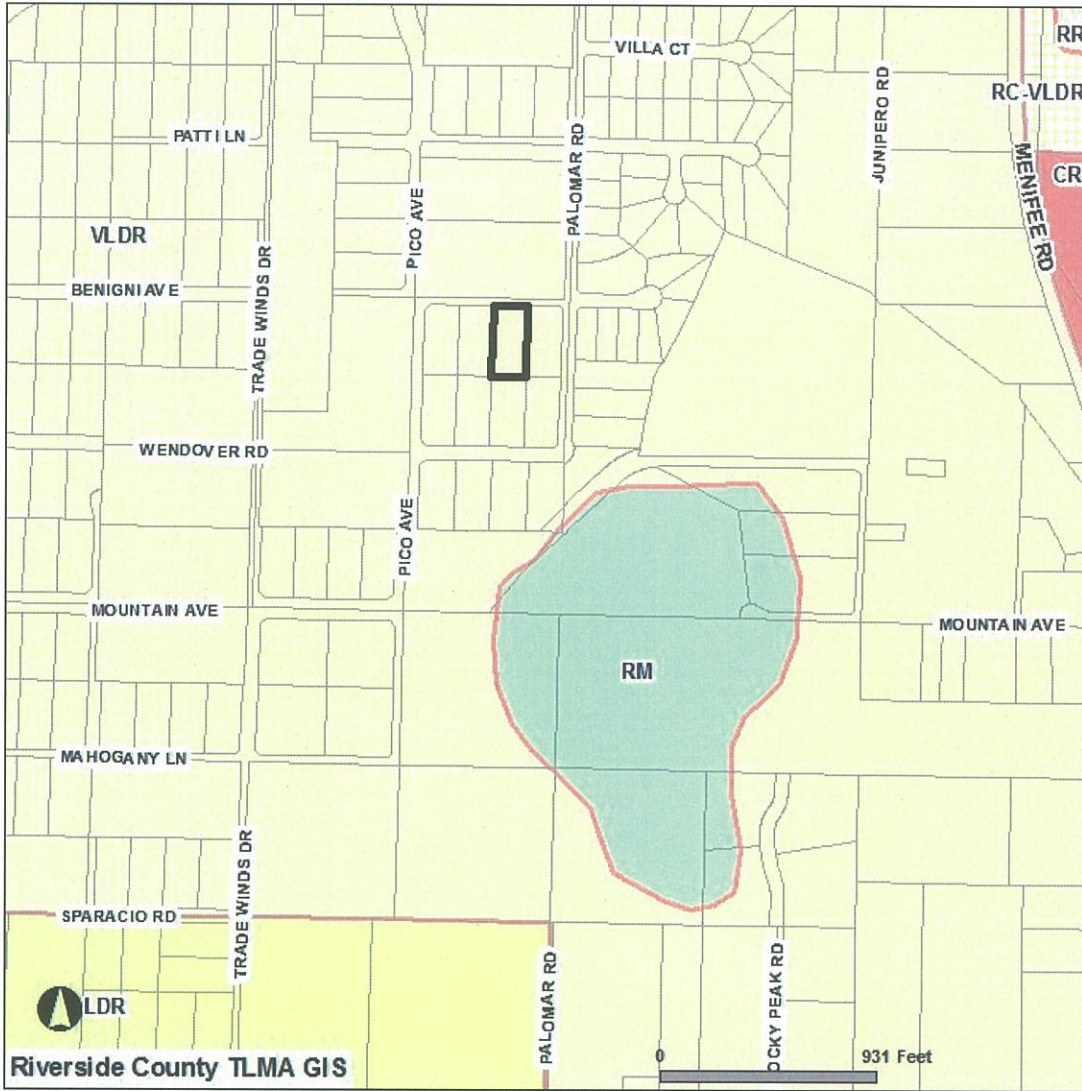
- SELECTED PARCEL
- ZONING BOUNDARY
- INTERSTATES
- C-R
- HIGHWAYS
- R-A-1, R-A-5
- PARCELS
- R-R

**\*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



LAND USE



Selected parcel(s):  
327-080-047

LAND USE

- |                        |                                     |  |                        |
|------------------------|-------------------------------------|--|------------------------|
| SELECTED PARCEL        | INTERSTATES                         | HIGHWAYS   | PARCELS                |
| CR - COMMERCIAL RETAIL | LDR - LOW DENSITY RESIDENTIAL       | RC-VLDR - RURAL COMMUNITY - VERY LOW DENSITY RESIDENTIAL | RM - RURAL MOUNTAINOUS |
| RR - RURAL RESIDENTIAL | VLDR - VERY LOW DENSITY RESIDENTIAL |  |                        |

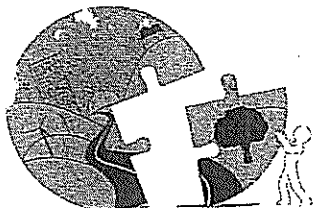
**\*IMPORTANT\***

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

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Version 120920





# RIVERSIDE COUNTY PLANNING DEPARTMENT

#5100  
2000-3000

Carolyn Syms Luna  
Director

## APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25241 DATE SUBMITTED: 10/14/12

### APPLICATION INFORMATION

Applicant's Name: WALTER P. THOENNES E-Mail: WALTERTHOENNES@MSN.COM

Mailing Address: 39692 CLOS DU VAL  
MURRIETA CA 92563  
City State ZIP

Daytime Phone No: (951) 677-7586 Fax No: ( )

Engineer/Representative's Name: SAME AS ABOVE E-Mail:

Mailing Address: \_\_\_\_\_  
City State ZIP

Daytime Phone No: ( ) Fax No: ( )

Property Owner's Name: WALTER P. & DONNA L. THOENNES E-Mail:

Mailing Address: 39692 CLOS DU VAL  
MURRIETA CA 92563  
City State ZIP

Daytime Phone No: (951) 677-7586 Fax No: ( )

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

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

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

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

"Planning Our Future... Preserving Our Past"

**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).

WALTER P. THOENNES                      Walter P. Thoennes  
PRINTED NAME OF APPLICANT                      SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

SIGNATURE OF PROPERTY OWNER(s):

WALTER P. THOENNES                      Walter P. Thoennes  
PRINTED NAME OF PROPERTY OWNER(S)                      SIGNATURE OF PROPERTY OWNER(S)  
DONNA L. THOENNES                      Donna L. Thoennes  
PRINTED NAME OF PROPERTY OWNER(S)                      SIGNATURE OF PROPERTY OWNER(S)

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

**PROJECT INFORMATION**

Proposal (describe the project and reference the applicable Ord. No. 348 section): WE ARE  
PROPOSING TO BUILD AN ACCESSORY BLDG/GARAGE ON OUR PROPERTY  
AT 28000 CALLE DE BENO; ROMOLAND, CA. 92585. THE PROPERTY  
CURRENTLY HAS A HOUSE BUILT IN 2007.

Related cases or underlying case: \_\_\_\_\_

**PROPERTY INFORMATION**

Assessor's Parcel Number(s): PARCEL # 3 OF PARCEL MAP # 17330

**APPLICATION FOR MINOR PLOT PLAN**

Section: Book 103 PG 9 AND 10 Township: WIDEASIDE COUNTY Range: \_\_\_\_\_

Approximate Gross Acreage: 1.02

General location (nearby or cross streets): North of HUNTAIN AVE, South of ELLIS AVE, East of ANTELOPE RD, West of PALOMAR RD.

Thomas Brothers Map, edition year, page no., and coordinates: PG 808; COGAD E-5 (3007)

**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**

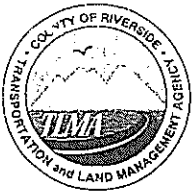
1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details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

TO BE COMPLETED BY APPLICANT:

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

and WALTER P. THOENNES hereafter "Applicant" and SAME "Property Owner".

Description of application/permit use:

CONSTRUCT AN ACCESSORY BLDG/GARAGE TO HOUSE AN R/V,  
HOUSE TRAILER, BOAT AND MISC.

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): PARCEL #3 OF PARCEL MAP # 17330

Property Location or Address:

28444 CALLE DE REHO; ROMOLAND, CA 92585

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: WALTER P. & DONNA L. THOENNES Phone No.: 951-677-7586

Firm Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address: 39692 CLOS DU VAL  
MURRIETA, CA. 92563

**3. APPLICANT INFORMATION:**

Applicant Name: WALTER P. THOENNES Phone No.: 951-677-7586

Firm Name: \_\_\_\_\_ Email: Walterthoennes@msn.com

Address (if different from property owner)  
\_\_\_\_\_  
\_\_\_\_\_

**4. SIGNATURES:**

Signature of Applicant: Walter P. Thoennes Date: 10-15-12

Print Name and Title: WALTER P. THOENNES OWNER

Signature of Property Owner: Donna L. Thoennes Date: 10-15-12

Print Name and Title: DONNA L. THOENNES OWNER

Signature of the County of Riverside, by C. Morabe Date: 10/16/12

Print Name and Title: CATHERINE MORABE, LAND USE TECHNICIAN II

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	_____
Set #: <u>N/A</u>	Application Date: <u>11/16/12</u>





**MAILING ADDRESS**

(SEE OWNER)  
39692 CLOS DU VAL  
MURRIETA CA. 92563

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: PM 131/9  
SUBDIVISION NAME: PM 17330  
LOT/PARCEL: 3, BLOCK: NOT AVAILABLE  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 1.02 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 2819 SQFT., 3 BDRM/ 2.5 BATH, 1 STORY, ATTACHED GARAGE(833 SQ. FT), CONST'D 2008TILE, ROOF, CENTRAL HEATING,  
CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 808 GRID: F5

**CITY BOUNDARY/SPHERE**

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

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT 2011 (ORD. 813)**

MARION ASHLEY, DISTRICT 5

**SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

MARION ASHLEY, DISTRICT 5

**TOWNSHIP/RANGE**

T5SR3W SEC 2

**ELEVATION RANGE**

1476/1484 FEET

**PREVIOUS APN**

327-080-020

**PLANNING**

**LAND USE DESIGNATIONS**

VLDR

**SANTA ROSA ESCARPMENT BOUNDARY**

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

**AREA PLAN (RCIP)**

HARVEST VALLEY / WINCHESTER

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-R

**ZONING DISTRICTS AND ZONING AREAS**

ROMOLAND AREA

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

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**

MARCH AIR RESERVE BASE

**AIRPORT COMPATIBILITY ZONES**

NOT IN AN AIRPORT COMPATIBILITY ZONE

***ENVIRONMENTAL***

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

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

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

**WRMSHCP CELL NUMBER**  
NOT IN A CELL

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

**VEGETATION (2005)**  
DEVELOPED/DISTURBED LAND

***FIRE***

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

**FIRE RESPONSIBILITY AREA**  
NOT IN A FIRE RESPONSIBILITY AREA

***DEVELOPMENT FEES***

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

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

**ROAD & BRIDGE DISTRICT**  
NOT IN A DISTRICT

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

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

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**  
HIGHWAY 74/79 CORRIDOR

**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

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

ROAD BOOK PAGE  
103C

TRANSPORTATION AGREEMENTS  
NOT IN A TRANSPORTATION AGREEMENT

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

**HYDROLOGY**

FLOOD PLAIN REVIEW  
NOT REQUIRED

WATER DISTRICT  
EMWD

FLOOD CONTROL DISTRICT  
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED  
SAN JACINTO VALLEY

**GEOLOGIC**

FAULT ZONE  
NOT IN A FAULT ZONE

FAULTS  
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL  
NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE  
NOT IN A SUBSIDENCE AREA

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

**MISCELLANEOUS**

SCHOOL DISTRICT  
ROMOLAND & PERRIS UNION HIGH

COMMUNITIES  
NOT IN A COMMUNITY

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

LIGHTING (ORD. 655)  
ZONE B, 33.17 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT  
042718

FARMLAND  
URBAN-BUILT UP LAND

- 089038
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 146
- CSA 152
- EASTERN MUN WATER IMP DIST 13
- EASTERN MUN WATER IMP DIST A
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- PERRIS UNION HIGH SCHOOL
- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- ROMOLAND SCHOOL
- SAN JACINTO BASIN RESOURCE CONS
- VALLEY HEALTH SYSTEM HOSP DIST

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

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

**BUILDING PERMITS**

Case #	Description	Status
BGR050313	GRADE SFR	EXPIRED
BGR050424	GRADING FOR PRIVATE DRWY PM17538 1-4 PM17330 1-4	EXPIRED
BGR070676	GRADING FOR SINGLE FAMILY RESIDENCE	FINAL
BRS071788	NEW SFR W/ATTACHED GARAGE **2819 sf**	FINAL

**ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
EHS072739	SEPTIC VERIFICATION	APPLIED

**PLANNING PERMITS**

Case #	Description	Status
MT053685	PM 17330 LOT 3	PAID
MT073509	PM17330 PAR 3	PAID
MT073510	PM17330 PAR 3	PAID
MT073511	PM17330 PAR 3	PAID
PP25241	PROPOSAL TO CONSTRUCT A 2400 SQFT GARAGE	APPLIED

REPORT PRINTED ON...Mon Oct 22 13:14:22 2012  
Version 120920



**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 11/1/2012,

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

APN (s) or case numbers PP 25241 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

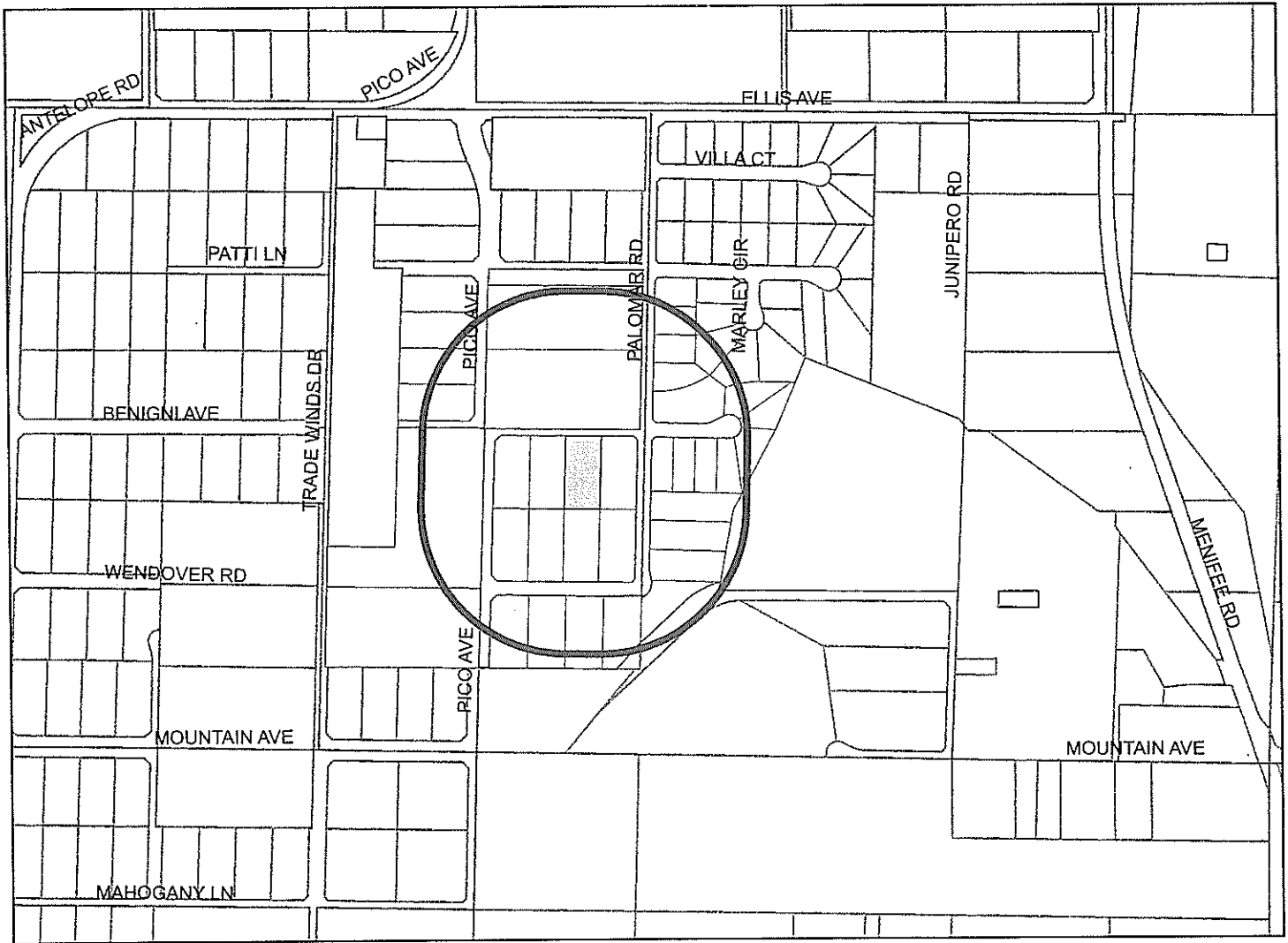
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

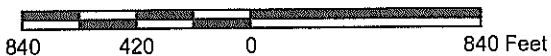
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

**PP25241 (600 feet buffer)**



**Selected Parcels**

327-090-050	327-080-044	327-080-034	327-090-062	327-090-053	327-080-063	327-090-054	327-090-055	327-090-058	327-080-055
327-090-059	327-090-063	327-090-064	327-080-064	327-080-056	327-090-049	327-080-045	327-090-056	327-090-060	327-080-057
327-080-033	327-090-070	327-090-051	327-080-027	327-080-037	327-080-038	327-080-039	327-080-040	327-080-048	327-090-066
327-080-036	327-090-067	327-090-061	327-090-065	327-080-035	327-090-057	327-080-046	327-080-047	327-090-005	



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: 327080033, APN: 327080033  
AMBER GARCIA, ETAL  
28375 WENDOVER RD  
ROMOLAND, CA. 92585

ASMT: 327080048, APN: 327080048  
TINO BENIGNI, ETAL  
P O BOX 1085  
ROMOLAND CA 92585

ASMT: 327080034, APN: 327080034  
BRANDON PRICE  
28405 WENDOVER RD  
ROMOLAND, CA. 92585

ASMT: 327080055, APN: 327080055  
JODI WELLINGTON  
24155 PICO AVE  
ROMOLAND, CA. 92585

ASMT: 327080035, APN: 327080035  
SOCORRO ROSALES  
28435 WENDOVER RD  
HOMELAND CA 92585

ASMT: 327080056, APN: 327080056  
JUAN BOTELLO  
24175 PICO AVE  
MENIFEE CA 92585

ASMT: 327080036, APN: 327080036  
RLLPSP  
P O BOX 784  
SOLANA BEACH CA 92075

ASMT: 327080057, APN: 327080057  
ELIA RAMIREZ, ETAL  
24195 PICO AVE  
ROMOLAND, CA. 92585

ASMT: 327080044, APN: 327080044  
LISA NGUYEN, ETAL  
13381 ONTARIO DR  
GARDEN GROVE CA 92644

ASMT: 327080063, APN: 327080063  
DIANE BRADLEY  
24135 PALOMAR RD  
ROMOLAND, CA. 92585

ASMT: 327080045, APN: 327080045  
MAGDALENA RAMIREZ, ETAL  
23399 SARATOGA SPRINGS PL  
MURRIETA CA 92562

ASMT: 327080064, APN: 327080064  
WILLIAM WADDLE, ETAL  
6421 SEASIDE  
LONG BEACH CA 90803

ASMT: 327080047, APN: 327080047  
DONNA THOENNES, ETAL  
39692 CLOS DU VAL  
MURRIETA CA 92563

ASMT: 327090005, APN: 327090005  
MAMIE MERTES, ETAL  
C/O WAYNE MERTES  
8 WILD FLOWER  
LAGUNA NIGUEL CA 92677





ASMT: 327090049, APN: 327090049  
MARIA LOERA, ETAL  
24193 MARLEY CIR  
ROMOLAND, CA. 92585

ASMT: 327090057, APN: 327090057  
SUJEY GUZMAN  
28566 BENIGNI AVE  
ROMOLAND, CA. 92585

ASMT: 327090050, APN: 327090050  
SHEILA PRESSON, ETAL  
24169 MARLEY CIR  
ROMOLAND, CA. 92585

ASMT: 327090058, APN: 327090058  
JENNIFER WOMACK, ETAL  
28602 BENIGNI AVE  
ROMOLAND, CA. 92585

ASMT: 327090051, APN: 327090051  
JUDY MICHELSEN, ETAL  
24147 MARLEY CIR  
ROMOLAND, CA. 92585

ASMT: 327090059, APN: 327090059  
LAURA RAUB, ETAL  
28622 BENIGNI AVE  
ROMOLAND, CA. 92585

ASMT: 327090053, APN: 327090053  
PATRICIA NELSON, ETAL  
24124 PALOMAR RD  
ROMOLAND, CA. 92585

ASMT: 327090060, APN: 327090060  
KIM VAN VOLKINBURG  
28621 BENIGNI AVE  
ROMOLAND, CA. 92585

ASMT: 327090054, APN: 327090054  
INEZ JIMENEZ, ETAL  
24146 PALOMAR RD  
ROMOLAND, CA. 92585

ASMT: 327090061, APN: 327090061  
YOLANDA RODRIGUEZ, ETAL  
28599 BENIGNI AVE  
ROMOLAND, CA. 92585

ASMT: 327090055, APN: 327090055  
JOHN VALLE, ETAL  
24168 PALOMAR RD  
ROMOLAND, CA. 92585

ASMT: 327090062, APN: 327090062  
CHARLES SURGUINE  
C/O VICTOR R RODRIGUES  
1800 TAPO CYN RD SV2 116  
SIMI VALLEY CA 93063

ASMT: 327090056, APN: 327090056  
JULIE GALLAWAY, ETAL  
24180 PALOMAR RD  
ROMOLAND, CA. 92585

ASMT: 327090063, APN: 327090063  
JORGE GUARDADO  
28551 BENIGNI AVE  
ROMOLAND, CA. 92585



ASMT: 327090064, APN: 327090064  
LOURDES ROSALES, ETAL  
29689 ALICANTE DR  
ROMOLAND CA 92585

ASMT: 327090065, APN: 327090065  
DENISE WELLS, ETAL  
24282 PALOMAR RD  
ROMOLAND, CA. 92585

ASMT: 327090066, APN: 327090066  
LINDA SCHIEBE, ETAL  
24306 PALOMAR RD  
ROMOLAND, CA. 92585

ASMT: 327090067, APN: 327090067  
ROBERT WEEDMAN  
24330 PALOMAR RD  
ROMOLAND, CA. 92585

ASMT: 327090070, APN: 327090070  
JENNIFER MCCONVILLE, ETAL  
P O BOX 397  
PERRIS CA 92572



Agenda Item No.: 2.2  
Supervisorial District: First/First  
Project Planner: Bahelila Boothe  
Director's Hearing: December 3, 2012

PLOT PLAN NO: 25200  
Applicant: Thomas Willett  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 2,000 square foot detached RV garage on .88 acres, associated with the 3,263 square foot main residence with attached 849 square foot garage located at 16510 Greene Circle in the unincorporated Riverside County in Riverside. APN: 273-180-035.

### ISSUES OF RELEVANCE:

The project has been reviewed and conditioned by Riverside County Health Department "No RV dump station shall be allowed to connect to any existing and/or proposed septic system".

### RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25200, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### CONCLUSIONS:

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

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

1. The project has a primary dwelling on the parcel where the detached accessory building is proposed.
2. The project site is designated Rural Community: Very Low Density Residential (1 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
3. The proposed detached accessory use is a permitted use in the general plan designation.

4. The proposed detached accessory building is a permitted use, subject to approval of a plot plan in the Light Agricultural (A-1-1) zone (1 acre minimum).
5. The proposed detached accessory building use is consistent with the development standards set forth in the A-1-1 zone (1 acre minimum).
6. The proposed 2,000 square foot detached RV garage is considered a detached accessory building under Section 18.18 of Ordinance No. 348.
7. The detached accessory 2,000 square foot RV garage is compatible with the architecture of the main building.
8. The detached accessory RV garage is located 100 feet from the main building and consistent with the characteristics of the surrounding community.
9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

PLOT PLAN:ADMINISTRATIVE Case #: PP25200

Parcel: 273-180-035

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 2,000 square foot detached RV garage on .88 acres, associated with the 3,263 square foot main residence with attached 849 square foot garage located at 16510 Greene Circle in the unincorporated Riverside County in Riverside. APN: 273-180-035.

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 #: PP25200

Parcel: 273-180-035

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. 25200 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25200, Exhibit A, Amended #1, dated October 25, 2012. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25200, Exhibit B, Amended #1, dated October 25, 2012. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25200, Exhibit C, Amended #1, dated October 25, 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. 3 PPA - OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 PPA - DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 7 PPA - EROSION CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

PLOT PLAN:ADMINISTRATIVE Case #: PP25200

Parcel: 273-180-035

10. GENERAL CONDITIONS

10.BS GRADE. 8                    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. 11                  PPA - MINIMUM DRNAGE GRADE                  RECOMMND

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

10.BS GRADE. 24                  PPA - FINISH GRADE                          RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with 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 prior to construction of the proposed building on the property. All building plans and supporting documents shall comply with all current adopted California Building Codes and Riverside County ordinances. All building department plan submittal and fee requirements shall apply.

E HEALTH DEPARTMENT

10.E HEALTH. 1                    RV DUMP STATION NOT ALLOWED                    RECOMMND

No Recreational Vehicle (RV) wastewater shall be permitted to be discharged into any septic system. In addition, no RV dump station shall be allowed to be connected to any existing and/or proposed septic system. RV wastewater shall be discarded and handled in an approved manner.

10.E HEALTH. 2                    ENV HEALTH RECORDS                          RECOMMND

Based on the information provided (Environmental Health approved plot plan dated 5/25/2004 c/o D. Vilalta for BRS040061), the proposed location of the detached 2,000 square foot recreational vehicle garage does not appear to encroach upon the location of the existing septic system.

PLOT PLAN:ADMINISTRATIVE Case #: PP25200

Parcel: 273-180-035

10. GENERAL CONDITIONS

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. 25200 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.

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25200

Parcel: 273-180-035

10. GENERAL CONDITIONS

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

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.

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.



PLOT PLAN:ADMINISTRATIVE Case #: PP25200

Parcel: 273-180-035

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. 4 PPA - GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 12 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.

PLOT PLAN:ADMINISTRATIVE Case #: PP25200

Parcel: 273-180-035

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 PPA - SITE EVALUATION

RECOMMND

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

The applicant, shall a special inspection permit from the Building & Safety Department. This permit pays for a site review to determine the need for further information or a permit on the existing grading - if any.

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

80.BS GRADE. 2 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.

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.

11/01/12  
17:24

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 8

PLOT PLAN:ADMINISTRATIVE Case #: PP25200

Parcel: 273-180-035

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1

PPA - PRECISE GRADE

RECOMMND

If a grading permit is required, 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 before a building final can be obtained.

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

2011 Aerial



**Selected parcel(s):**  
273-180-035

**\*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):**  
273-180-035

**\*IMPORTANT\***

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Version 120920





**Selected parcel(s):**  
273-180-035

**LAND USE**

- SELECTED PARCEL
- N INTERSTATES
- M HIGHWAYS
- PARCELS
- RC-VLDR - RURAL COMMUNITY - VERY LOW DENSITY RESIDENTIAL

**\*IMPORTANT\***

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Version 120920





**Selected parcel(s):**  
273-180-035

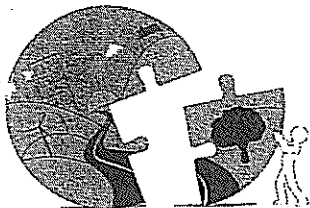
**ZONING**

- |                 |              |          |            |
|-----------------|--------------|----------|------------|
| SELECTED PARCEL | INTERSTATES  | HIGHWAYS | PARCELS    |
| ZONING BOUNDARY | A-1-1, A-1-5 | M-SC     | R-A, R-A-1 |

**\*IMPORTANT\***  
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# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

FD 250

## APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25200 DATE SUBMITTED: 8/30/12

### APPLICATION INFORMATION

Applicant's Name: TOM WILLETT E-Mail: TOMWIL@ATT.NET

Mailing Address: 14510 GREENE CIRCLE  
RIVERSIDE CA 92504  
City State ZIP

Daytime Phone No: (951) 780-0458 Fax No: ( )

Engineer/Representative's Name: BOYER & ASSOCIATES E-Mail: BOYERANDASSOCIATES@Y-mail.co

Mailing Address: 23504 CREST FOREST DR.  
CRESTLINE CA 92325  
City State ZIP

Daytime Phone No: ( ) Fax No: ( )

Property Owner's Name: Tom & Vita Willett E-Mail: TOMWIL@ATT.NET

Mailing Address: "SAME AS APPLICANT"  
City State ZIP

Daytime Phone No: ( ) Fax No: ( )

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

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

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

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

"Planning Our Future... Preserving Our Past"

**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).

Tom Willett  
PRINTED NAME OF APPLICANT      Tom Willett  
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):

Tom Willett  
PRINTED NAME OF PROPERTY OWNER(S)      Tom Willett  
SIGNATURE OF PROPERTY OWNER(S)  
Vita Willett  
PRINTED NAME OF PROPERTY OWNER(S)      Vita Willett  
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): \_\_\_\_\_

2000's RV Garage

Related cases or underlying case: \_\_\_\_\_

**PROPERTY INFORMATION**

Assessor's Parcel Number(s): 273-180-035

**APPLICATION FOR MINOR PLOT PLAN**

Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

Approximate Gross Acreage: 88 AC

General location (nearby or cross streets): North of PONDEROSA LN., South of KRAMERIA AVE, East of SUTTLES DR, West of KING AVE.

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

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

**COMMERCIAL/INDUSTRIAL**

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

**ACCESSORY BUILDING**

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

**GUEST HOUSE**

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



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



George A. Johnson  
Agency Director

<i>Katherine Gifford</i> Director, Administrative Services Department	<i>Ron Goldman</i> Director, Planning Department	<i>Juan C. Perez</i> Director, Transportation Department	<i>Mike Lara</i> Director, Building & Safety Department	<i>John Boyd</i> Director, Code Enforcement Department	<i>Carolyn Syms</i> Luña Director, Environmental Programs Department
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**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and TOM & Vita Willett hereafter "Applicant" and TOM & Vita Willett "Property Owner".

Description of application/permit use:

2000's sq ft 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.

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

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 273-180-035

Property Location or Address: 116510 GREENE Circle RIVERSIDE, CA 92504

2. PROPERTY OWNER INFORMATION:

Property Owner Name: TOM & Vita Willett Phone No.: 951-966-7209  
 Firm Name: \_\_\_\_\_ Email: TOMW@ATT.NET  
 Address: \_\_\_\_\_

3. APPLICANT INFORMATION:

Applicant Name: TOM & Vita Willett Phone No.: \_\_\_\_\_  
 Firm Name: \_\_\_\_\_ Email: \_\_\_\_\_  
 Address (if different from property owner)  
 \_\_\_\_\_

4. SIGNATURES:

Signature of Applicant: TOM Willett, Vita M. Willett Date: 8/27/12  
 Print Name and Title: TOM Willett

Signature of Property Owner: TOM Willett, Vita M. Willett Date: 8/27/12  
 Print Name and Title: Vita M. Willett

Signature of the County of Riverside, by C. Morales Date: 8/30/12  
 Print Name and Title: CATHERINE MORALES, LAND USE TECHNICIAN II

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s) #: <u>PP25200</u>	
Set #: <u>N/A</u>	Application Date: <u>8/30/12</u>

RIVERSIDE COUNTY GIS



Selected parcel(s):  
273-180-035

LEGEND

□ SELECTED PARCEL

~ INTERSTATES

~ HIGHWAYS

□ PARCELS

**\*IMPORTANT\***

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STANDARD WITH PERMITS REPORT

**APNs**

273-180-035-3

**OWNER NAME / ADDRESS**

THOMAS MICHAEL WILLET  
VITA MARIE WILLET  
16510 GREENE CIR  
RIVERSIDE, CA. 92504

*PP257*

**MAILING ADDRESS**

(SEE OWNER)  
(SEE SITUS)

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 315/61  
SUBDIVISION NAME: TR 24912  
LOT/PARCEL: 2, BLOCK: NOT AVAILABLE  
TRACT NUMBER: 24912

**LOT SIZE**

RECORDED LOT SIZE IS 0.88 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 3263 SQFT., 4 BDRM/ 2.5 BATH, 1 STORY, ATTACHED GARAGE(849 SQ. FT), CONST'D 2004SHAKE, ROOF, CENTRAL HEATING, CENTRAL COOLING, POOL

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 745 GRID: H4

**CITY BOUNDARY/SPHERE**

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

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT 2011 (ORD. 813)**

BOB BUSTER, DISTRICT 1

**SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

BOB BUSTER, DISTRICT 1

**TOWNSHIP/RANGE**

T3SR5W SEC 26

**ELEVATION RANGE**

1464/1472 FEET

**PREVIOUS APN**

273-180-033

***PLANNING*****LAND USE DESIGNATIONS**

RC-VLDR

**SANTA ROSA ESCARPMENT BOUNDARY**

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

**AREA PLAN (RCIP)**

LAKE MATHEWS / WOODCREST

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

A-1-1

**ZONING DISTRICTS AND ZONING AREAS**

WOODCREST DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**HISTORIC PRESERVATION DISTRICTS**



NOT IN AN HISTORIC PRESERVATION DISTRICT

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**

NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**

NOT IN AN AIRPORT COMPATIBILITY ZONE

***ENVIRONMENTAL***

**CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA**

NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

**WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP**

NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**

NOT IN A CELL

**HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)**

NONE

**VEGETATION (2005)**

DEVELOPED/DISTURBED LAND

***FIRE***

**HIGH FIRE AREA (ORD. 787)**

NOT IN A HIGH FIRE AREA

**FIRE RESPONSIBILITY AREA**

NOT IN A FIRE RESPONSIBILITY AREA

***DEVELOPMENT FEES***

**CVMSHCP FEE AREA (ORD. 875)**

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

**WRMSHCP FEE AREA (ORD. 810)**

IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

**ROAD & BRIDGE DISTRICT**

NOT IN A DISTRICT

**EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)**

NOT WITHIN THE EASTERN TUMF FEE AREA

**WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)**

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

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

LAKE MATHEWS

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

IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

**DEVELOPMENT AGREEMENTS**

NOT IN A DEVELOPMENT AGREEMENT AREA

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

**ROAD BOOK PAGE**  
28

**TRANSPORTATION AGREEMENTS**  
NOT IN A TRANSPORTATION AGREEMENT

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

**HYDROLOGY**

**FLOOD PLAIN REVIEW**  
NOT REQUIRED

**WATER DISTRICT**  
WMWD

**FLOOD CONTROL DISTRICT**  
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

**WATERSHED**  
SANTA ANA RIVER

**GEOLOGIC**

**FAULT ZONE**  
NOT IN A FAULT ZONE

**FAULTS**  
NOT WITHIN A 1/2 MILE OF A FAULT

**LIQUEFACTION POTENTIAL**  
NO POTENTIAL FOR LIQUEFACTION EXISTS

**SUBSIDENCE**  
NOT IN A SUBSIDENCE AREA

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

**MISCELLANEOUS**

**SCHOOL DISTRICT**  
RIVERSIDE UNIFIED

**COMMUNITIES**  
WOODCREST

**COUNTY SERVICE AREA**  
IN OR PARTIALLY WITHIN  
WOODCREST #87 -  
STREET LIGHTING

**LIGHTING (ORD. 655)**  
NOT APPLICABLE, 46.37 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**  
042003

**FARMLAND**  
URBAN-BUILT UP LAND

**TAX RATE AREAS**

- 088067
- COUNTY FREE LIBRARY
- COUNTY SERVICE AREA 87 \*
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST
- N.W. MOSQUITO & VECTOR CONT DIST
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- RIVERSIDE UNIFIED SCHOOL
- WESTERN MUN WATER IMP DIST 1
- WESTERN MUNICIPAL WATER

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

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

**BUILDING PERMITS**

Case #	Description	Status
BGR031510	PRECISE GRADING TR24912 LOTS 1-9	FINAL
BGR990712	ROUGH GRADE FOR TR24912 LOTS 1-10	EXPIRED
BPT110382	ATT ALUMINUM PATIO COVER W/ELECT 12X14 ICC PLANS	FINAL
BPT110383	F/S PATIO COVER 12X14 W/ELECTRIC ICC PLANS	FINAL
BRS040061	DWELLING & ATTACHED GARAGE (MODEL) PLAN 1AR	FINAL
BRS040062	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2B	FINAL
BSP110224	GUNITE POOL AND SPA	FINAL
BWL110477	6' BLOCK WALL WITH 6' PILASTERS 113 LF	FINAL

**ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
EHS042185	PLAN REVIEW	APPLIED
EHS090267	SEPTIC VERIFICATION	APPLIED
EHS100742	SEPTIC VERIFICATION	APPLIED
EHS111013	PLAN REVIEW	APPLIED

**PLANNING PERMITS**

Case #	Description	Status
MT046005	TR24912 LOTS 1-9	PAID
MT046006	TR24912 LOTS 1-9	PAID
MT046007	TR24912 LOTS 1-9	PAID
PP17776	LANDSCAPE PLAN FOR TR24912 10.21 AC	APPROVED
PP25200	PROPOSAL TO CONSTRUCT 2000 SQFT DETACHED GARAGE	DRT
UPH00262	PHASE TWO OF TR24912 (OF PHASE TWO AND FINAL)	APPROVED
UPH00263	PHASE ONE OF TR24912 (OF PHASE TWO AND FINAL)	APPROVED

REPORT PRINTED ON...Thu Oct 25 12:29:02 2012  
Version 120920

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 10/30/2012,

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

APN (s) or case numbers PP25200 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

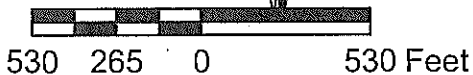
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

**PP25200 (600 feet buffer)**



**Selected Parcels**

273-160-089	273-180-042	273-160-091	273-160-092	273-200-030	273-180-002	273-160-076	273-160-096	273-160-077	273-200-031
273-180-044	273-180-037	273-200-029	273-200-027	273-174-006	273-160-095	273-200-028	273-160-094	273-160-039	273-160-040
273-160-078	273-180-038	273-180-048	273-174-011	273-180-046	273-180-051	273-180-040	273-180-045	273-160-079	273-180-034
273-160-038	273-180-035	273-160-090	273-180-041	273-180-036	273-180-050	273-200-025			



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ASMT: 273160038, APN: 273160038  
THOMAS HOFMANN  
16423 KRAMERIA AVE  
RIVERSIDE, CA. 92504

ASMT: 273160090, APN: 273160090  
LISA CUMMINGS, ETAL  
16435 LANDON CT  
RIVERSIDE, CA. 92504

ASMT: 273160040, APN: 273160040  
PAULA DARROW, ETAL  
1730 CANYON HILL DR  
RIVERSIDE CA 92506

ASMT: 273160091, APN: 273160091  
PATRICIA DICRISTOFARO, ETAL  
16470 PONDEROSA LN  
RIVERSIDE, CA. 92504

ASMT: 273160076, APN: 273160076  
DANA BURKHART, ETAL  
6619 KERRY LN  
RIVERSIDE CA 92509

ASMT: 273160092, APN: 273160092  
ESMIREYDA ANDAYA, ETAL  
16420 PONDEROSA LN  
RIVERSIDE, CA. 92504

ASMT: 273160077, APN: 273160077  
DORA LOPEZ, ETAL  
16430 LANDON CT  
RIVERSIDE, CA. 92504

ASMT: 273160094, APN: 273160094  
PAMELA CIARLETTA, ETAL  
16545 SUTTLES AVE  
RIVERSIDE, CA. 92504

ASMT: 273160078, APN: 273160078  
JO ANDERSON, ETAL  
16400 LANDON CT  
RIVERSIDE, CA. 92504

ASMT: 273160095, APN: 273160095  
VIRGINIA ENGLE, ETAL  
16585 SUTTLES AVE  
RIVERSIDE, CA. 92504

ASMT: 273160079, APN: 273160079  
MONICA HARTMAN, ETAL  
16370 LANDON CT  
RIVERSIDE, CA. 92504

ASMT: 273160096, APN: 273160096  
MARIA DELATORRE, ETAL  
2310 POWELL ST NO 308  
SAN FRANCISCO CA 94133

ASMT: 273160089, APN: 273160089  
LINDA MORROW, ETAL  
16405 LANDON CT  
RIVERSIDE, CA. 92504

ASMT: 273174006, APN: 273174006  
GULLALY AZIZI  
16790 ALITA DR  
RIVERSIDE, CA. 92504



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

ASMT: 273180040, APN: 273180040  
LORI FRY, ETAL  
16595 GREENE CIR  
RIVERSIDE, CA. 92504

ASMT: 273180002, APN: 273180002  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

ASMT: 273180041, APN: 273180041  
KRISTEN THOMPSON, ETAL  
16690 SUTTLES DR  
RIVERSIDE CA 92504

ASMT: 273180034, APN: 273180034  
DEANNA WALTERS, ETAL  
16620 SUTTLES DR  
RIVERSIDE, CA. 92504

ASMT: 273180042, APN: 273180042  
JULIETA HURTADO, ETAL  
16720 SUTTLES DR  
RIVERSIDE CA 92504

ASMT: 273180035, APN: 273180035  
VITA WILLETT, ETAL  
16510 GREENE CIR  
RIVERSIDE, CA. 92504

ASMT: 273180044, APN: 273180044  
CHRISTINE DICARO, ETAL  
16530 SUTTLES AVE  
RIVERSIDE, CA. 92504

ASMT: 273180036, APN: 273180036  
DIANA LAPSLEY, ETAL  
16580 GREENE CIR  
RIVERSIDE, CA. 92504

ASMT: 273180045, APN: 273180045  
LISA WILLIAMS, ETAL  
16560 SUTTLES DR  
RIVERSIDE, CA. 92504

ASMT: 273180037, APN: 273180037  
ROCHELLE HARRISON, ETAL  
16630 GREENE CIR  
RIVERSIDE, CA. 92504

ASMT: 273180046, APN: 273180046  
MEHDI RAMSHAD  
16590 SUTTLES DR  
RIVERSIDE, CA. 92508

ASMT: 273180038, APN: 273180038  
LESLIE VONESCH, ETAL  
16625 GREENE CIR  
RIVERSIDE, CA. 92504

ASMT: 273180048, APN: 273180048  
LESLIE VONESCH, ETAL  
810 E COMMONWEALTH AVE  
FULLERTON CA 92831

ASMT: 273180050, APN: 273180050  
WOODCREST PARTNERSHIP  
C/O WILLIAM CRAMER  
425 W RIDER ST STE B1  
PERRIS CA 92571

ASMT: 273200031, APN: 273200031  
KELLY POFFENBERGER, ETAL  
16868 SUTTLES DR  
RIVERSIDE, CA. 92504

ASMT: 273180051, APN: 273180051  
ZAHRA YAZDANI, ETAL  
C/O DONNASUE SMITH ORTIZ  
8300 UTICA AVE STE 105  
RANCHO CUCAMONGA CA 91730

ASMT: 273200025, APN: 273200025  
WOODCREST  
P O BOX 18929  
ANAHEIM CA 92817

ASMT: 273200027, APN: 273200027  
PATIENCE SPINA, ETAL  
16577 PONDEROSA LN  
RIVERSIDE, CA. 92504

ASMT: 273200028, APN: 273200028  
KIMBER WINTERS, ETAL  
16549 PONDEROSA LN  
RIVERSIDE, CA. 92504

ASMT: 273200029, APN: 273200029  
GALLERY MEADOWS PARTNERS  
31618 RAILROAD CYN STE 1  
CANYON LAKE CA 92587

ASMT: 273200030, APN: 273200030  
LISA CARREON, ETAL  
16830 SUTTLES DR  
RIVERSIDE, CA. 92508