



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

1:30 P.M.

JANUARY 7, 2013

## 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 NONE

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

- 2.1 **PLOT PLAN NO. 25201** - CEQA Exempt - Applicant: Tammy Pillette – Owner: Melody Van Aken – First/First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous – 10 Acre Minimum (R:RM) - Located Northerly of Avenida Perris, westerly of La Cresta, easterly of Via Volcano, - Zoning: Rural Residential (R-R) – 10.03 Acres - **REQUEST:** The Plot Plan is to a proposal to construct a 1,728 square foot detached Barn with pipe corrals on 10.03 acres, associated with the 6,055 square foot main residence with attached 858 square foot garage and existing 2,560 square foot agricultural barn located at 42890 Avenida Perris in the unincorporated Riverside County in Murrieta. APN: 932-150-018. Project Planner: Bahelila Boothe at (951) 955-8703 or email [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)
- 2.2 **PLOT PLAN NO. 24981** - CEQA Exempt - Applicant: Carlos Cruz – Owner: Carlos Cruz – Fifth/Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) (RC:LDR) – Located Northerly of Central Avenue, southerly of Via Paloma, easterly of Rosary Avenue, westerly of Ramona Avenue – 1.4 Acre – Zoning: Residential Agricultural – (½ acre minimum lot size) (R-A) – **REQUEST:** The Plot Plan is a proposal to permit an unpermitted 960 square foot barn

conversion into garage and workshop and a 630 square foot addition (total 1,590 square foot garage/workshop) and a 336 square foot detached shed on 1.4 acres, associated with the 720 square foot residence with attached 960 square foot garage located at 22121 Rosary Avenue in the unincorporated Riverside County Area near Nuevo. APN: 309-090-032. Project Planner: Bahelila Boothe at (951) 955-8703 or email [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)

- 2.3 **PLOT PLAN NO. 25182** - CEQA Exempt - Applicant: Lester Backus – Owner: Lester and Susan Backus – Third/Third Supervisorial District – Cahuilla Zoning Area – REMAP Area Plan – Rural Community: Estate Density Residential - 2 Acres Minimum (RC:EDR) - Located Northerly of Bradford Road, southerly of Kiowa Drive, easterly of Lake Shore Boulevard, westerly of Lake Riverside Road – Zoning: Controlled Development Area 2 ½ Acre Minimum – (W-2-2 ½) - **REQUEST:** The Plot Plan is a proposal to construct a 3,840 square foot detached aircraft hanger, associated with 2,751 square foot residence with attached 414 square foot garage and existing 432 square foot agricultural building (BFE080048) located at 49500 Sky Harbor Way in the unincorporated Riverside County in Aguanga. APN: 584-120-015. Project Planner: Bahelila Boothe at (951) 955-8703 or email [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)
- 2.4 **PLOT PLAN NO. 25145** - CEQA Exempt - Applicant: Timothy Payne – Owner: Timothy Payne – Fifth/Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Rural Community: Very Low Density Residential (1 Acre Minimum) - Located Northerly of Noble, southerly of High Street, easterly of Winesap Avenue, westerly of Bellflower – Zoning: Residential Agricultural (R-A-1) 1 Acre Minimum – **REQUEST:** The Plot Plan is a proposal to demolish existing 838 square foot shed constructed in 1924 and replaced with a 1,288 square foot detached garage on .94 acres, associated with 3,016 square foot residence and existing detached 288 square foot shed located at 10474 Winesap Avenue in the unincorporated Riverside County near Beaumont. Continued from December 17, 2012. APN: 402-140-010. Project Planner: Bahelila Boothe at (951) 955-8703 or email [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)
- 2.5 **PLOT PLAN NO. 23535, REVISED PERMIT NO. 1** – CEQA Exempt – Applicant: Dynamic Development Company, LLC – Engineer/Representative: Tim Saivar – Third/Third Supervisorial District – Bautista Zoning Area – San Jacinto Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) – Location: Northerly side of Florida Avenue, easterly of Fairview Avenue and westerly of 4th Street – 0.96 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The project proposes a 9,100 square foot commercial retail building for a Dollar General store with 45 parking spaces. Project Planner: HP Kang at (951) 955-1888 or email [hpkang@rctlma.org](mailto:hpkang@rctlma.org). (Quasi-judicial)

#### **STAFF REPORT PENDING**

#### 3.0 PUBLIC COMMENTS:

2.1

Agenda Item No.:  
Supervisorial District: First/First  
Project Planner: Bahelila Boothe  
Director's Hearing: January 3, 2013

PLOT PLAN NO: 25201  
Applicant: Tammy Pillette  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 1,728 square foot detached barn with pipe corrals on 10.03 acres, associated with the 6,055 square foot main residence with attached 858 square foot garage and an existing 2,560 square foot agricultural barn located at 42890 Avenida Perris in the unincorporated Riverside County in Murrieta. APN: 932-150-018.

### ISSUES OF RELEVANCE:

The project has been reviewed and conditioned by Riverside County Health Department and Riverside County Fire Department.

### RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25201, 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: Rural Mountainous (10 Acres Minimum) on the Southwest Area Plan.
3. The proposed detached accessory use is a permitted use in the general plan designation.

*Lu* 12/6/12 ✓

4. The proposed detached accessory building is a permitted use, subject to approval of a plot plan in the Rural Residential (R-R) zone.
5. The proposed detached accessory building use is consistent with the development standards set forth in the R-R zone.
6. The proposed 1,728 square foot detached Barn is considered a detached accessory building under Section 18.18 of Ordinance No. 348.
7. The detached accessory 1,728 square foot detached barn is consistent with the surrounding community.
8. The detached accessory barn is located 189 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 #: PP25201

Parcel: 932-150-018

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                    PPA - PROJECT DESCRIPTION                    RECOMMND

The use hereby permitted is a proposal to construct a 1,728 square foot detached Barn with pipe corrals on 10.03 acres, associated with the 6,055 square foot main residence with detached 858 square foot garage and an existing 2,560 square foot agricultural barn located at 42890 Avenida Perris in the unincorporated Riverside County in Murrieta. APN: 932-150-018

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.

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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. 25201 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25201, Exhibit A, Amended #1, dated November 27, 2012. (Site Plan)

APPROVED EXHIBIT B/C = Plot Plan No. 25201, Exhibit B/C, dated September 6, 2012. (Floor Plans/Elevations)

APPROVED EXHIBIT M = Plot Plan No. 25201, Exhibit M, dated September 6, 2012. (Colors/Materials)

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. 5                      PPA - NPDES INSPECTIONS                      RECOMMND

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

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11:27

Riverside County LMS  
CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

10.BS GRADE. 5

PPA - NPDES INSPECTIONS (cont.)

RECOMMND

controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

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

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

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

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10. GENERAL CONDITIONS

BS PLNCK DEPARTMENT

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

RECOMMND

The applicant proposes a 37 x 61 horse barn including a covered area which brings the square footage total of the roof structure to 2,257 square feet. This structure will be classified as a group "U" agricultural occupancy classification.

The applicant shall obtain the required building permit from the building department prior to the construction of the structure on the property.

All building plans and supporting documents shall comply with current adopted California Building Codes and Riverside County Ordinances at the time of the building plan submittal.

All building department plan submittal and fee requirements apply.

E HEALTH DEPARTMENT

10.E HEALTH. 1 PP#25201 - COMMENTS

RECOMMND

Plot Plan#25201 is proposing a detached 1,728 square foot barn without any plumbing. Therefore, any proposal to connect this structure to its own dedicated onsite wastewater treatment system (OWTS) and/or advanced treatment unit (ATU) was required at time of planning case submittal. However, the Department of Environmental Health (DEH) reserves the right to regulate in accordance with County Ordinances should further information indicate the requirements.

FIRE DEPARTMENT

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

RECOMMND

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



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10. GENERAL CONDITIONS

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

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

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

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

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

Minimum required fire flow shall be 1000 GPM for a 2 hour duration at 20 PSI residual operating pressure.

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

Approved standard fire hydrant (6"x4"x2 1/2") shall be located at the driveway entrance.

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. 25201 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.

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10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - NO HOME OCCUPATIONS

RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

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

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

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

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

10.PLANNING. 3

PPA - SETBACKS IN HIGH FIRE

RECOMMND

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

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10. GENERAL CONDITIONS

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

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

10.PLANNING. 4                    USE - CAUSES FOR REVOCATION                    RECOMMND

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

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

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 PPA - NPDES/SWPPP

RECOMMND

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

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

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

RECOMMND

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

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

RECOMMND

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



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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.

Therefore, prior to the issuance of any building permits, the applicant shall obtain 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 site.

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.

E HEALTH DEPARTMENT

80.E HEALTH. 1 C42 CERTIFICATION w/ PLOT PLAN

RECOMMND

Prior to the Issuance of a Building Permit, the applicant shall be required to submit to the Department of Environmental Health (DEH), a complete C42 Certification of the existing septic system along with a detailed contoured plot plan wet signed by the C42 Licensed Contractor showing the location of all septic system components to ensure that the proposed barn located will not encroach upon the location of the existing septic system.

FIRE DEPARTMENT

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

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for

PLOT PLAN:ADMINISTRATIVE Case #: PP25201

Parcel: 932-150-018

80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1 USE-#4-WATER PLANS (cont.) RECOMMND

review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

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

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

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

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

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

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

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

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

RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
932-150-018

**\*IMPORTANT\***

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

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Version 120920



2011 Aerial



**Selected parcel(s):**  
932-150-018

**\*IMPORTANT\***

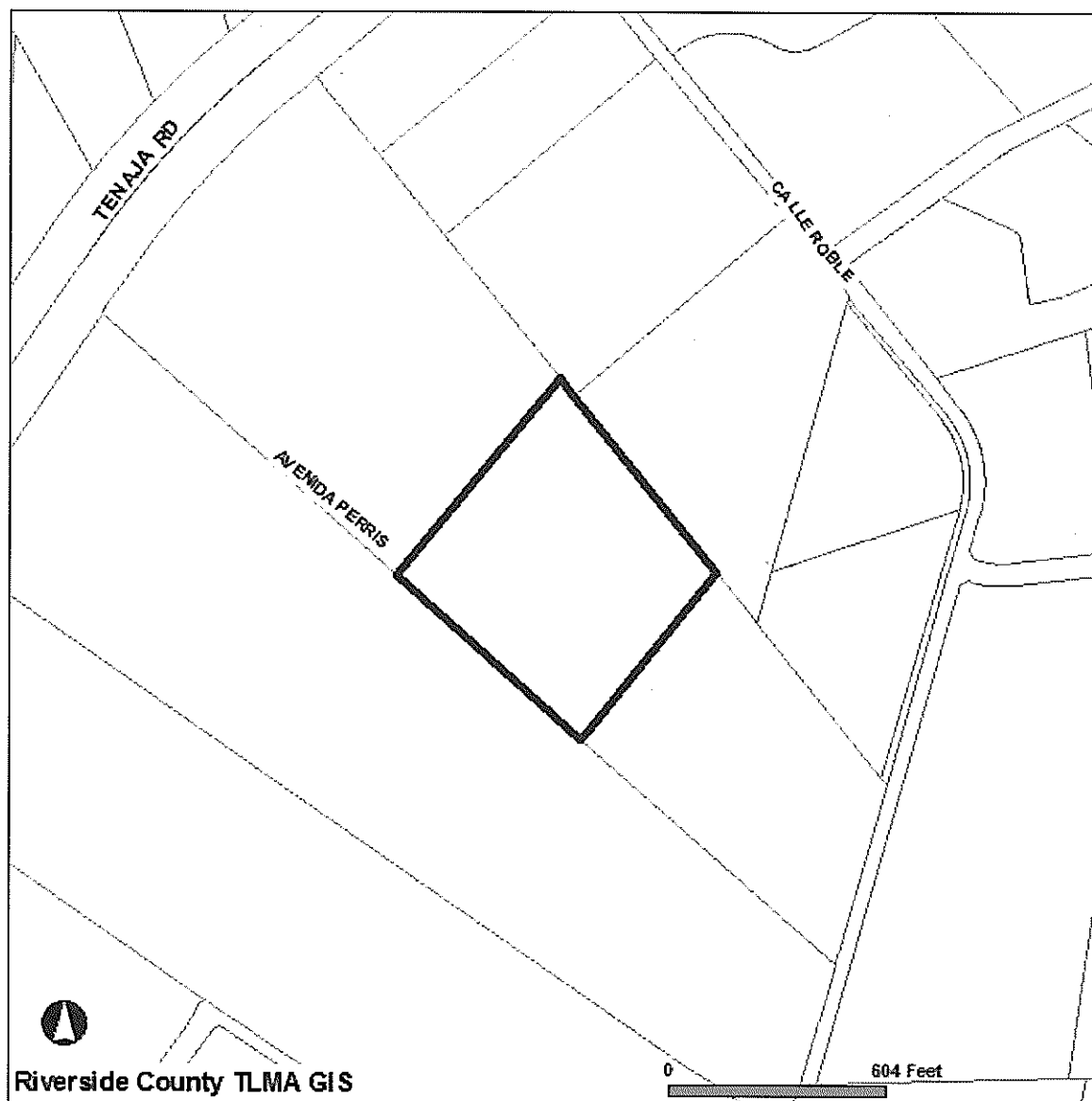
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## RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
932-150-018

**\*IMPORTANT\***

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**STANDARD WITH PERMITS REPORT**

**APNs**

932-150-018-3

**OWNER NAME / ADDRESS**

MELODY VANAKEN  
42890 AVENIDA PERRIS  
MURRIETA, CA. 92562

**MAILING ADDRESS**

(SEE OWNER)  
(SEE SITUS)

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: PM 84/21  
SUBDIVISION NAME: PM 13867  
LOT/PARCEL: 3, BLOCK: NOT AVAILABLE  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 10.03 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 6055 SQFT., 4 BDRM/ 2.5 BATH, 1 STORY, ATTACHED GARAGE(858 SQ. FT), CONST'D 1999TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING, POOL

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 956 GRID: F6

**CITY BOUNDARY/SPHERE**

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

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

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

BOB BUSTER, DISTRICT 1

**SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

BOB BUSTER, DISTRICT 1

**TOWNSHIP/RANGE**

T8SR4W SEC 5  
T8SR4W SEC 6

**ELEVATION RANGE**

2164/2268 FEET

**PREVIOUS APN**

932-150-006

---

**PLANNING**

---

**LAND USE DESIGNATIONS**

RM

**SANTA ROSA ESCARPMENT BOUNDARY**

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

**AREA PLAN (RCIP)**

SOUTHWEST AREA

**COMMUNITY ADVISORY COUNCILS**

NOT IN A COMMUNITY ADVISORY COUNCIL AREA

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

SANTA ROSA PLATEAU POLICY AREA

**ZONING CLASSIFICATIONS (ORD. 348)**

R-R

**ZONING DISTRICTS AND ZONING AREAS**

RANCHO CALIFORNIA AREA

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**HISTORIC PRESERVATION DISTRICTS**

NOT IN AN HISTORIC PRESERVATION DISTRICT

---

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**  
NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**  
NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**  
NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**  
NOT IN AN AIRPORT COMPATIBILITY ZONE

## ***ENVIRONMENTAL***

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

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

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

**WRMSHCP CELL NUMBER**  
6871  
6872

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

**VEGETATION (2005)**  
DEVELOPED/DISTURBED LAND  
GRASSLAND  
WOODLAND AND FORESTS

## ***FIRE***

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

**FIRE RESPONSIBILITY AREA**  
STATE RESPONSIBILITY AREA

## ***DEVELOPMENT FEES***

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

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

**ROAD & BRIDGE DISTRICT**  
SOUTHWEST AREA C

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

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

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

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

**DEVELOPMENT AGREEMENTS**  
NOT IN A DEVELOPMENT AGREEMENT AREA

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## **TRANSPORTATION**

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

**ROAD BOOK PAGE**  
83A

**TRANSPORTATION AGREEMENTS**  
NOT IN A TRANSPORTATION AGREEMENT

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

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## **HYDROLOGY**

---

**FLOOD PLAIN REVIEW**  
NOT REQUIRED

**WATER DISTRICT**  
WMWD

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

**WATERSHED**  
SAN JUAN  
SANTA MARGARITA

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## **GEOLOGIC**

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**FAULT ZONE**  
NOT IN A FAULT ZONE

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

**LIQUEFACTION POTENTIAL**  
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.

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## **MISCELLANEOUS**

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**SCHOOL DISTRICT**  
MURRIETA VALLEY UNIFIED

**COMMUNITIES**  
TENAJA

**COUNTY SERVICE AREA**  
NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**  
ZONE B, 28.56 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**  
043224

**FARMLAND**  
GRAZING LAND

OTHER LANDS

**TAX RATE AREAS**

- 082026
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- ELS MURRIETA ANZA RESOURCE CONS
- ELSNORE AREA ELEM SCHOOL FUND
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 7
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST
- MT SAN JACINTO JUNIOR COLLEGE
- MURRIETA CEMETERY
- MURRIETA UNIFIED
- MURRIETA UNIFIED B & I
- RANCHO CAL WTR SAN R DIV DEBT SV
- RANCHO CALIF JT WATER
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- TENAJA COMM SERVICES
- VALLEY HEALTH SYSTEM HOSP DIST
- WESTERN MUN WATER 9TH FRINGE

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

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

**BUILDING PERMITS**

Case #	Description	Status
423140	RESIDENTIAL GRADING ROUGH AND PRECISE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
423590	RSA EXEMPT PER DA FEES PAID (RSA 46)	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BAS120147	BARN WATTACHED PIPED CORRALS	PCAPPR
BEL981519	TEMPORARY POWER PIGGY BACK TO SFD(BRS970381)	FINAL
BNR970068	AGRICULTURAL BARN 2560 SF	FINAL
BRS970381	SINGLE STORY DWELLING WITH ATT GARAGE	FINAL
BSP990141	GUNITE POOL AND SPA	FINAL
BXX991137	RETAINING WALL 3 X 363 AND 11 PILASTERS	FINAL

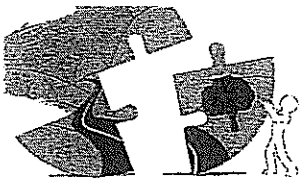
**ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
EHS120835	SEPTIC VERIFICATION	APPLIED
EHW030626	WELL RECONSTRUCTION	APPLIED
EHW030643	WELL RECONSTRUCTION	APPLIED
EHW120328	CONSULTATION - HOURLY	APPLIED

**PLANNING PERMITS**

Case #	Description	Status
MT970246	PM13667 LOTB	PAID
MT970299	PM 13667 PAR 3	PAID
PP25201	36X48 BARN WPIPED CORRALS	DRT

REPORT PRINTED ON...Tue Nov 27 14:15:43 2012  
Version 121101



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 25201 DATE SUBMITTED: 8-28-12

APPLICATION INFORMATION Tammy Pillette  
Applicant's Name: ~~Melody Van Aken~~ E-Mail: MDBaronmaster@AOL.COM  
Mailing Address: ~~42890 Avenida Perris~~ 36491 Yamas # 1109  
Murrieta CA Wildomar CA 92595  
City State ZIP

Daytime Phone No: (951) 403-9875 Fax No: ( ) N/A

Engineer/Representative's Name: Tammy Pillette E-Mail: BarusbyTammy@AOL.COM  
Mailing Address: 36491 Yamas Rd # 1109  
Wildomar CA 92595  
City State ZIP

Daytime Phone No: (951) 403-9875 Fax No: ( ) N/A

Property Owner's Name: Melody Van Aken E-Mail: \_\_\_\_\_  
Mailing Address: 42890 Ave Perris  
Murrieta CA  
City State ZIP

Daytime Phone No: (909) 841-9543 Fax No: ( ) N/A

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 LOT 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).

Tammy Pillelle [Signature]  
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

SIGNATURE OF PROPERTY OWNER(S):

[Signature] MELODY VAN AKEN  
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):  
Bawn Accessory Building  
1,728<sup>sq</sup>

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

PROPERTY INFORMATION

Assessor's Parcel Number(s): 932-150-018

**APPLICATION FOR MINOR PLOT PLAN**

Section: 5 Township: T69 Range: 4W

Approximate Gross Acreage: 10.34

General location (nearby or cross streets): North of Ade Perris, South of La Cresta, East of Via Volcano, West of Clinton Keith

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> Luna 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 *Jimmy Pilette* hereafter "Applicant" and *Melody Van Alken* Property Owner".

Description of application/permit use:

*Build a Barn*

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

**Section 1. Deposit-based Fees**

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

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

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

The person(s) executing this Agreement represents and warrants that he/she has the requisite authority to enter into this agreement on behalf of the Applicant and Property Owner.  
This Agreement is not valid unless entered into with the consent by the County of Riverside, the County of Riverside will not consent to assignment of this Agreement until all outstanding debts have been paid by Applicant.  
Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION

Assessor's Parcel Number(s) 932-150-018

Property Location or Address 42890 Avenida Perris

2. PROPERTY OWNER INFORMATION

Property Owner Name: Melody Van Aken Phone No. 909-81-9543  
Last Name: \_\_\_\_\_ First: \_\_\_\_\_

Address: 42890 Ave Perris  
Murietta, CA

3. APPLICANT INFORMATION

Applicant Name: Jimmy Pilette Phone No. 951-103-9875  
Title: Master Social Last: \_\_\_\_\_

Address of related home (if applicable):  
36771 Yarnes Rd # 1109  
Wildomar, CA 92595

4. SIGNATURES

Signature of Applicant: [Signature] Date: 8-28-12  
Print Name and Title: Jimmy Pilette Friend

Signature of Property Owner: [Signature] Date: 9/4/12  
Print Name and Title: [Signature]

Signature of the County of Riverside by: DM Hill Date: 9/4/12  
Print Name and Title: DM Hill Lu Tech

THE COUNTY OF RIVERSIDE USE ONLY  
Application # (if assigned) PP25201  
Date \_\_\_\_\_ Application Date: 9/4/12

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 11/28/2012,

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

APN (s) or case numbers PP25201 For

Company or Individual's Name Planning Department,

Distance buffered 1800'

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

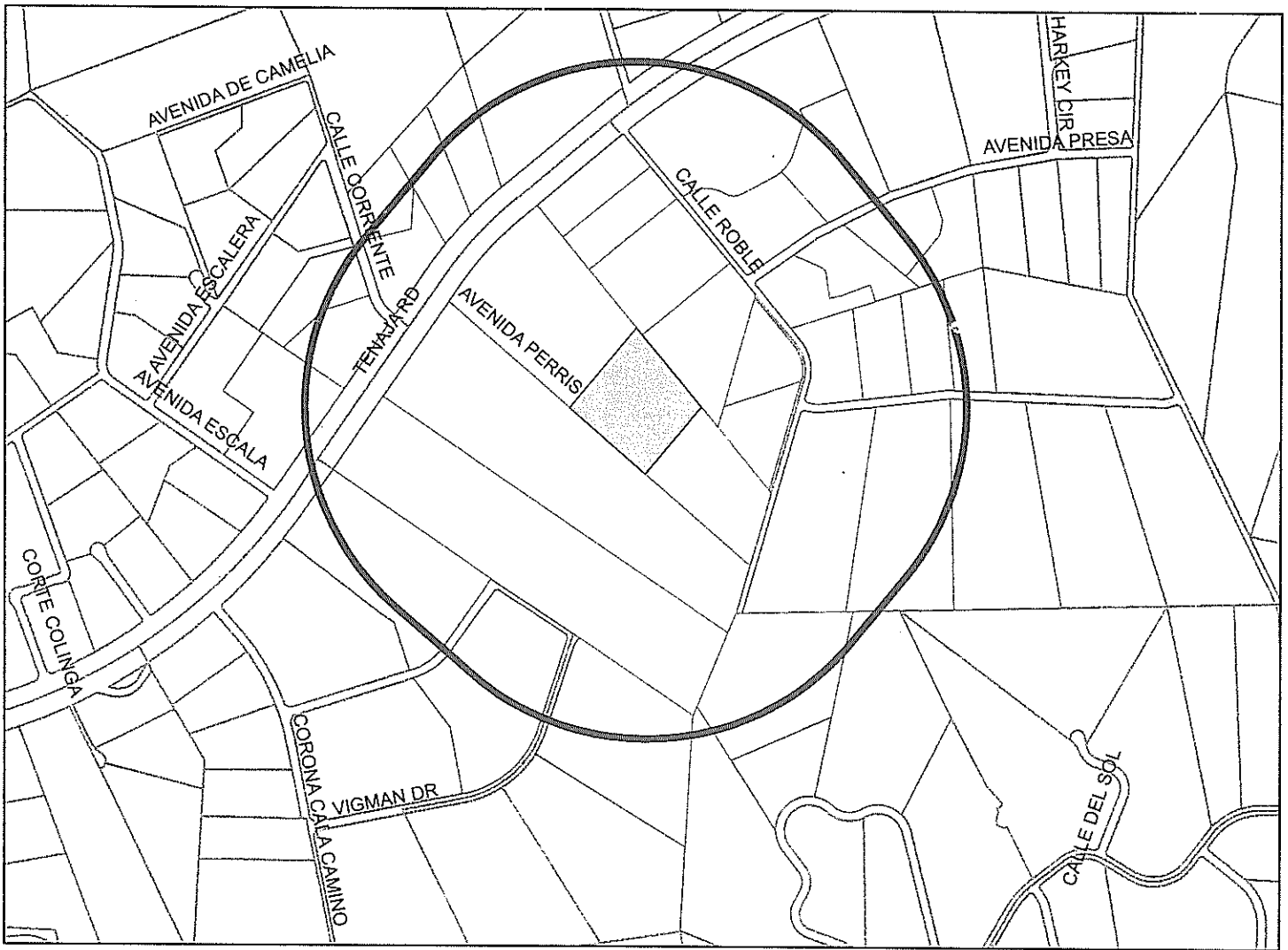
TITLE GIS Analyst

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

Riverside, Ca. 92502

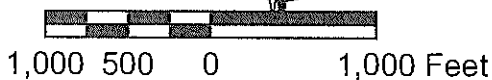
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

**PP25201 (1800 feet buffer)**



**Selected Parcels**

932-160-034	932-160-054	932-160-055	932-140-016	932-150-024	932-160-031	932-160-032	932-160-052	932-160-053	932-260-053
932-150-023	932-250-001	932-250-010	932-150-025	932-260-041	932-160-026	932-250-009	932-150-003	932-160-024	932-150-026
932-160-033	932-150-001	932-150-002	932-250-011	932-250-012	932-150-019	932-150-004	932-150-018	932-260-054	932-170-014
932-170-016	932-140-017	932-150-020	932-150-007	932-240-016	932-160-025	932-170-025	932-160-058	932-160-059	932-160-060



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: 932140016, APN: 932140016  
KATHERINE LINSLEY, ETAL  
43180 CORONA CALA CAMINO  
MURRIETA CA 92562

ASMT: 932150019, APN: 932150019  
DEBRA RIESENBERG, ETAL  
27401 ORTEGA HWY  
SAN JUAN CAPO CA 92675

ASMT: 932140017, APN: 932140017  
MURIEL KOLLAR  
2544 VILLA VISTA WAY  
ORANGE CA 92867

ASMT: 932150020, APN: 932150020  
OPEN SP DIST, ETAL  
P O BOX 3507  
RIVERSIDE CA 92519

ASMT: 932150001, APN: 932150001  
ANN PALMER, ETAL  
42875 CALLE ROBLE  
MURRIETA, CA. 92562

ASMT: 932150023, APN: 932150023  
KEITH THOMAS, ETAL  
42955 CALLE ROBLE  
MURRIETA CA 92562

ASMT: 932150003, APN: 932150003  
GEORGIANA RAE  
28550 BRUSH CANYON DR  
YORBA LINDA CA 92887

ASMT: 932150025, APN: 932150025  
GAME WILDLIFE CONSERV, ETAL  
C/O BILL GALLUP  
1807 13TH ST  
SACRAMENTO CA 95814

ASMT: 932150004, APN: 932150004  
DONNA TUSACK, ETAL  
7554 NAVIGATOR CR  
CARLSBAD CA 92009

ASMT: 932150026, APN: 932150026  
DIANE GRIFFITHS, ETAL  
5 TELESCOPE  
NEWPORT COAST CA 92657

ASMT: 932150007, APN: 932150007  
KATHLEEN ERICKSON, ETAL  
1210 E CHASE DR  
CORONA CA 92881

ASMT: 932160024, APN: 932160024  
HUGO ANDERSON  
PMB 364  
23811 WASHINGTON STE C110  
MURRIETA CA 92562

ASMT: 932150018, APN: 932150018  
MELODY VANAKEN  
42890 AVENIDA PERRIS  
MURRIETA, CA. 92562

ASMT: 932160025, APN: 932160025  
CHRISTINA TON, ETAL  
13376 JACARANDA BLOSSOM  
VALLEY CENTER CA 92082

ASMT: 932160026, APN: 932160026  
KATE LAFLEUR, ETAL  
2446 MICA RD  
CARLSBAD CA 92009

ASMT: 932170016, APN: 932170016  
MOUNT JEFFERSON PARTNERS  
C/O GORDON STEVENSON  
2810 NW ANGELICA DR  
CORVALLIS OR 97330

ASMT: 932160033, APN: 932160033  
SANDRA SCANLON, ETAL  
37750 OXFORD DR  
MURRIETA CA 92562

ASMT: 932170025, APN: 932170025  
WESTERN RIVERSIDE CO REG CONSERV AUT  
C/O REAL ESTATE DIVISION  
3133 MISSION INN AVE  
RIVERSIDE CA 92507

ASMT: 932160034, APN: 932160034  
ALMA MATTSON  
P O BOX 310  
WILDOMAR CA 92595

ASMT: 932240016, APN: 932240016  
ELIZABETH SOKOLICH, ETAL  
19123 CALLE TERESA  
MURRIETA CA 92562

ASMT: 932160053, APN: 932160053  
BRAD CLAWSON  
19353 AVENIDA PRESA  
MURRIETA, CA. 92562

ASMT: 932250009, APN: 932250009  
KATHY DAVIS, ETAL  
42194 CALLE CORRIENTE  
MURRIETA, CA. 92562

ASMT: 932160055, APN: 932160055  
PATRICIA MATTSON, ETAL  
PO BOX 310  
WILDOMAR CA 92595

ASMT: 932250010, APN: 932250010  
KAREN PATTERSON, ETAL  
42256 CALLE CORRIENTE  
MURRIETA CA 92562

ASMT: 932160058, APN: 932160058  
SHARON CRISWELL, ETAL  
42904 CALLE ROBLE  
MURRIETA CA 92592

ASMT: 932250011, APN: 932250011  
LAGO DE LA CRESTA  
42205 CALLE BANDIDO  
MURRIETA CA 92562

ASMT: 932170014, APN: 932170014  
MONTE CRISTO RESOURCES  
5326 UPPER MILLER CREEK  
MISSOULA MT 59803

ASMT: 932250012, APN: 932250012  
LEN NELSON  
3857 BIRCH ST NO 544  
NEWPORT BEACH CA 92660

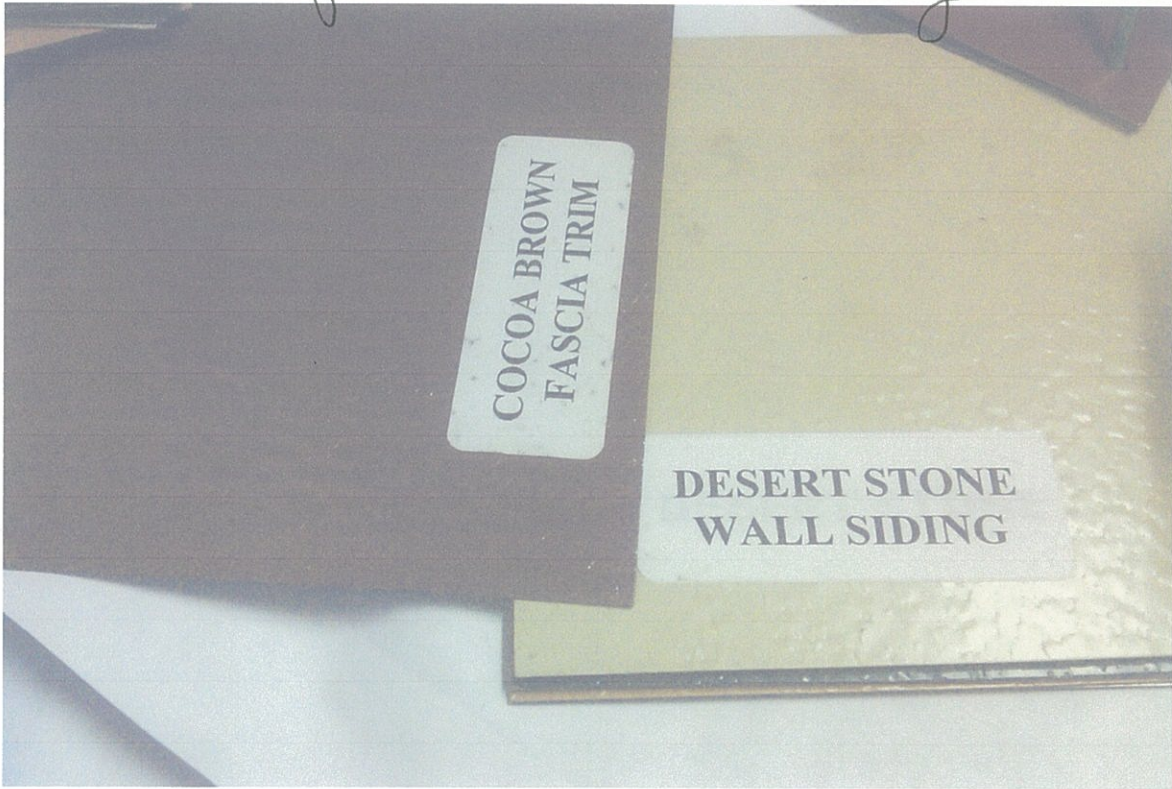
ASMT: 932260041, APN: 932260041  
KATHERINE WEST, ETAL  
42825 AVENIDA ESCALA  
MURRIETA, CA. 92562

ASMT: 932260053, APN: 932260053  
KATHIE WEST, ETAL  
1997 EUCLID AVE  
UPLAND CA 91784

ASMT: 932260054, APN: 932260054  
CHRISTINE ERICKSON, ETAL  
42169 CALLE CORRIENTE  
MURRIETA, CA. 92562

Roofing

Siding



**EXHIBIT NO.** M

11/14/12 **CASE NO.** PP25201

BBooth



Agenda Item No.:  
 Supervisorial District: Fifth/Fifth  
 Project Planner: Bahelila Boothe  
 Director's Hearing: January 7, 2013

Plot Plan No. 24981  
 Applicant: Carlos Cruz  
 CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to a proposal to permit an unpermitted a 1,590 square foot garage/workshop with a 630 square foot addition on 1.4 acres, associated with the 720 square foot residence located at 22121 Rosary Avenue in the unincorporated Riverside County Area near Nuevo. APN: 309-090-032.

### ISSUES OF RELEVANCE:

The property has a code violation (CV1100047) for construction without permits for the barn conversion, which has been addressed during this plot plan review. Also, the applicant is advised to maintain any outside storage per code enforcement requirements.

### RECOMMENDATIONS:

APPROVAL of **PLOT PLAN NO. 24981**, 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. Accessory buildings are exempt under section 15303(e) 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 accessory building is proposed.
2. The project site is designated Rural Community: Low Density Residential (1/2 Acre Minimum) on the Lakeview/Nuevo Area Plan.
3. The proposed accessory use is a permitted use in the general plan designation.

*AW*  
1/7/13

4. The proposed accessory use is a permitted use, subject to approval of a plot plan in the Residential Agricultural zone.
5. The proposed accessory use is consistent with the development standards set forth in the R-A zone.
6. The proposed 960 square foot barn conversion into garage and workshop and a 630 square foot addition is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The accessory building is located more than 58 feet from the main building.
8. The accessory building is consistent with the character of the surrounding community.
9. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: ... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

PLOT PLAN:ADMINISTRATIVE Case #: PP24981

Parcel: 309-090-032

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                    PPA - PROJECT DESCRIPTION                    RECOMMND

The use hereby permitted is a proposal to permit an unpermitted 1,590 square foot garage/workshop with an 630 square foot addition on 1.4 acres, associated with the 720 square foot residence located at 22121 Rosary Avenue in the unincorporated Riverside County near Nuevo.  
APN: 309-090-032

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 #: PP24981

Parcel: 309-090-032

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.24981 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24981, Exhibit A, Amended #1, dated November 5, 2012. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 24981, Exhibit B, Amended #1, dated November 5, 2012. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 24981, Exhibit C, Amended #1, dated November 5, 2012. (Floor Plans)

PLANNING DEPARTMENT

10.PLANNING. 2 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. 24981 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. 3 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

PLOT PLAN:ADMINISTRATIVE Case #: PP24981

Parcel: 309-090-032

10. GENERAL CONDITIONS

10.PLANNING. 3                    PPA - NO HOME OCCUPATIONS (cont.)                    RECOMMND

as a residence. The following criteria shall apply to any home occupation:

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

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

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

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

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

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

10.PLANNING. 4                    PPA - ACSRY STRC NO HBTBL AREA                    RECOMMND

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

10.PLANNING. 5                    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

PLOT PLAN:ADMINISTRATIVE Case #: PP24981

Parcel: 309-090-032

10. GENERAL CONDITIONS

10.PLANNING. 5                    PPA - SETBACKS IN HIGH FIRE (cont.)                    RECOMMND

Riverside, CA 92501  
951-955-4777

10.PLANNING. 6                    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.

80. PRIOR TO BLDG PRMT ISSUANCE

B&S DEPARTMENT

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

Where any building, structure, equipment, or utility has been fully or partially constructed, placed or installed on a property without permit, the applicant shall comply with current Building Department policy with regards to construction without permit (CWP).  
The applicant may obtain a demolition permit to remove the CWP item from the property, or may begin the process to obtain the required building permit(s).  
Due to public safety concerns, time frames have been reduced to ensure that all minimum code and safety requirements per all applicable departments have been satisfied. Building plans and supporting documents and required verification documents shall be submitted to the building department with fee payment WITHIN 30 DAYS of the current planning case approval.

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.

12/10/12  
07:42

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP24981

Parcel: 309-090-032

80. PRIOR TO BLDG PRMT ISSUANCE

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

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

80.PLANNING. 3                    PPA - EXISTING STRUCTURE                    RECOMMND

PRIOR TO BUILDING PERMIT ISSUANCE, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.



2011 AERIAL



**Selected parcel(s):**  
309-090-032

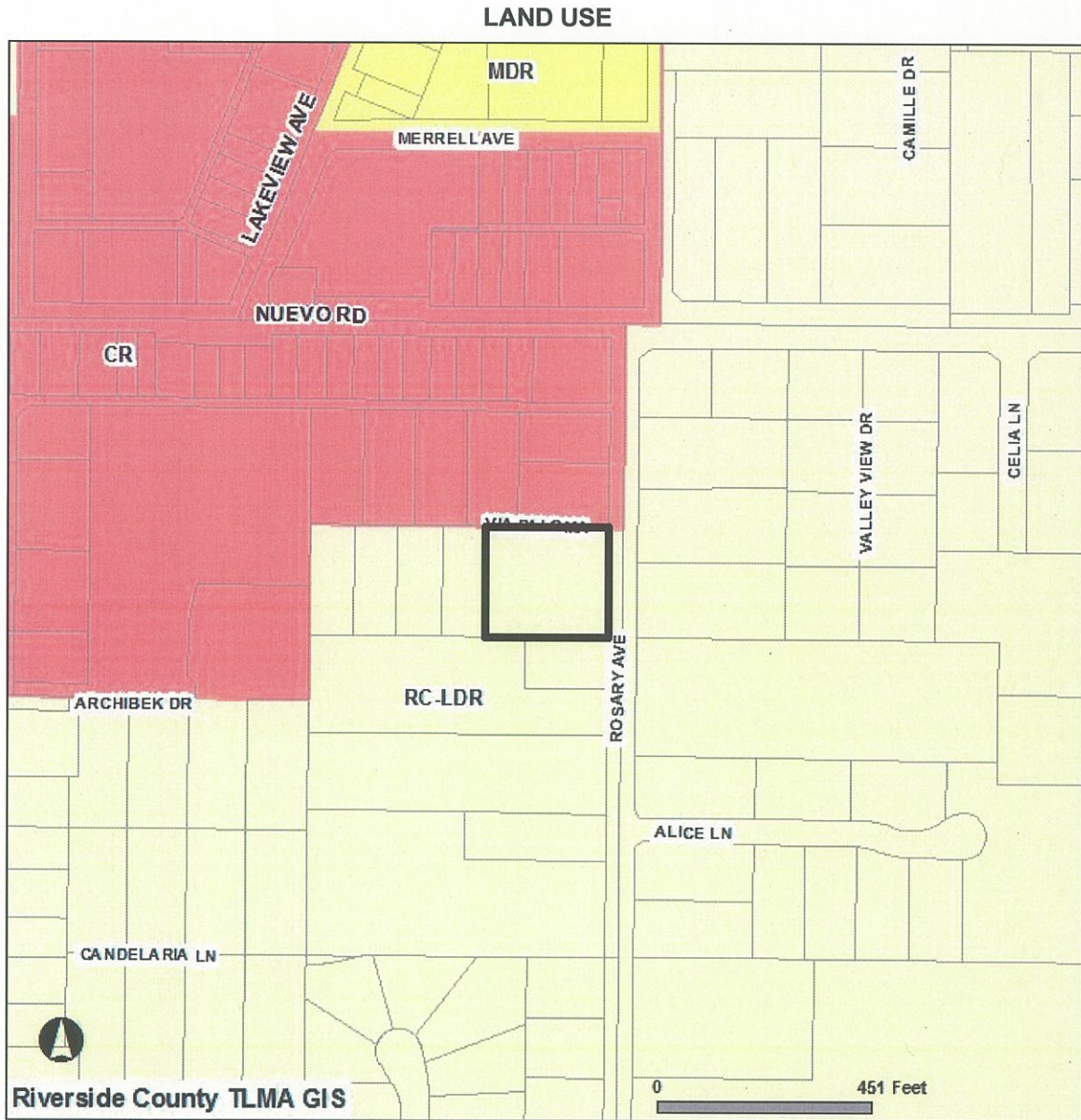
**\*IMPORTANT\***

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**ZONING**



**Selected parcel(s):**  
309-090-032

**ZONING**

- |                 |             |          |         |
|-----------------|-------------|----------|---------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | PARCELS |
| ZONING BOUNDARY | C-P-S       | R-1      | R-A     |

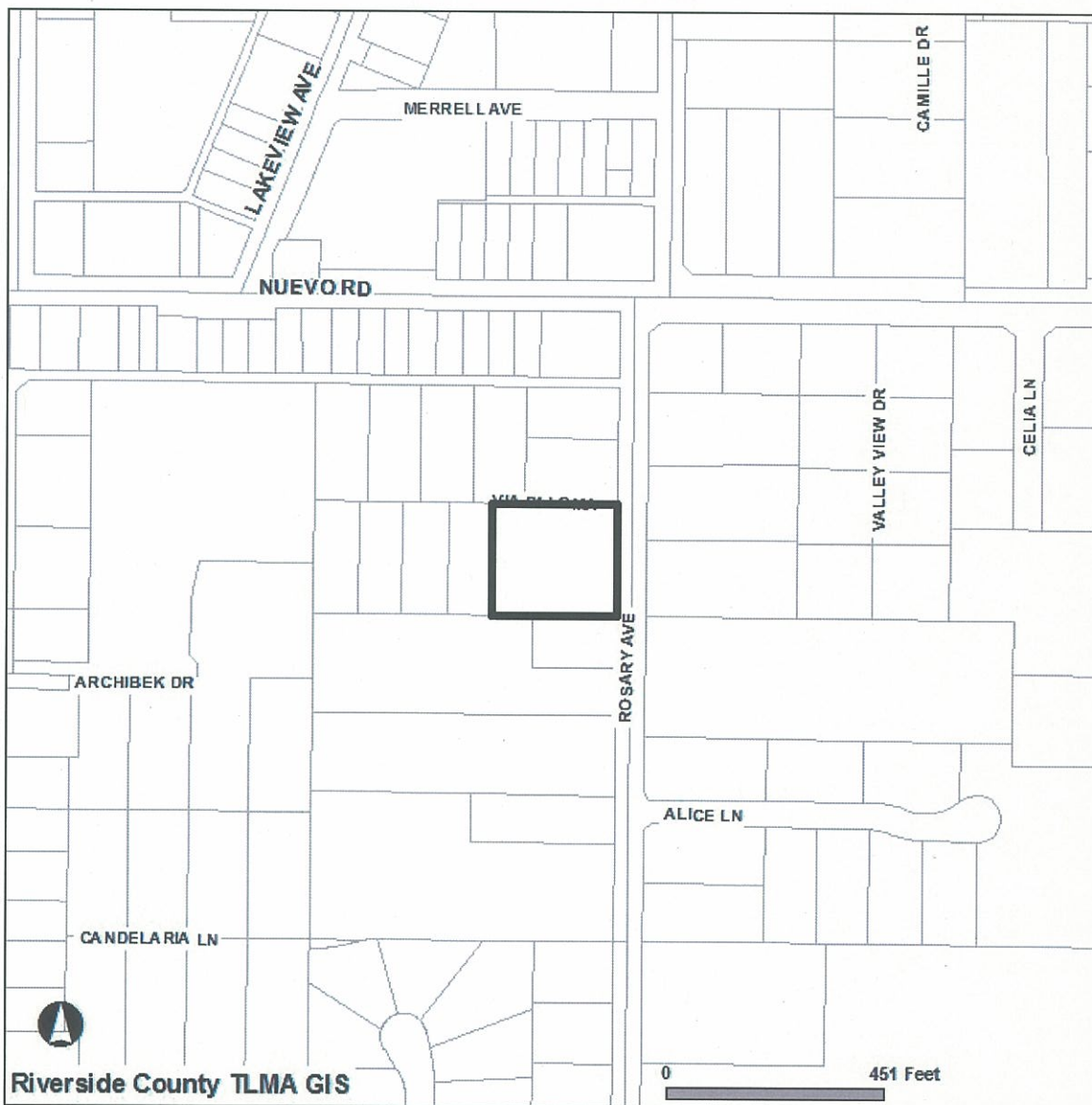
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RIVERSIDE COUNTY GIS



Selected parcel(s):  
309-090-032

LEGEND

SELECTED PARCEL

INTERSTATES

HIGHWAYS

PARCELS

**\*IMPORTANT\***

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STANDARD WITH PERMITS REPORT

**APNs**

309-090-032-4

**OWNER NAME / ADDRESS**

CARLOS F CRUZ  
JULIA CRUZ  
22121 ROSARY AVE  
NUEVO, CA. 92567

**MAILING ADDRESS**

(SEE OWNER)  
(SEE SITUS)

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: PM 14/32  
SUBDIVISION NAME: PM 5888  
LOT/PARCEL: 2, BLOCK: NOT AVAILABLE  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 1.4 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 720 SQFT., 2 BDRM/ 1 BATH, 1 STORY, DETACHED GARAGE(960 SQ. FT), CONSTD 1963COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 778 GRID: H7

**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**

T4SR3W SEC 25

**ELEVATION RANGE**

1516/1524 FEET

**PREVIOUS APN**

309-020-032

**PLANNING**

**LAND USE DESIGNATIONS**

RC-LDR

**SANTA ROSA ESCARPMENT BOUNDARY**

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

**AREA PLAN (RCIP)**

LAKEVIEW / NUEVO

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-A (CZ 5696)

**ZONING DISTRICTS AND ZONING AREAS**

NUEVO AREA

**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**

PROJECT AREA NAME: I-215 CORRIDOR  
SUBAREA NAME: LAKEVIEW/NUEVO  
AMENDMENT NUMBER: 1  
ADOPTION DATE: APR. 25, 2006  
ACREAGE: 2498 ACRES

**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**

STATE RESPONSIBILITY AREA

***DEVELOPMENT FEES***

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

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

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

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

**ROAD & BRIDGE DISTRICT**

NOT IN A DISTRICT

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

NOT WITHIN THE EASTERN TUMF FEE AREA

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

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

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

LAKEVIEW/NUEVO

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

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

NOT IN A DEVELOPMENT AGREEMENT AREA

---

## ***TRANSPORTATION***

---

### **CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

### **ROAD BOOK PAGE**

99A

### **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**

LOW

### **SUBSIDENCE**

SUSCEPTIBLE

### **PALEONTOLOGICAL SENSITIVITY**

HIGH SENSITIVITY (HIGH B).

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

---

## ***MISCELLANEOUS***

---

### **SCHOOL DISTRICT**

NUVIEW UNION & PERRIS UNION HIGH

### **COMMUNITIES**

NUEVO

### **COUNTY SERVICE AREA**

IN OR PARTIALLY WITHIN

LAKEVIEW/NUEVO/ROMOLAND/HOMELAND #146 -

STREET LIGHTING

LIBRARY

### **LIGHTING (ORD. 655)**

ZONE B, 34.51 MILES FROM MT. PALOMAR OBSERVATORY

### **2000 CENSUS TRACT**

042720

**FARMLAND**  
URBAN-BUILT UP LAND

**TAX RATE AREAS**

- 083038
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 146
- CSA 152
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- Lakeview/Nuevo I-215 AMDIA
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- NUVIEW SCHOOL
- 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
- SAN JACINTO BASIN RESOURCE CONS
- VALLEY HEALTH SYSTEM HOSP DIST

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
CV1100047	NEIGHBORHOOD ENFORCEMENT	Jan. 4, 2011

**BUILDING PERMITS**

Case #	Description	Status
204281	SERVICE UPGRADE TO GUEST HOUSE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
204286	NOT AVAILABLE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
205486	DEMO DWELL	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
377174	CONVERT TO NATURAL GAS	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ262508	ELEC SVC CHANGE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017

**ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

**PLANNING PERMITS**

Case #	Description	Status
PP24981	CONVERT EXISTING BARN INTO GARAGE/SHOP/ADD TO GAR	DRT

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**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 2/1/2012,

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

APN (s) or case numbers PP 24981 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

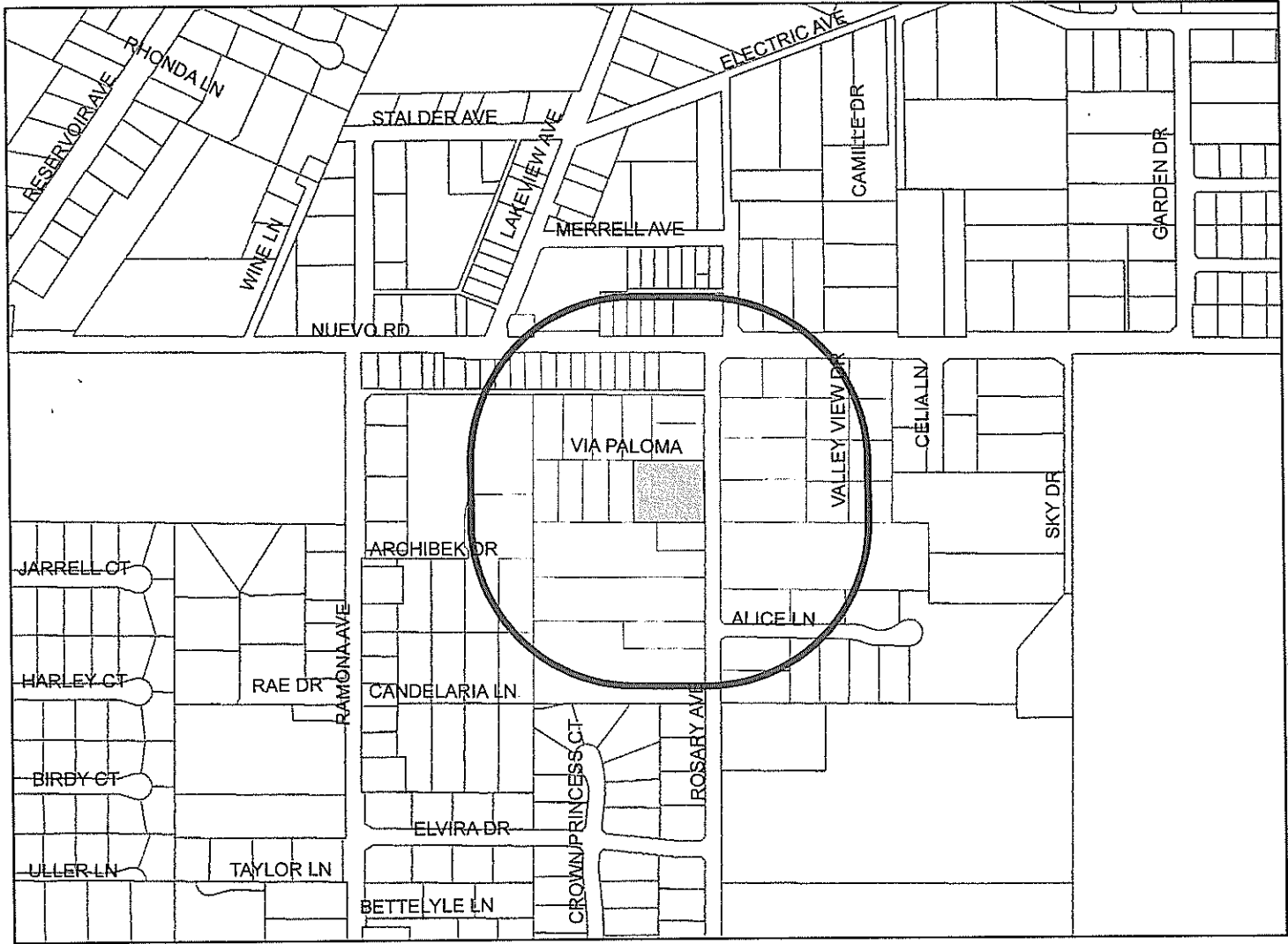
TITLE GIS Analyst

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

Riverside, Ca. 92502

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

**600 feet buffer**



**Selected Parcels**

309-130-033	309-130-024	309-130-025	309-090-052	309-100-006	309-090-044	309-100-002	309-130-028	309-100-004	309-090-056
309-090-068	309-100-024	309-100-003	307-162-017	309-090-010	309-090-013	307-330-013	309-130-029	309-090-012	309-090-053
309-130-035	309-130-045	309-130-036	309-130-022	309-090-016	309-090-009	309-090-011	309-090-048	309-130-048	309-090-032
309-130-023	307-330-011	307-162-014	307-162-015	309-090-051	309-090-049	307-162-012	309-090-017	307-162-023	307-162-040
309-130-021	309-090-054	307-330-012	307-162-013	309-130-032	309-130-044	309-090-058	309-090-059	309-130-031	309-090-045
309-130-049	309-100-031	309-100-022	309-090-014	309-090-015	309-130-042	307-162-016	309-090-034	309-090-050	309-100-005
309-130-034	309-130-043	309-130-005	309-130-030	309-090-008					



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ASMT: 307162014, APN: 307162014  
ARACELI AGUILAR, ETAL  
29690 NUEVO RD  
NUEVO, CA. 92567

ASMT: 309090008, APN: 309090008  
DERRIS WASHINGTON, ETAL  
P O BOX 158  
NUEVO CA 92567

ASMT: 307162016, APN: 307162016  
SEBASTIAN FRANCO  
1454 WOODWAY CT  
CORONA CA 92879

ASMT: 309090009, APN: 309090009  
JOSE LOPEZ  
29635 NUEVO RD  
NUEVO, CA. 92567

ASMT: 307162017, APN: 307162017  
GRACA MINTER, ETAL  
29660 NUEVO RD  
NUEVO, CA. 92567

ASMT: 309090010, APN: 309090010  
EVENT ADVERTISING INC  
2900 ADAMS ST NO C120  
RIVERSIDE CA 92504

ASMT: 307162040, APN: 307162040  
JAWAD SALAMA, ETAL  
29616 NUEVO RD  
NUEVO, CA. 92567

ASMT: 309090011, APN: 309090011  
JOSE RANGEL  
29653 NUEVO RD  
NUEVO, CA. 92567

ASMT: 307330011, APN: 307330011  
LUCERO PLACENCIA  
30175 RESERVOIR AVE  
NUEVO CA 92567

ASMT: 309090012, APN: 309090012  
SANDRA FONSECA, ETAL  
P O BOX 463  
NUEVO CA 92567

ASMT: 307330012, APN: 307330012  
MICHAEL TSAI, ETAL  
2975 WALLINGFORD RD  
SAN MARINO CA 91108

ASMT: 309090013, APN: 309090013  
HERMILA QUIROZ  
29671 NUEVO RD  
NUEVO, CA. 92567

ASMT: 307330013, APN: 307330013  
HUDA AL WAIELY  
33557 EUGENIA LN  
MURRIETA CA 92563

ASMT: 309090014, APN: 309090014  
ELVIRA GAYTAN, ETAL  
29681 NUEVO RD  
NUEVO, CA. 92567



ASMT: 309090015, APN: 309090015  
MARIA OCAMPO, ETAL  
29695 NUEVO RD  
NUEVO, CA. 92567

ASMT: 309090048, APN: 309090048  
JENNY CUNNINGHAM, ETAL  
29630 VIA PALOMA  
NUEVO, CA. 92567

ASMT: 309090016, APN: 309090016  
SUSANA GONZALEZ, ETAL  
29725 NUEVO RD  
NUEVO, CA. 92567

ASMT: 309090049, APN: 309090049  
AIDEE OGDEN, ETAL  
29658 VIA PALOMA  
NUEVO, CA. 92567

ASMT: 309090017, APN: 309090017  
MISSIONARY CHURCH WESTERN DIST  
29734 NUEVO RD  
NUEVO CA 92567

ASMT: 309090050, APN: 309090050  
MARY RACHUY, ETAL  
P O BOX 641  
NUEVO CA 92567

ASMT: 309090032, APN: 309090032  
CARLOS CRUZ, ETAL  
22121 ROSARY AVE  
NUEVO, CA. 92567

ASMT: 309090051, APN: 309090051  
MARIA MUNOZ  
29680 VIA PALOMA  
NUEVO, CA. 92567

ASMT: 309090034, APN: 309090034  
LE ANN OGAWA, ETAL  
P O BOX 11  
NUEVO CA 92567

ASMT: 309090052, APN: 309090052  
ANGELICA COVARRUBLAS  
29675 VIA PALOMA  
SUN CITY, CA. 92586

ASMT: 309090044, APN: 309090044  
ARTURO PINEDA  
22063 ROSARY AVE  
NUEVO, CA. 92567

ASMT: 309090053, APN: 309090053  
JAVIER SOLIS  
29649 VIA PALOMA  
NUEVO, CA. 92567

ASMT: 309090045, APN: 309090045  
CINDIE PITTMAN, ETAL  
22055 ROSARY AVE  
NUEVO, CA. 92567

ASMT: 309090054, APN: 309090054  
REYNA CABRERA, ETAL  
PO BOX 489  
NUEVO CA 92567





ASMT: 309090059, APN: 309090059  
MICHELE DICKINSON, ETAL  
C/O PROFESSIONAL REAL ESTATE  
29607 NUEVO RD  
NUEVO, CA. 92567

ASMT: 309100022, APN: 309100022  
CARYN WALTER, ETAL  
29613 ARCHIBECK DR  
NUEVO, CA. 92567

ASMT: 309090068, APN: 309090068  
DALE UPTON  
29850 LAKEVIEW AVE  
NUEVO CA 92567

ASMT: 309100024, APN: 309100024  
MICHELE SCHOOF, ETAL  
21747 JUNIPER FLATS RD  
NUEVO CA 92567

ASMT: 309100002, APN: 309100002  
CINDY ROSS, ETAL  
C/O CINDY L ROSS  
22125 ROSARY AVE  
NUEVO, CA. 92567

ASMT: 309100031, APN: 309100031  
MARIE RAMSEY, ETAL  
29595 ARCHIBECK DR  
NUEVO, CA. 92567

ASMT: 309100003, APN: 309100003  
DIANE KLOPF  
43528 CALLE NACIDO  
TEMECULA CA 92592

ASMT: 309130005, APN: 309130005  
ADAM RIOS, ETAL  
C/O ADAM RIOS  
22130 ROSARY AVE  
NUEVO, CA. 92567

ASMT: 309100004, APN: 309100004  
CINDY ROSS  
28010 PATTI LN  
ROMOLAND CA 92585

ASMT: 309130021, APN: 309130021  
KATHLEEN BRIGGER, ETAL  
22060 VALLEY VIEW DR  
NUEVO, CA. 92567

ASMT: 309100005, APN: 309100005  
EMBER THOMPSON, ETAL  
22205 ROSARY AVE  
NUEVO, CA. 92567

ASMT: 309130022, APN: 309130022  
KAY WRIGHT, ETAL  
29865 NUEVO RD  
NUEVO, CA. 92567

ASMT: 309100006, APN: 309100006  
RITA COMAS, ETAL  
22215 ROSARY AVE  
NUEVO, CA. 92567

ASMT: 309130023, APN: 309130023  
BILLIE DILEVA, ETAL  
22170 ROSARY AVE  
NUEVO, CA. 92567

ASMT: 309130024, APN: 309130024  
ANGELA COMAS  
22230 ROSARY AVE  
NUEVO, CA. 92567

ASMT: 309130033, APN: 309130033  
CAROLYN BURTON, ETAL  
22100 VALLEY VIEW DR  
NUEVO, CA. 92567

ASMT: 309130025, APN: 309130025  
ANGELA COMAS  
22234 ROSARY AVE  
NUEVO, CA. 92567

ASMT: 309130034, APN: 309130034  
U S BANK  
4801 FREDERICA ST  
OWENSBORO KY 42301

ASMT: 309130028, APN: 309130028  
LEONA HORTON, ETAL  
P O BOX 75  
NUEVO CA 92567

ASMT: 309130035, APN: 309130035  
JEFFREY MILLER  
660 BAKER ST NO 327  
COSTA MESA CA 92626

ASMT: 309130029, APN: 309130029  
JAMES CALLAHAN  
22080 ROSARY AVE  
NUEVO, CA. 92567

ASMT: 309130036, APN: 309130036  
GABRIELLE MORERA, ETAL  
23783 SONATA DR  
MURRIETA CA 92562

ASMT: 309130030, APN: 309130030  
CYNTHIA TAPPANA, ETAL  
22100 ROSARY AVE  
NUEVO, CA. 92567

ASMT: 309130042, APN: 309130042  
SAWANGJHIT JOHNSON  
29840 ALICE LN  
NUEVO, CA. 92567

ASMT: 309130031, APN: 309130031  
ANNETTE MENDOZA, ETAL  
22055 VALLEY VIEW DR  
NUEVO, CA. 92567

ASMT: 309130043, APN: 309130043  
DEANN NEUHOFF, ETAL  
P O BOX 119  
NUEVO CA 92567

ASMT: 309130032, APN: 309130032  
OLIVE TAYLOR  
29825 NUEVO RD  
NUEVO, CA. 92567

ASMT: 309130044, APN: 309130044  
EILEEN MALONY, ETAL  
P O BOX 587  
NUEVO CA 92567



ASMT: 309130045, APN: 309130045  
JESUS MALTA  
29805 NUEVO RD  
NUEVO, CA. 92567

ASMT: 309130048, APN: 309130048  
JOYCE SCHWARTZ  
P O BOX 1327  
NUEVO CA 92567

ASMT: 309130049, APN: 309130049  
MARTI LIEM, ETAL  
P O BOX 546  
NUEVO CA 92567





Agenda Item No.: 2, 3  
Supervisorial District: Third/Third  
Project Planner: Bahelila Boothe  
Director's Hearing: January 7, 2013

PLOT PLAN NO: 25182  
Applicant: Lester Backus  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct to proposal to construct a 3,840 square foot detached aircraft hanger on 2.69 acres, associated with the 2,751 square foot residence with attached 414 square foot garage and a 432 square foot detached agricultural building (BFE080048) located at 49500 Sky Harbor Way in the unincorporated Riverside County in Aguanga. APN: 584-120-015

### ISSUES OF RELEVANCE:

The property is located within a flooding sensitivity area and state fire responsibility area. The project has been review and conditioned by Riverside County Flood Control and Riverside County Fire Department.

### RECOMMENDATIONS:

**APPROVAL** of **PLOT PLAN NO. 25182**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural Community: Estate Density Residential (2 Acres Minimum Lot Size) on the REMAP Area Plan.
3. The proposed accessory use is a permitted use in the general plan designation.
4. The proposed accessory building is a permitted use, subject to approval of a plot plan in the Controlled Development Area (W-2) zone.
5. The proposed accessory building use is consistent with the development standards set forth in the W-2-2 1/2 Zone.
6. The proposed 3,840 square foot detached aircraft hanger is considered a detached accessory building under Section 18.18 of Ordinance No. 348.
7. The accessory building is located 25 feet from the main building.
8. The accessory building is consistent with the character of the surrounding neighborhood.

PL

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

**CONCLUSIONS:**

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25182

Parcel: 584-120-015

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      PPA - PROJECT DESCRIPTION                      RECOMMND

The use hereby permitted is proposal to construct a 3,840 square foot detached aircraft hanger on 2.69 acres, associated with the 2,751 square foot residence with attached 414 square foot garage and a 432 square foot detached agricultural building (BFR080048) located at 49500 Sky Harbor Way in the unincorporated Riverside County in Aguanga. APN: 584-120-015

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 #: PP25182

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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. 25182 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25182, Exhibit A, Amended #1, dated September 27, 2012. (Site Plan)

APPROVED EXHIBIT B/C = Plot Plan No. 25182, Exhibit B/C, dated October 1, 2012. (Flood plans/Elevations)

BS PLNCK DEPARTMENT

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

The applicant shall obtain the required building permit from the building department prior to any construction of the proposed 3,840 square foot private garge/hanger on the property.

The structure shall comply with all area/size and height requirements as well as fire separation requirements per the current adopted California Building Codes.

All building department plan submittal and fee requirements shall apply.

E HEALTH DEPARTMENT

10.E HEALTH. 1                      PP#25182 - COMMENTS                      RECOMMND

Plot Plan#25182 is proposing to construct a 3,840 square foot detached storage/aircraft garage without plumbing. Based on the Department of Environmental Health's stamped and approved plot plan for the mound system for BRS014937 dated 1-27-03 c/o D. Park, the proposed location for this structure does not appear to encroach upon the location of the existing mound system. Please note that additional requirements shall apply if plumbing is proposed and/or the proposed location of this structure changes.

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Parcel: 584-120-015

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

USE FLOOD HAZARD RPT 12/06/12

RECOM

Plot Plan No. 25182 is a proposal to construct a 3,840 square foot (sf.) detached storage/aircraft garage. The 2.69 acre site is located in Aguanga, north of Sky Harbor Way, east of Hillrise Court, and west of Lake Riverside Drive at 49500 Sky Harbor Way. The case is associated with Tract Map No. (TR) 3925 and Conditional Use Permit No. (CUP) 2483.

Our review indicates that a tributary drainage area of 2.7 square miles from the southeast impacts this property. Approximately one-third of the north portion of the site (adjacent to the airstrip and drainage easement) lies within the State Department of Water Resources (DWR) awareness floodplain and is adopted into the Country's Floodplain Management Ordinance 458.

The proposed storage/aircraft garage would be for the sole use of the storage of aircraft and not habitation. For this reason, wet floodproofing may be used to protect the structure. With this method, a hangar's finished floor is constructed at grade but the building walls allow the entry and exit of storm runoff through the hangar during a significant flooding event.

Therefore, the wet flood proofing measures shall meet the following criteria:

1. Permanent flood openings that allow the automatic entry and exit of floodwaters shall be placed on at least the northeast and southwest facing opposing walls. The total net open area of the vents shall meet the FEMA requirement of 1 square inch of net open area for every square foot of enclosed area. The bottom of these openings shall be no higher than one foot above the highest adjacent grade.
2. The proposed hangars would be for the sole use of storage of aircraft and not habitation.
3. All utilities and equipment (waterlines, electric lines, and conduits) shall be constructed a minimum of 24 inches above the finished floor.
4. Indoor plumbing shall be limited to wash basins and toilets, and shall be constructed under FEMA Wet Flood

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10. GENERAL CONDITIONS

10.FLOOD RI. 1                   USE FLOOD HAZARD RPT 12/06/12 (cont.)                   RECOMMND

Proofing Guidelines.

Based on phone conversation, the applicant (Mr. Backus) is no longer proposing asphalt driveways as part of the project, as shown on the submitted exhibit. The area will remain native. However, it should be noted that if the development consists of an addition or replacement of 5,000 or more square feet of impervious surface on an existing developed site, it is subject to WQMP Significant Redevelopment requirements. Where Significant Redevelopment results in an increase/replacement of more than 50% of the existing impervious surfaces of an existing developed site, the WQMP would be required for the entire site.

10.FLOOD RI. 2                   USE WET FLOOD PROOFING                   RECOMMND

Wet flood proofing measures shall meet the following criteria:

1. Permanent flood openings that allow the automatic entry and exit of floodwaters shall be placed on at least the northeast and southwest facing opposing walls. The total net open area of the vents shall meet the FEMA requirement of 1 square inch of net open area for every square foot of enclosed area. The bottom of these openings shall be no higher than one foot above the highest adjacent grade.
2. The proposed hangars would be for the sole use of storage of aircraft and not habitation.
3. All utilities and equipment (waterlines, electric lines, and conduits) shall be constructed a minimum of 24 inches above the finished floor.
4. Indoor plumbing shall be limited to wash basins and toilets, and shall be constructed under FEMA Wet Flood Proofing Guidelines.

10.FLOOD RI. 5                   USE PERP DRAINAGE PATTERNS                   RECOMMND

The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions; otherwise, a drainage easement shall be obtained from the affected property owners for the release

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10. GENERAL CONDITIONS

10.FLOOD RI. 5                   USE PERP DRAINAGE PATTERNS (cont.)                   RECOMMND

of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 6                   USE SBMT FINAL WMQP IF 5000SF                   RECOMMND

If it is determined at final engineering that the development consists of an addition or replacement of 5,000 or more square feet of impervious surface on an existing developed site, it is subject to WQMP Significant Redevelopment requirements. Where Significant Redevelopment results in an increase/replacement of more than 50% of the existing impervious surfaces of an existing developed site, the WQMP would be required for the entire site. A preliminary site specific WQMP shall be provided and approved by the District prior to issuance of conditions of approval, as appropriate. The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes).

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. 25182 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.



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10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - NO HOME OCCUPATIONS

RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

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

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

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

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

10.PLANNING. 3

PPA - SETBACKS IN HIGH FIRE

RECOMMND

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

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10. GENERAL CONDITIONS

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

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

10.PLANNING. 4 USE - CAUSES FOR REVOCATION RECOMMND

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

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

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 1                   USE WET FLOOD PROOFING                   RECOMMND

Wet flood proofing measures shall meet the following criteria:

1. Permanent flood openings that allow the automatic entry and exit of floodwaters shall be placed on at least the northeast and southwest facing opposing walls. The total net open area of the vents shall meet the FEMA requirement of 1 square inch of net open area for every square foot of enclosed area. The bottom of these openings shall be no higher than one foot above the highest adjacent grade.

2. The proposed hangars would be for the sole use of storage of aircraft and not habitation.

3. All utilities and equipment (waterlines, electric lines, and conduits) shall be constructed a minimum of 24 inches above the finished floor.

4. Indoor plumbing shall be limited to wash basins and toilets, and shall be constructed under FEMA Wet Flood Proofing Guidelines.

60.FLOOD RI. 3                   USE EROS CNTRL AFTER RGH GRAD                   RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 9                   USE SBMT FINAL WQMP IF 5000SF                   RECOMMND

If it is determined at final engineering that the development consists of an addition or replacement of 5,000 or more square feet of impervious surface on an existing developed site, a copy of the project specific WQMP shall be submitted to the District for review and approval.

60.FLOOD RI. 11                  USE SUBMIT PLANS MINOR REVIEW                  RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit and wet flood proofing measures. A copy of the improvement and

12/10/12  
07:45

Riverside County LMS  
CONDITIONS OF APPROVAL

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 11                   USE SUBMIT PLANS MINOR REVIEW (cont.)                   RECOMMND

grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1                        MAP-#50A- WATER TANK SYSTEM                        INEFFECT

Prior to the release of your installation, site prep and/or building permits from Building and Safety. A private water storage/well system must be installed per the Environmental Constraint Sheet Map that was filed with the Riverside County Surveyor's Office. Review and approval of the water tank installation will need to be given to the Riverside County Fire Department. Contact the fire department for verification guidelines.

80.FIRE. 2                        MAP - HFA REVIEW & APPROVAL                        INEFFECT

Fire department shall review and approve setbacks, water and access for all single family dwellings, additions and projections that are in a hazardous fire area.

FLOOD RI DEPARTMENT

80.FLOOD RI. 1                    USE WET FLOOD PROOFING                    RECOMMND

Wet flood proofing measures shall meet the following criteria:

1. Permanent flood openings that allow the automatic entry and exit of floodwaters shall be placed on at least the northeast and southwest facing opposing walls. The total net open area of the vents shall meet the FEMA requirement of 1 square inch of net open area for every square foot of enclosed area. The bottom of these openings shall be no higher than one foot above the highest adjacent grade.

2. The proposed hangars would be for the sole use of storage of aircraft and not habitation.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 1 USE WET FLOOD PROOFING (cont.) RECOMMND

3.All utilities and equipment (waterlines, electric lines, and conduits) shall be constructed a minimum of 24 inches above the finished floor.

4.Indoor plumbing shall be limited to wash basins and toilets, and shall be constructed under FEMA Wet Flood Proofing Guidelines.

80.FLOOD RI. 5 USE SBMT FINAL WQMP IF 5000SF RECOMMND

If it is determined at final engineering that the development consists of an addition or replacement of 5,000 or more square feet of impervious surface on an existing developed site, a copy of the project specific WQMP shall be submitted to the District for review and approval.

80.FLOOD RI. 6 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit and wet flood proofing. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, dated October 1, 2012.

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

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated October 1, 2012.

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1                      MAP - VERIFICATION INSPECTION                      INEFFECT

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

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 1                      USE WET FLOOD PROOFING                      RECOMMND

Wet flood proofing measures shall meet the following criteria:

1. Permanent flood openings that allow the automatic entry and exit of floodwaters shall be placed on at least the northeast and southwest facing opposing walls. The total net open area of the vents shall meet the FEMA requirement of 1 square inch of net open area for every square foot of enclosed area. The bottom of these openings shall be no higher than one foot above the highest adjacent grade.

2. The proposed hangars would be for the sole use of storage of aircraft and not habitation.

3. All utilities and equipment (waterlines, electric lines, and conduits) shall be constructed a minimum of 24 inches above the finished floor.

4. Indoor plumbing shall be limited to wash basins and toilets, and shall be constructed under FEMA Wet Flood Proofing Guidelines.

90.FLOOD RI. 3                      USE IMPLEMENT WQMP                      RECOMMND

If it is determined at final engineering that the development consists of an addition or replacement of 5,000 or more square feet of impervious surface on an existing developed site, all structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the

12/10/12  
07:45

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 12

PLOT PLAN:ADMINISTRATIVE Case #: PP25182

Parcel: 584-120-015

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3

USE IMPLEMENT WQMP (cont.)

RECOMMND

applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.



Association until such time as his or her ownership or ownership interest in all Lots in the development ceases for any reason, at which time his or her membership in the Association shall automatically cease. A member is not intended to include persons or entities who hold an interest in a Lot merely as security for performance of an obligation; nor is a Member intended to include contract purchasers.

**Section 2. One Class of Membership.** The Association shall have one class of membership and the rights, duties, obligations and privileges of the Members shall be as set forth in the Governing Documents.

**Section 3. Voting.** Subject to the provisions of the Governing Documents, each Owner shall be entitled to one (1) vote for each Lot in which he or she holds the interest required for membership and each Lot is allocated a vote equal to each other Lot's vote. Membership shall be appurtenant to and may not be separated from ownership of any Lot. Each Owner is obligated promptly, fully and faithfully to comply with and conform to the Articles, this Declaration, the Bylaws and the Rules and Regulations adopted thereunder from time to time by the Board.

**Section 4. Transfer.** Membership in the Association shall not be transferred, pledged or alienated in any way, except upon the sale of the Lot to which it is appurtenant, and then only to the purchaser. The transfer of title to a Lot or the sale of a Lot and transfer of possession thereof to the purchaser shall automatically transfer the membership appurtenant to such Lot to the transferee. Any attempt to make a prohibited transfer is void, and will not be reflected upon the books and records of the Association. In the event an Owner should fail or refuse to transfer the membership registered in his or her name to the purchaser of such Lot, the Association shall have the right to record the transfer upon the books of the Association.

**Section 5. Joint Owner Disputes.** The vote for each Lot shall be cast as a single vote, and fractional votes shall not be allowed. In the event that joint Owners are unable to agree among themselves as to how their vote or votes shall be cast, they shall lose their right to vote on the matter in question. If any Owner casts a vote representing a certain Lot, it will thereafter be conclusively presumed for all purposes that he or they were acting with the authority and consent of all other Owners of the same Lot.

### ARTICLE III

#### PROPERTY RIGHTS AND OBLIGATIONS OF OWNERS

**Section 1. Owners' Nonexclusive Easements of Enjoyment.** Every Member shall have a nonexclusive easement for use and enjoyment in and to the Common Areas, Common Facilities, and Easement Areas within the Development. Such right shall be appurtenant to and shall pass with the ownership of a Lot, subject to all of the easements, covenants, conditions, restrictions and other provisions contained in this Declaration, including, without limitation, the following provisions:

- (A) The right of the Association to limit the number of guests of Members.



LAND USE



Selected parcel(s):  
584-120-015

LAND USE

- SELECTED PARCEL
- N INTERSTATES
- M HIGHWAYS
- PARCELS
- OS-W - WATER
- EDR-RC - RURAL COMMUNITY  
- ESTATE DENSITY  
RESIDENTIAL
- WATER BODIES

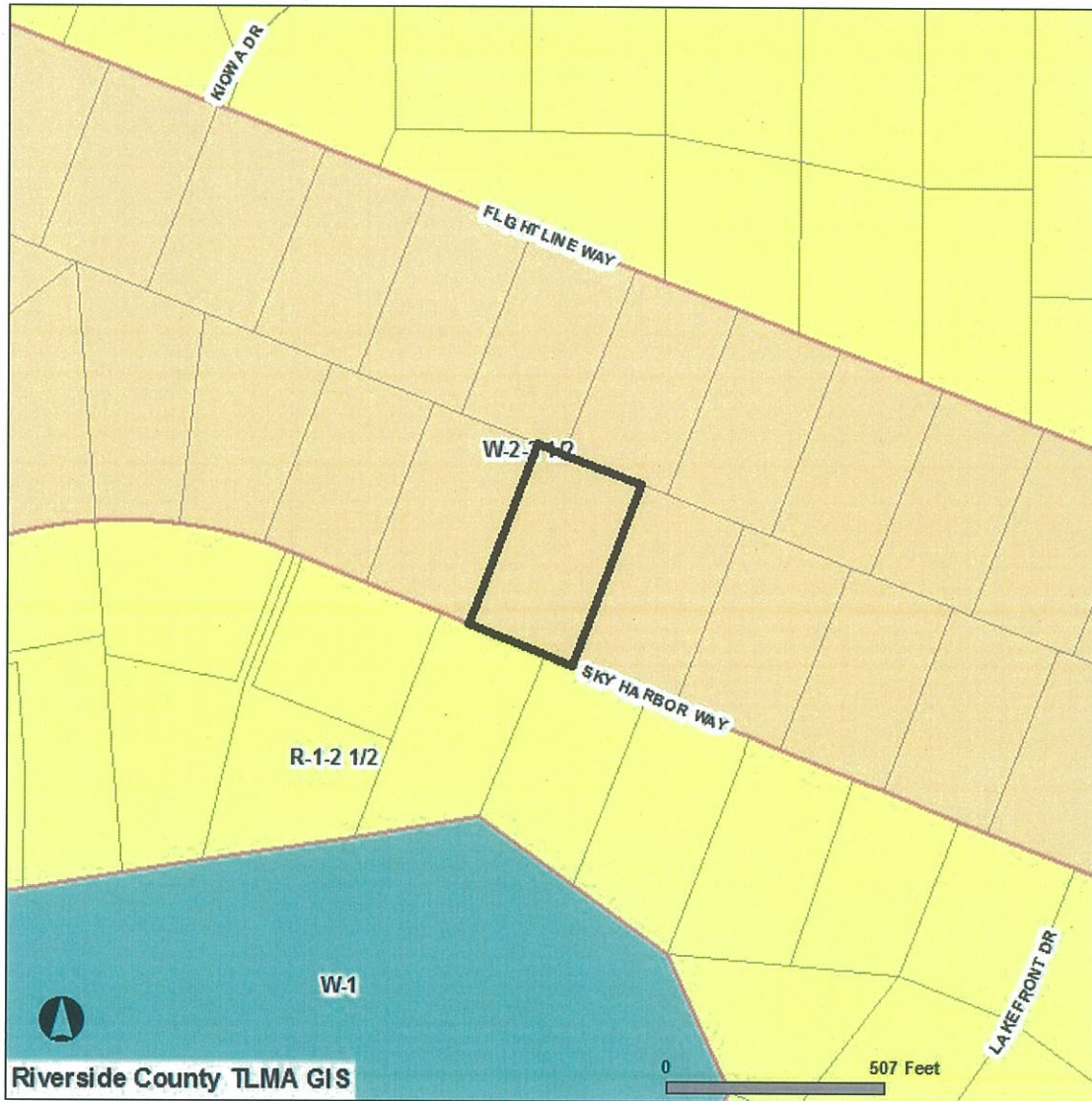
**\*IMPORTANT\***

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

REPORT PRINTED ON...Thu Dec 06 12:55:30 2012

Version 121101

ZONING



Selected parcel(s):  
584-120-015

ZONING

- SELECTED PARCEL
- ZONING BOUNDARY
- WATER BODIES
- R-1-2 1/2
- W-2-2 1/2
- W-1
- PARCELS
- INTERSTATES
- HIGHWAYS

**\*IMPORTANT\***

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Version 121101





2007 AERIAL



Selected parcel(s):  
584-120-015

LEGEND

 SELECTED PARCEL  
 WATER BODIES

 INTERSTATES

 HIGHWAYS

 PARCELS

**\*IMPORTANT\***

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RIVERSIDE COUNTY GIS



Selected parcel(s):  
584-120-015

LEGEND

 SELECTED PARCEL

 INTERSTATES

 HIGHWAYS

 PARCELS

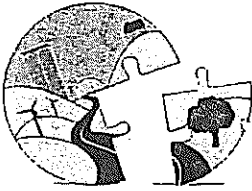
**\*IMPORTANT\***

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REPORT PRINTED ON...Thu Dec 06 12:59:01 2012

Version 121101

\$2,500<sup>00</sup>



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25182 DATE SUBMITTED: 8.14.2012

### APPLICATION INFORMATION

Applicant's Name: LESTER BALKUS E-Mail: LBALBUS@GMAIL.COM

Mailing Address: 44500 SKY HARBOR WAY  
HEMLOCK CA 92536  
City State ZIP

Daytime Phone No: (951) 763-0117 Fax No: ( )

Engineer/Representative's Name: BUD BALKUS E-Mail: BUDBALKUS@GMAIL.COM

Mailing Address: 44500 SKY HARBOR WAY  
HEMLOCK CA 92536  
City State ZIP

Daytime Phone No: (951) 763-0117 Fax No: ( )

Property Owner's Name: LESTER B. SYMS LUNA E-Mail: LSYMS@GMAIL.COM

Mailing Address: 44500 SKY HARBOR WAY  
HEMLOCK CA 92536  
City State ZIP

Daytime Phone No: (951) 763-0117 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

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).

LESTER BACKUS

PRINTED NAME OF APPLICANT

[Signature]

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

SIGNATURE OF PROPERTY OWNER(S):

LESTER B. BACKUS

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]

SIGNATURE OF PROPERTY OWNER(S)

SUSAN BACKUS

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]

SIGNATURE OF PROPERTY OWNER(S)

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

PROJECT INFORMATION

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

ACCESSORY STRUCTURE FOR STORAGE OF TRACTOR, TOOLS, 3800 sq. ft.  
HISTORICAL KITCHEN FLOOR AND STORAGE, ALSO HISTORIC  
CEILING OF 437 SQFT, ALSO FROM 120 SQFT

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

PROPERTY INFORMATION

Assessor's Parcel Number(s): 584-120-015

APPLICATION FOR MINOR PLOT PLAN

Section: 33 Township: BRZE Range: 5432

Approximate Gross Acreage: 2.69 Acres

General location (nearby or cross streets): North of BRADY RD, South of TOWN, East of LORENZO BLVD, West of 10th Avenue Dr

Thomas Brothers Map, edition year, page no., and coordinates: Page 963 Grid D2, D3 Center

**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> Luna 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 WESLEY BACKUS hereafter "Applicant" and SUSAN BACKUS "Property Owner".

Description of application/permit use:

ACCESSORY STRUCTURES FOR TRACTORS, TOOLS, HISTORIC AUTOMOBILES  
SPACE, ALSO ADDED COVER OF 43x59 FT, HOBBY ROOM 120 SQ FT

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.

RECORDING REQUESTED BY:  
 LESTER B. BACKUS and SUSAN BACKUS  
 WHEN RECORDED, MAIL TO:  
 LESTER B. BACKUS and SUSAN BACKUS  
 26832 PUEBLO NUEVO DR.  
 MISSION VIEJO, CA 92691

DOC # 2003-463415  
 06/24/2003 08:00A Fee:7.00  
 Page 1 of 1  
 Recorded in Official Records  
 County of Riverside  
 Gary L. Orso  
 Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
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									EXAM

TRA:100

APN # 584120015-2

QUITCLAIM DEED



The undersigned grantor(s) declare(s): This conveyance transfers the grantor's interest into a Revocable Living Trust R & T 11930.  
 There is no consideration for this transfer and is excluded from reappraisal under Proposition 13, 1. E., California Const. 13 A, Section 1, et, seq.  
 (Documentary Transfer Tax -0-)

LESTER BACKUS and SUSAN BACKUS, Husband and Wife as Joint Tenants

hereby REMISES, RELEASES and QUITCLAIMS to: LESTER B. BACKUS and SUSAN BACKUS Trustee(s) of THE BACKUS FAMILY TRUST Dated 5/16/03

the following described real property in the City of UNINCORPORATED AREA, County of RIVERSIDE, State of CALIFORNIA  
 LOT 324 OF TRACT 3925, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 65, PAGE 15 OF MAPS, AND AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED FEBRUARY 16, 1973 AS INSTRUMENT NO. 20585, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DATED: 5/16/03

*[Signature]*  
 LESTER BACKUS

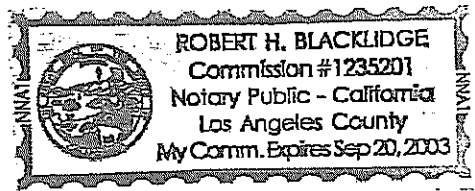
STATE OF CALIFORNIA )  
 County of Orange ) ss.

*[Signature]*  
 SUSAN BACKUS

On, 5/16/03, before me, *[Signature]*, personally appeared, LESTER BACKUS and SUSAN BACKUS, known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on this instrument the person(s) or the entity upon behalf of which person(s) acted, executed the instrument.

(THIS AREA FOR OFFICIAL NOTARY STAMP)

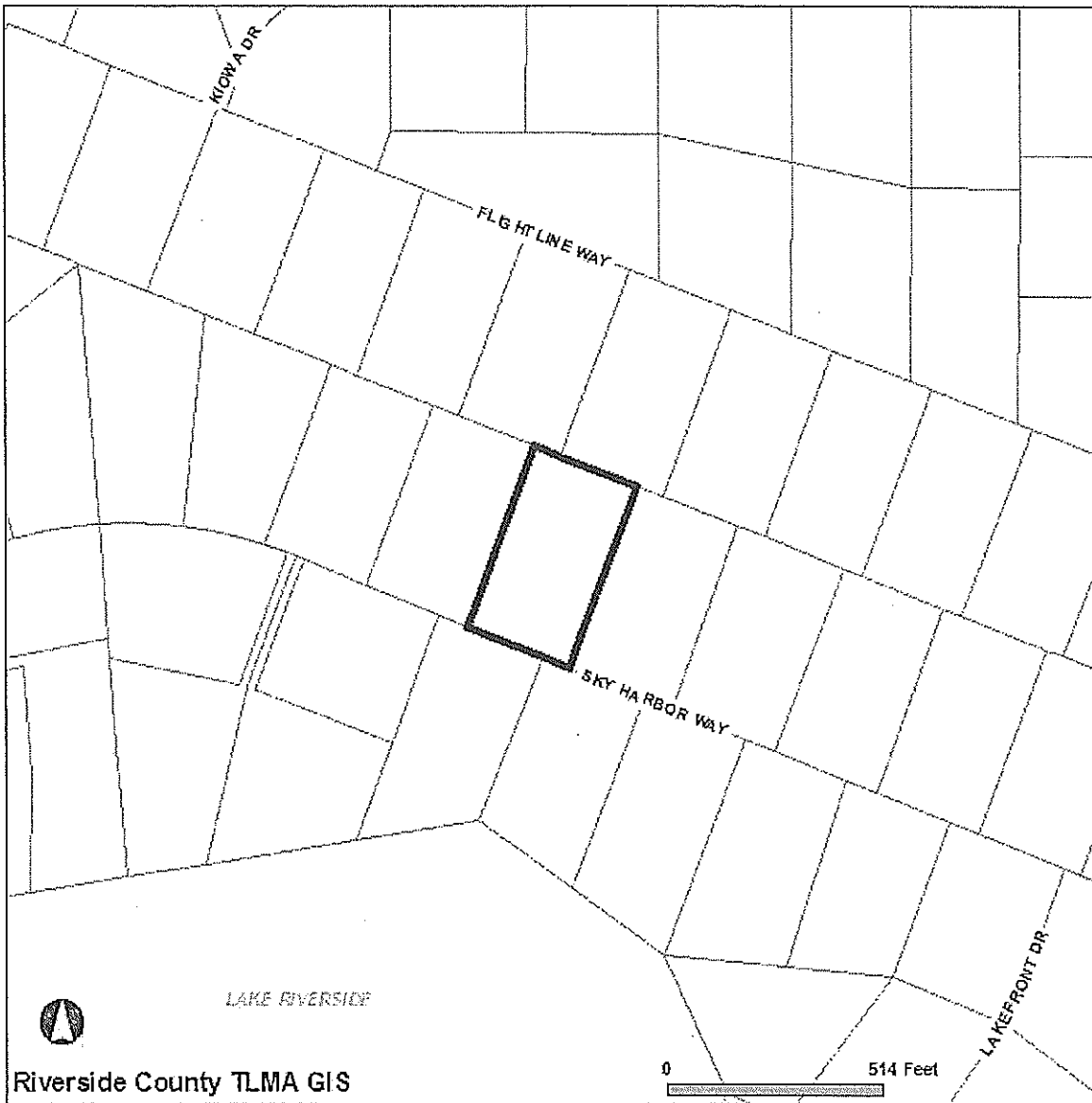
WITNESS my hand and official seal



Signature *[Signature]*

Mail Tax Statements to:  
 LESTER B. BACKUS and SUSAN BACKUS, 26832 PUEBLO NUEVO DR., MISSION VIEJO, CA 92691  
 TITLE SEARCH NEITHER REQUESTED OR DONE - PREPARED FROM INFORMATION SUPPLIED BY GRANTOR(S).

RIVERSIDE COUNTY GIS



Selected parcel(s):  
584-120-015

**\*IMPORTANT\***

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**STANDARD WITH PERMITS REPORT**

**APNs**

584-120-015-2

**OWNER NAME / ADDRESS**

LESTER B BACKUS  
SUSAN BACKUS  
49500 SKY HARBOR WAY  
AGUANGA, CA. 92536

**MAILING ADDRESS**

(SEE OWNER)  
(SEE SITUS)

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 65/15  
SUBDIVISION NAME: TR 3925  
LOT/PARCEL: 324, BLOCK: NOT AVAILABLE  
TRACT NUMBER: 3925

**LOT SIZE**

RECORDED LOT SIZE IS 2.69 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 2751 SQFT., 3 BDRM/ 2.25 BATH, 1 STORY, ATTACHED GARAGE(414 SQ. FT), CONST'D 2005TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 963 GRID: D2, D3

**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)**

JEFF STONE, DISTRICT 3

**SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

JEFF STONE, DISTRICT 3

**TOWNSHIP/RANGE**

T7SR2E SEC 32

**ELEVATION RANGE**

3400/3400 FEET

**PREVIOUS APN**

NO DATA AVAILABLE

---

**PLANNING**

---

**LAND USE DESIGNATIONS**

RC-EDR

**SANTA ROSA ESCARPMENT BOUNDARY**

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

**AREA PLAN (RCIP)**

REMAP

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

W-2-2 1/2 (CZ 4717)

**ZONING DISTRICTS AND ZONING AREAS**

CAHUILLA AREA

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**HISTORIC PRESERVATION DISTRICTS**

NOT IN AN HISTORIC PRESERVATION DISTRICT

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

---

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**

NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**

NOT IN AN AIRPORT COMPATIBILITY ZONE

**ENVIRONMENTAL**

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

NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

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

NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**

NOT IN A CELL

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

NONE

**VEGETATION (2005)**

DEVELOPED/DISTURBED LAND

GRASSLAND

WATER

**FIRE**

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

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

**FIRE RESPONSIBILITY AREA**

STATE RESPONSIBILITY AREA

**DEVELOPMENT FEES**

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

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

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

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

**ROAD & BRIDGE DISTRICT**

NOT IN A DISTRICT

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

NOT WITHIN THE EASTERN TUMF FEE AREA

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

NOT WITHIN THE WESTERN TUMF FEE AREA

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

REMAP

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

NOT WITHIN AN SKR FEE AREA.

**DEVELOPMENT AGREEMENTS**

NOT IN A DEVELOPMENT AGREEMENT AREA

**TRANSPORTATION**

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

**ROAD BOOK PAGE**  
161B

**TRANSPORTATION AGREEMENTS**  
NOT IN A TRANSPORTATION AGREEMENT

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

## **HYDROLOGY**

**FLOOD PLAIN REVIEW**  
WITHIN AREAS OF FLOODING SENSITIVITY. CONTACT THE FLOOD PLAIN MANAGEMENT SECTION AT (951) 955-1200 FOR INFORMATION

**WATER DISTRICT**  
DATA NOT AVAILABLE

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

**WATERSHED**  
SANTA MARGARITA

## **GEOLOGIC**

**FAULT ZONE**  
NOT IN A FAULT ZONE

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

**LIQUEFACTION POTENTIAL**  
VERY HIGH

**SUBSIDENCE**  
SUSCEPTIBLE

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

## **MISCELLANEOUS**

**SCHOOL DISTRICT**  
HEMET UNIFIED

**COMMUNITIES**  
LAKE RIVERSIDE

**COUNTY SERVICE AREA**  
NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**  
ZONE A, 11.96 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**  
044402

**FARMLAND**  
OTHER LANDS

**TAX RATE AREAS**  
071308  
•COUNTY FREE LIBRARY  
•COUNTY STRUCTURE FIRE PROTECTION  
•COUNTY WASTE RESOURCE MGMT DIST

- CSA 152
- CSA 153
- ELS MURRIETA ANZA RESOURCE CONS
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 7
- GENERAL
- GENERAL PURPOSE
- HEMET UNIFIED SCHOOL
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- VALLEY HEALTH SYSTEM HOSP DIST
- VALLEY WIDE REC & PARK

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

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

**BUILDING PERMITS**

Case #	Description	Status
BFE080048	12' X 36' AG REG - CORRAL	PAID
BRS014937	SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE	FINAL

**ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

**PLANNING PERMITS**

Case #	Description	Status
CFG04647	CONDITIONAL USE PERMIT NO. 2483R2	PAID
CUP02483R2	EXTEND LIFE OF CUP2483 FOR AIRSTRIP	APPROVED
EA41273	EA FOR CUP02483R2	WITHDRWN
MT044037	TR3925 LOT 324	PAID
MT044038	TR3925 LOT 324	PAID

REPORT PRINTED ON...Tue Aug 14 13:37:34 2012  
Version 120712

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 11/20/2012

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

APN (s) or case numbers PP25182 For

Company or Individual's Name Planning Department,

Distance buffered 1000'

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

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

NAME: Vinnie Nguyen

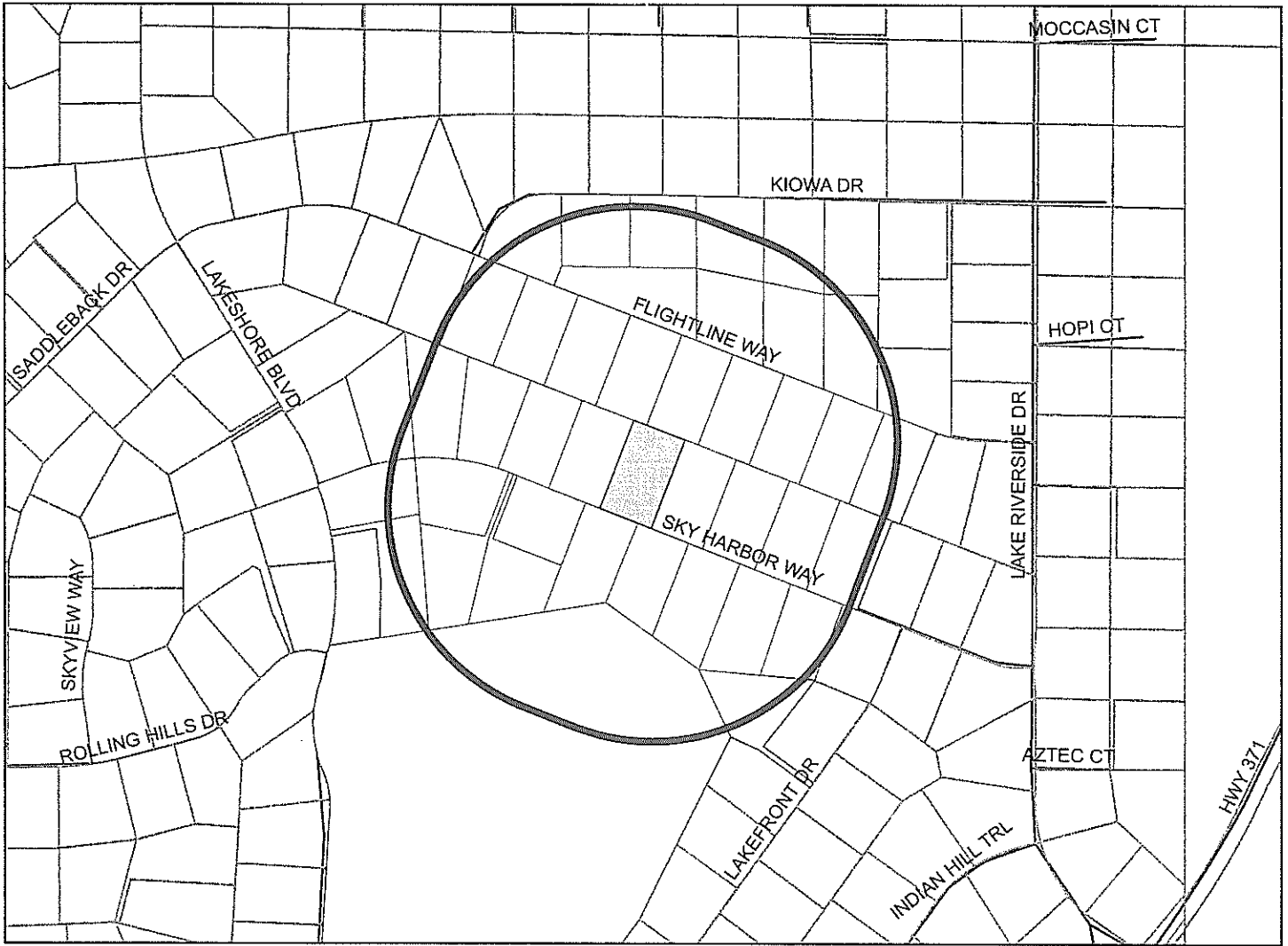
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor  
Riverside, Ca. 92502

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



**PP25182 (1000 feet buffer)**



**Selected Parcels**

584-120-011	584-170-023	584-130-001	584-120-023	584-140-020	584-140-021	584-120-007	584-100-015	584-120-019	584-120-014
584-130-002	584-120-008	584-120-001	584-130-003	584-120-017	584-120-021	584-130-013	584-120-009	584-120-003	584-120-016
584-120-012	584-110-023	584-120-018	584-120-004	584-160-001	584-120-005	584-120-015	584-120-020	584-130-011	584-140-023
584-120-002	584-120-010	584-110-024	584-120-022	584-130-008	584-130-009	584-130-010	584-120-006	584-120-013	584-140-022
584-130-012	584-170-024	584-170-034	584-110-025	584-110-026					



560 280 0 560 Feet

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: 584100015, APN: 584100015  
SHELLEY SCUDDER, ETAL  
60528 DEVILS LADDER RD  
MTN CENTER CA 92561

ASMT: 584120003, APN: 584120003  
FRIEDA BRANDS, ETAL  
49654 FLIGHTLINE WAY  
AGUANGA, CA. 92536

ASMT: 584110023, APN: 584110023  
DAWNA LANGE, ETAL  
49731 KIOWA DR  
AGUANGA, CA. 92536

ASMT: 584120004, APN: 584120004  
SHELLY DRAKE, ETAL  
49660 FLIGHTLINE WAY  
AGUANGA, CA. 92536

ASMT: 584110024, APN: 584110024  
PENNY UMBELL  
412 W ANAHEIM ST  
WILMINGTON CA 90744

ASMT: 584120005, APN: 584120005  
BETTY DEITER, ETAL  
49665 FLIGHTLINE  
AGUANGA, CA. 92536

ASMT: 584110025, APN: 584110025  
WILLIAM AKRAWI  
49611 KIOWA DR  
AGUANGA, CA. 92536

ASMT: 584120006, APN: 584120006  
MARJORIE BUSCHMANN, ETAL  
49585 FLIGHTLINE WAY  
AGUANGA, CA. 92536

ASMT: 584110026, APN: 584110026  
WILLIAM AKRAWI  
25721 NELLIE GAIL RD  
LAGUNA HILLS CA 92653

ASMT: 584120007, APN: 584120007  
GLORIA MINERT, ETAL  
49565 FLIGHTLINE WAY  
AGUANGA, CA. 92536

ASMT: 584120001, APN: 584120001  
DIANE SIEKER  
49455 KIOWA DR  
AGUANGA, CA. 92536

ASMT: 584120008, APN: 584120008  
DENNIS SHEEHAN  
49485 FLIGHTLINE WAY  
AGUANGA, CA. 92536

ASMT: 584120002, APN: 584120002  
CASSONDRA CAESAR, ETAL  
P O BOX 462614  
ESCONDIDO CA 92046

ASMT: 584120010, APN: 584120010  
JOANNE ROSE, ETAL  
49355 FLIGHTLINE WAY  
AGUANGA, CA. 92536

ASMT: 584120012, APN: 584120012  
JANE CHASTAIN, ETAL  
49380 SKY HARBOR WAY  
AGUANGA, CA. 92536

ASMT: 584120019, APN: 584120019  
DAMYAN BRUNSON  
P O BOX 39085  
ANZA CA 92539

ASMT: 584120013, APN: 584120013  
JEAN KREUTZER, ETAL  
4232 BLACKFOOT DR  
SAN DIEGO CA 92117

ASMT: 584120020, APN: 584120020  
KIM HUYNH, ETAL  
14771 YARBOROUGH ST  
WESTMINSTER CA 92683

ASMT: 584120014, APN: 584120014  
C FRASIER, ETAL  
49486 SKY HARBOR WAY  
AGUANGA, CA. 92536

ASMT: 584120021, APN: 584120021  
PAUL CZERNER, ETAL  
3123 HORTON AVE  
SAN DIEGO CA 92103

ASMT: 584120015, APN: 584120015  
SUSAN BACKUS, ETAL  
49500 SKY HARBOR WAY  
AGUANGA, CA. 92536

ASMT: 584120022, APN: 584120022  
PROGRESS HOLDINGS  
P O BOX 3267  
ASHLAND OR 97520

ASMT: 584120016, APN: 584120016  
H BAKER  
49560 SKY HARBOR WAY  
AGUANGA, CA. 92536

ASMT: 584120023, APN: 584120023  
MELISSA OTTEM, ETAL  
1642 MERION WAY NO 40 E  
SEAL BEACH CA 90740

ASMT: 584120017, APN: 584120017  
YVONNE WALL, ETAL  
78450 AVE 41  
BERMUDA DUNES CA 92203

ASMT: 584130001, APN: 584130001  
BRADLEY OLIVE  
5905 VIA DEL TECOLOTE  
YORBA LINDA CA 92887

ASMT: 584120018, APN: 584120018  
LA MOORE, ETAL  
31941 CORYDON ST NO 1  
LAKE ELSINORE CA 92530

ASMT: 584130002, APN: 584130002  
JEAN MCKUSICK, ETAL  
35901 BINGLEY CT  
MURRIETA CA 92562

ASMT: 584130003, APN: 584130003  
CYNTHIA HAY, ETAL  
P O BOX 4102  
PALM DESERT CA 92261

ASMT: 584140020, APN: 584140020  
LINDSEY MASON, ETAL  
P O BOX 891768  
TEMECULA CA 92589

ASMT: 584130008, APN: 584130008  
JACKIE MARTIN, ETAL  
49765 FLIGHTLINE WAY  
AGUANGA, CA. 92536

ASMT: 584140021, APN: 584140021  
NYNA CHEEK, ETAL  
49701 SKY HARBOR WAY  
AGUANGA, CA. 92536

ASMT: 584130009, APN: 584130009  
JACQUELYN MARTIN, ETAL  
175 WALNUT HILLS DR  
SAN MARCOS CA 92069

ASMT: 584140022, APN: 584140022  
URBAN DEV OF WASH D C, ETAL  
C/O MICHAELSON CONNOR & BOUL  
4400 WILL ROGERS PKY 300  
OKLAHOMA CITY OK 73108

ASMT: 584130010, APN: 584130010  
ROBERT BITONTE  
234 S FIGUEROA NO 1941  
LOS ANGELES CA 90012

ASMT: 584140023, APN: 584140023  
MICHELLE ROBERTS, ETAL  
41625 LAKEFRONT DR  
AGUANGA, CA. 92536

ASMT: 584130011, APN: 584130011  
MARTIN LEONARD  
42460 LAKE SHORE BLV  
AGUANGA CA 92536

ASMT: 584160001, APN: 584160001  
LAKE RIVERSIDE ESTATES COMMUNITY ASSN  
C/O AVALON MGMT GROUP INC  
31608 RAILROAD CANYON RD  
CANYON LAKE CA 92587

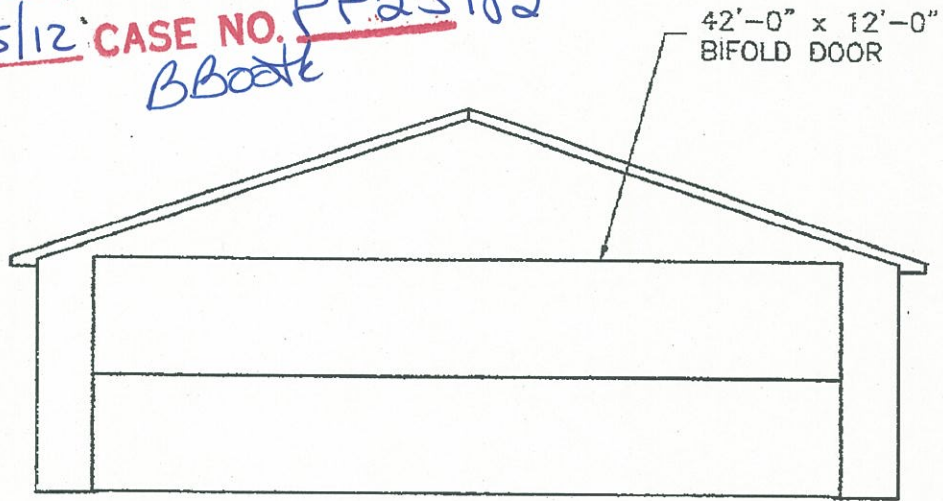
ASMT: 584130012, APN: 584130012  
LINDA WILSON, ETAL  
1458 HEDIONDA AVE  
VISTA CA 92081

ASMT: 584170023, APN: 584170023  
ALONZO MIKE  
1332 S MEADOWBROOK AVE  
LOS ANGELES CA 90019

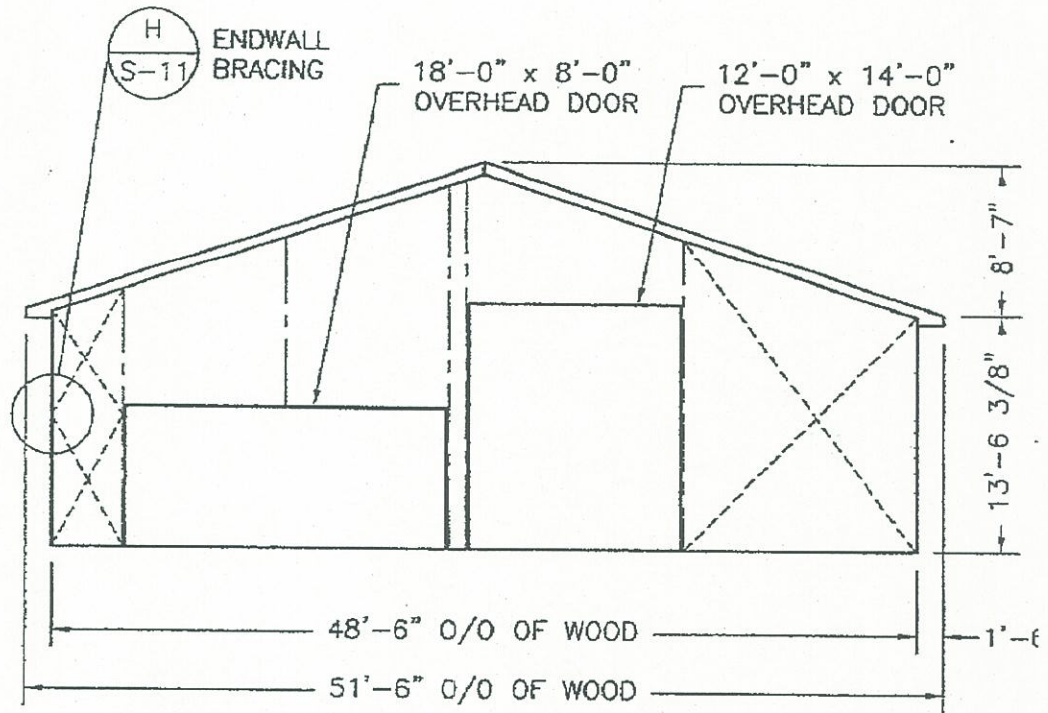
ASMT: 584130013, APN: 584130013  
KARIS PRADELS, ETAL  
1337 SKYROS WAY  
ENCINITAS CA 92024

ASMT: 584170034, APN: 584170034  
TEMPLETON PRINCIPALS INC  
C/O GARY TOTAH  
26121 CALLE ROBERTO  
SAN JUAN CAPO CA 92675

**EXHIBIT NO. B**  
**11/15/12 CASE NO. PP25182**  
**BBoote**

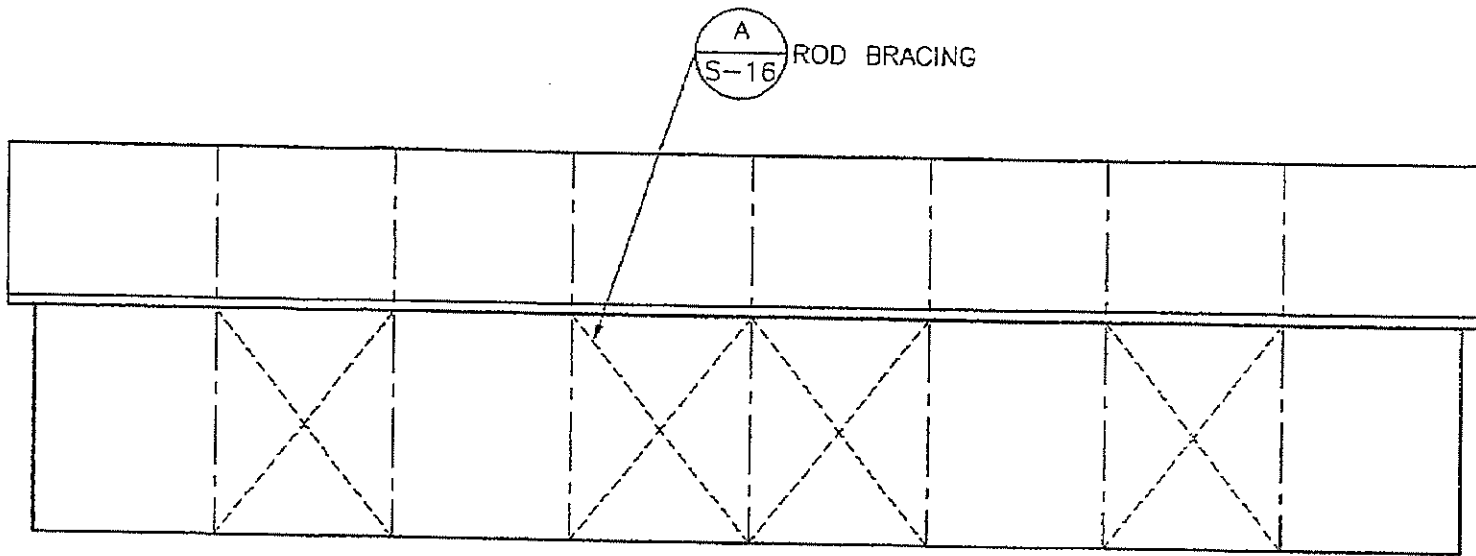


**FRONTWALL ELEVATION**

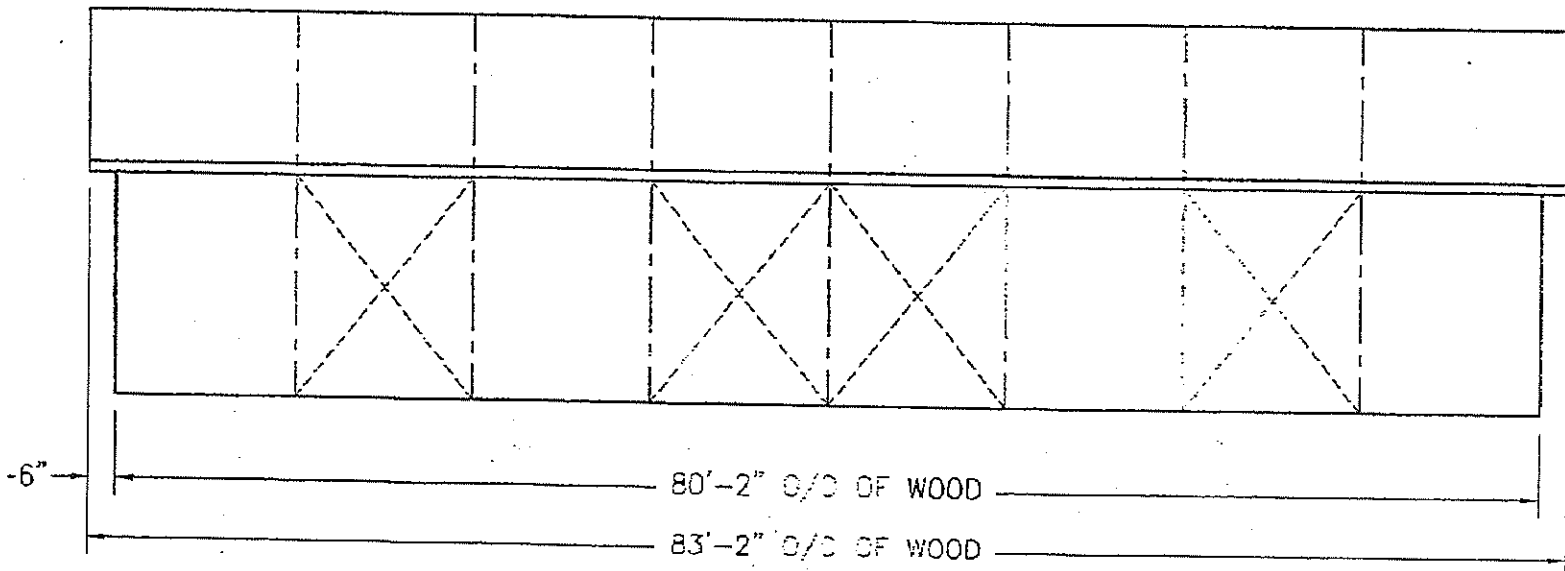


**REARWALL ELEVATION**

PP 25182 - ATTACHMENT B  
ATTN: RENDALL KLEINBEEK  
VIA: BANELLIA SCOTCH



SIDEWALL 1 ELEVATION



SIDEWALL 2 ELEVATION

PP 251B2 ATTACHMENT C  
ATTN: RENDALL KLAARENBEEK  
VIA: BONELLIA BOSTON



PP 25182 ATTACHED A  
FLOOR PLAN SHOWS FIREWALL

ATTN: KENNELL KLAARENBEK  
VIA: BRHELLIA BOYRIS

9'-7 1/2"  
10'-0"  
10'-0"  
10'-0"  
10'-0"  
10'-0"  
10'-0"  
10'-1"

RRAR ENDWALL

TRUSS 48-14 RIGID FRAME

TRUSS 48-14 RIGID FRAME

TRUSS 48-14 RIGID FRAME

TRUSS 48-14 RIGID FRAME

TRUSS 48-14 RIGID FRAME

TRUSS 48-14 RIGID FRAME

TRUSS 48-14 RIGID FRAME

FRONT ENDWALL

PP 25182:  
LOCATION OF FIRE  
WALL SEPARATION  
O.K. [Signature]

1,710

1,974

FIRE WALL 2"X3 1/2" WOODEN FRAMES

2 1/2 x 3 1/2

37'-9 1/2"

SIDEWALL 1

41'-9"

47'-7" 0/0 OF TRUSS

Agenda Item No.: 2.4  
Supervisorial District: Fifth/Fifth  
Project Planner: Bahelila Boothe  
Director's Hearing: January 7, 2013  
Continued from: December 17, 2012

PLOT PLAN NO: 25145  
Applicant: Timothy Payne  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to demolish existing 838 square foot shed constructed in 1924 and replace with a 1,288 square foot detached garage on .94 acres, associated with 3,016 square foot residence and existing detached 288 square foot shed located at 10474 Winesap Avenue in the unincorporated Riverside County near Beaumont. APN: 402-140-010.

### ISSUES OF RELEVANCE:

The property is located within the High Fire Area. The project has been reviewed and conditioned by Riverside County Fire Department. The project has also been reviewed and conditioned by Riverside County Flood Control and Riverside County Environmental Health Departments.

### FURTHER PLANNING CONSIDERATIONS:

December 7, 2012

This project was continued from the December 17, 2012, Director's Hearing agenda for planning staff and applicant to contact Riverside County Flood Control regarding flood condition: 10 Flood.1 Flood Hazard Report and 10 Flood.2 Elevate Finish Floor. As of time of writing this staff report, Planning staff has left message with Riverside County Flood Control Department and has spoken with Building Safety regarding construction options that will still satisfy the elevation requirement for flood control and still be cost efficient for the applicant. Applicant will meet with Building and Safety prior to hearing to resolve issue.

### RECOMMENDATIONS:

APPROVAL of **PLOT PLAN NO. 25145**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural Community: Estate Density Residential (1 Acre Minimum) on the Pass Area Plan.
3. The proposed accessory use is a permitted use in the general plan designations.
4. The proposed accessory building is a permitted use, subject to approval of a plot plan in the Residential Agricultural R-A-1 zone.
5. The proposed accessory building use is consistent with the development standards set forth in the R-A-1 Zone.

Handwritten signature and date: 12/20/12



6. The proposed 1,288 square foot detached garage is considered detached accessory building under Section 18.18 of Ordinance No. 348.
7. The accessory building is located 10 feet from the main building.
8. The accessory building is consistent with the architecture of the main residence.
9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

**CONCLUSIONS:**

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25145

Parcel: 402-140-010

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is a proposal to demolish existing 838 square foot shed constructed in 1924 and replace with a 1,288 square foot detached garage on .94 acres, associated with 3,016 square foot residence and existing detached 288 square foot shed located at 10474 Winesap Avenue in the unincorporated Riverside County near Beaumont.  
APN: 402-140-010

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 #: PP25145

Parcel: 402-140-010

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. 25145 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25145, Exhibit A, dated June 19, 2012. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25145, Exhibit B, dated June 19, 2012. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25145, Exhibit C, dated June 19, 2012. (Floor Plans)

APPROVED EXHIBIT M = Plot Plan No. 25145, Exhibit M. dated June 19, 2012. (Materials/Color)

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - TEMPLATE

RECOMMND

The applicant shall obtain a demolition permit for the existing garage constructed without permit. Once the demolition permit has a final approved inspection and the current planning case is approved, the applicant shall submit building plans to the building department for review and approval for the purposes of obtaining building permit prior to any construction on the property.

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - CORRECTION

RECOMMND

The applicant must address the following:

a) Provide an original copy of current C42 Certification of the existing septic system(s) along with a scaled detailed contoured plot plan wet signed by the C42 Contractor showing the location of all septic system components.

\*\*Please note that further information may be required pending review of all requested items.\*\*



PLOT PLAN:ADMINISTRATIVE Case #: PP25145

Parcel: 402-140-010

10. GENERAL CONDITIONS

10.E HEALTH. 2 PP#25145 - GENERAL COMMENTS RECOMMND

No plumbing shall be allowed in the proposed garage structure.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE REV. FLOOD HAZARD REPORT RECOMMND

Plot Plan 25145 is a proposal to remove an existing detached garage and construct a new 1,388 square foot detached garage on a 0.93-acre lot in the Cherry Valley area on the east side of Winesap Avenue south of High Street.

The lot may be subject to sheet flow flooding so the finished floor of the garage shall be elevated 12-inches above the highest adjacent ground. All new construction shall comply with all applicable ordinances and any grading shall perpetuate the natural drainage patterns. This project does not create additional impervious surfaces which would qualify as 'Significant Redevelopment' so no preliminary project-specific Water Quality Management Plan (WQMP) will be required.

10.FLOOD RI. 2 USE ELEVATE FINISH FLOOR RECOMMND

The finished floor of new structures shall be elevated 12-inches above the highest adjacent ground.

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. 25145 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

PLOT PLAN:ADMINISTRATIVE Case #: PP25145

Parcel: 402-140-010

10. GENERAL CONDITIONS

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

District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2                    PPA - NO HOME OCCUPATIONS                    RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

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

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

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25145

Parcel: 402-140-010

10. GENERAL CONDITIONS

10.PLANNING. 3 PPA - SETBACKS IN HIGH FIRE

RECOMMND

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

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

10.PLANNING. 4 USE - CAUSES FOR REVOCATION

RECOMMND

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

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

RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP

RECOMMND

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



PLOT PLAN:ADMINISTRATIVE Case #: PP25145

Parcel: 402-140-010

20. PRIOR TO A CERTAIN DATE

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

RECOMMND

of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50B-HYDRANT SYSTEM

RECOMMND

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

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

80.FIRE. 2 MAP - HFA REVIEW & APPROVAL

RECOMMND

Fire department shall review and approve setbacks, water and access for all single family dwellings, additions and projections that are in a hazardous fire area.

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.

11/13/12  
08:13

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 7

PLOT PLAN:ADMINISTRATIVE Case #: PP25145

Parcel: 402-140-010

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1

MAP - VERIFICATION INSPECTION

RECOMMND

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

CALL 951-955-5282 FOR AN INSPECTION.



## Boothe, Bahelila

---

**From:** Jones, David  
**Sent:** Wednesday, December 12, 2012 7:44 AM  
**To:** Rhoades, Ruth  
**Cc:** Herron, Keith; Boothe, Bahelila  
**Subject:** RE: Riverside Co. Planning Dept. Project (PP25145), Historic shed/garage to be repl. in Beaumont

Ruth,

Based on the following, I will not be placing conditions on the project other than for inadvertent find (i.e. no additional analysis of the shed required):

1. The project is CEQA exempt.
2. The shed in question does not appear to exhibit any unique architecture.
3. The shed appears to have been modified with relatively modern construction.
4. We have photo documentation of the shed.
5. Our CHPO (Keith Herron) recommends photographic documentation only.

Thanks for your research on this case.

David L. Jones  
Chief Engineering Geologist  
TLMA- Planning

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**From:** Rhoades, Ruth  
**Sent:** Monday, December 10, 2012 2:52 PM  
**To:** Jones, David  
**Subject:** FW: Riverside Co. Planning Dept. Project (PP25145), Historic shed/garage to be repl. in Beaumont

Dave-

Here are my recommendations for what level of review (I believe) should be completed for a due diligence review.

The applicant should hire an Architectural Historian from the County of Riverside Architectural Historian Consultant list (page 8-10 on the Riv. Co. consultants list).

- 1) The Architectural Historian shall conduct a records search to make sure the historic-period building to be demolished has not already been previously recorded as a historic property (and/or part of a historic district).
- 2) If the building has not already been previously recorded, the Architectural Historian shall complete standard recording forms and include photographs.

Keith recommends "photographic documentation only" for the building but I believe a records search should be included as the first step. Who knows? Maybe it has been recorded and photo documented already. This is the importance of doing a records search at the EIC before every project involving historic-period building removal and/or ground disturbance of any kind.

Ruth Rhoades, M.A., RPA  
TAP Archeologist

Riverside County Planning Department  
4080 Lemon Street, 12th Floor  
Phone: 53025 (internal)  
Phone: 951-955-3025 (external)  
[rrhoades@rctlma.org](mailto:rrhoades@rctlma.org)

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**From:** Herron, Keith [<mailto:KHerron@rivcoparks.org>]  
**Sent:** Monday, December 10, 2012 2:14 PM  
**To:** Rhoades, Ruth  
**Subject:** RE: Riverside Co. Planning Dept. Project (PP25145), Historic shed/garage to be repl. in Beaumont

Ruth Rhoades  
TAP Archaeologist  
Riverside County Planning Department

Ms. Rhoades,

I have reviewed the photos of the building referenced in your email for project number PP25145. I would recommend photographic documentation only for this building. Thank you.

Keith Herron, Chief  
Resources Bureau  
(951) 955-4558 | [kherron@rivcoparks.org](mailto:kherron@rivcoparks.org)

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**From:** Rhoades, Ruth  
**Sent:** Wednesday, December 05, 2012 12:47 PM  
**To:** Herron, Keith  
**Cc:** Jones, David  
**Subject:** Re: Riverside Co. Planning Dept. Project (PP25145), Historic shed/garage to be repl. in Beaumont

Dear Keith,

As Dave mentioned earlier this morning in an email, I was recently hired to be the TAP Archaeologist with the County of Riverside Planning Department.

I am reviewing a project involving the complete removal of a "shed" or "garage" (measuring 838 square feet) built in 1925. The building will be replaced with a new detached garage in the same location (measuring 1,288 sq. ft.). The location is rural residential just south of Winesap Ave. and High St.

Can you look at the photos and map (attached) and recommend what you think would be the best level of cultural resource review for this type of project? This is a "CEQA exempt" Plot Plan project on private land but I am thinking that based on the photos maybe a records search and then (depending on the results of the records search) a survey by an architectural historian would be a good idea.

Your input is greatly appreciated.

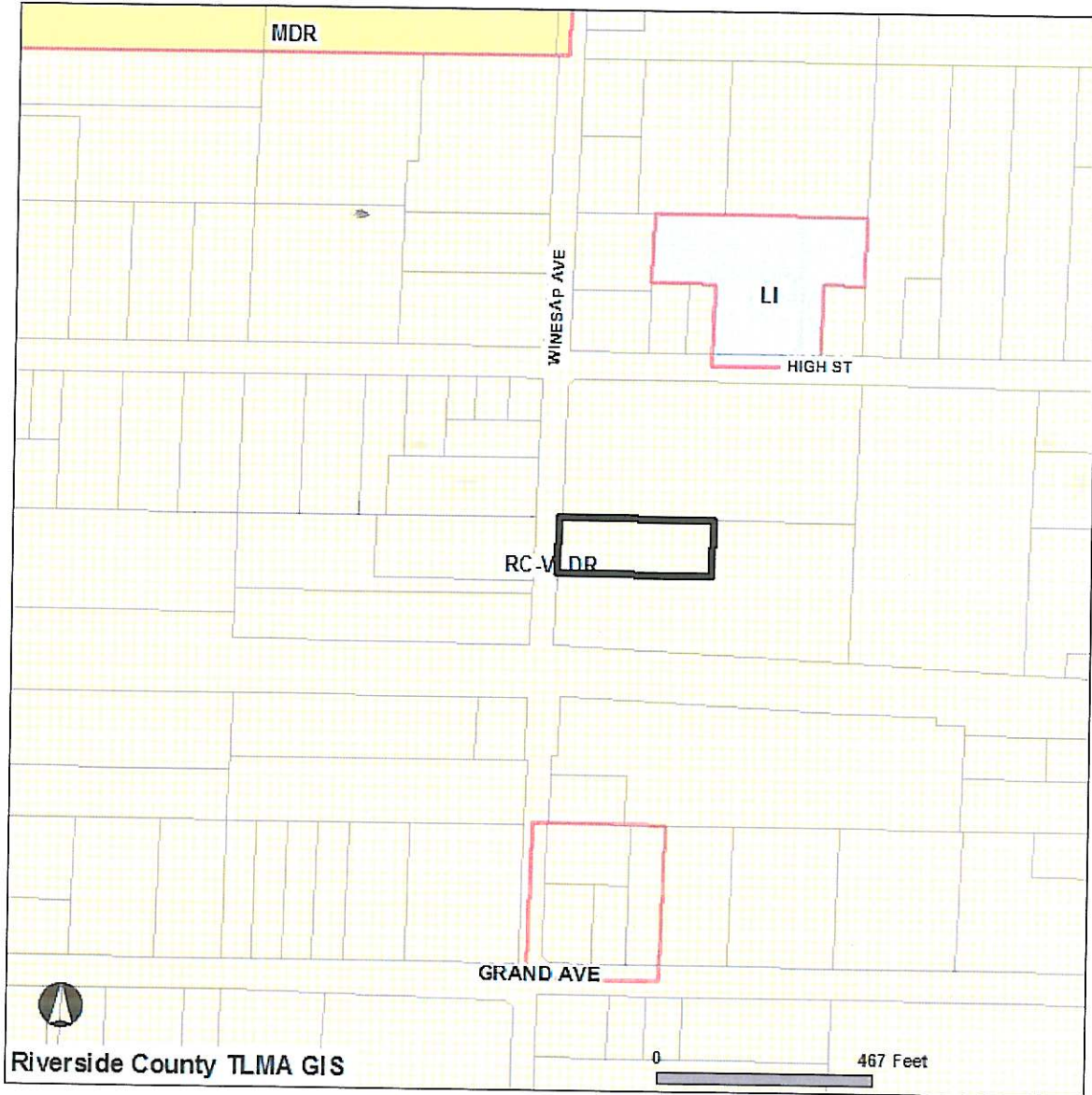
Thanks,

Ruth Rhoades  
TAP Archeologist  
Riverside County Planning Department  
4080 Lemon Street, 12th Floor

Phone: 53025 (internal)  
Phone: 951-955-3025 (external)  
[rrhoades@rctlma.org](mailto:rrhoades@rctlma.org)







RIVERSIDE COUNTY GIS



Selected parcel(s):  
402-140-010

LAND USE

- SELECTED PARCEL
- LI - LIGHT INDUSTRIAL
-  INTERSTATES
-  MDR - MEDIUM DENSITY RESIDENTIAL
-  HIGHWAYS
-  RC-VLDR - RURAL COMMUNITY - VERY LOW DENSITY RESIDENTIAL
- PARCELS

**\*IMPORTANT\***  
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Version 120530



2011 AERIAL



Selected parcel(s):  
402-140-010

**\*IMPORTANT\***

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Version 120530



RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
402-140-010

**\*IMPORTANT\***

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Version 120530

### BEAUMONT CHERRY VALLEY WATER DISTRICT

**DIRECTORS**

*Gerald H. Bry*

President

*William Lash*

Vice President

*Dr. Blair Ball*

*Albert Chatigny*

*Stella Parks*

560 Magnolia Avenue

Beaumont, California 92223-2258

Telephone 909-845-9581

Fax 909-845-0159

**OFFICERS**

*C.J. Butcher*

Secretary/Treasurer

*J.C. Reichenberger*

Parsons Engineering Science

Engineer

*Gerald Shoaf*

General Counsel

Mr. Travis Pay  
10474 Winesap  
Cherry Valley, Ca 92223

Dear Mr. Pay,

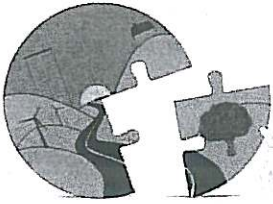
Per your request this letter is to verify there currently is a fire hydrant within 500' of the above address. It currently has a flow capability in excess of 500 Gpm.

Sincerely,



C.J. Butcher, General Manager

PP25145



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

Carolyn Syms Luna  
Director

**APPLICATION FOR MINOR PLOT PLAN**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 25145 DATE SUBMITTED: \_\_\_\_\_

**APPLICATION INFORMATION**

Applicant's Name: TIMOTHY PALE E-Mail: captainpale@verizon.net

Mailing Address: 10474 WINESAP AVE.  
CHERRY VALLEY CA. 92223  
City State ZIP

Daytime Phone No: (909) 997-2111 Fax No: ( )

Engineer/Representative's Name: Robertson Design Group E-Mail: robertsondesigngroup@yahoo.com

Mailing Address: P.O. Box 431  
Calimesa CA. 92320  
City State ZIP

Daytime Phone No: (909) 557-5674 Fax No: ( ) N/A

Property Owner's Name: TIMOTHY PALE E-Mail: captainpale@verizon.net

Mailing Address: 10474 WINESAP AVE.  
CHERRY VALLEY CA. 92223  
City State ZIP

Daytime Phone No: (909) 997-2111 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).

*T. Be*

\_\_\_\_\_  
*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):

*T. Be*

\_\_\_\_\_  
*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.

**PROJECT INFORMATION**

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

*DEMO DETACHED 1924 GARAGE AND REBUILD DETACHED GARAGE.*

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

**PROPERTY INFORMATION**

Assessor's Parcel Number(s): 402-140-010



## RIVERSIDE COUNTY GIS



Selected parcel(s):  
402-140-010

**\*IMPORTANT\***

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**STANDARD WITH PERMITS REPORT**

**APNs**

402-140-010-0

**OWNER NAME / ADDRESS**

NORMAN TIMOTHY PAYE  
10474 WINESAP AVE  
BEAUMONT, CA. 92223

**MAILING ADDRESS**

(SEE OWNER)  
(SEE SITUS)

**LEGAL DESCRIPTION**



RECORDED BOOK/PAGE: MB 6/58  
SUBDIVISION NAME: APPLE VALLEY  
LOT/PARCEL: 3, BLOCK: NOT AVAILABLE  
Por. TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 0.94 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 3016 SQFT., 3 BDRM/ 0.75 BATH, 1 STORY, DETACHED GARAGE(288 SQ. FT), CONST'D 1924 COMPOSITION, ROOF

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 691 GRID: B4

**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**

T2SR1W SEC 26

**ELEVATION RANGE**

2892/2900 FEET

**PREVIOUS APN**

NO DATA AVAILABLE

---

**PLANNING**

---

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
RC-VLDR

**SANTA ROSA ESCARPMENT BOUNDARY**

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

**AREA PLAN (RCIP)**

THE PASS

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

CHERRY VALLEY POLICY AREA

**ZONING CLASSIFICATIONS (ORD. 348)**

R-A-1

**ZONING DISTRICTS AND ZONING AREAS**

CHERRY VALLEY DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**HISTORIC PRESERVATION DISTRICTS**

NOT IN AN HISTORIC PRESERVATION DISTRICT

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**

NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**

NOT IN AN AIRPORT COMPATIBILITY ZONE

---

**ENVIRONMENTAL**

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

NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

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

NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**

NOT IN A CELL

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

NONE

**VEGETATION (2005)**

DEVELOPED/DISTURBED LAND

---

**FIRE**

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

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

**FIRE RESPONSIBILITY AREA**

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. PASS

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

THE PASS

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

NOT WITHIN AN SKR FEE AREA.

**DEVELOPMENT AGREEMENTS**

NOT IN A DEVELOPMENT AGREEMENT AREA

---

**TRANSPORTATION**

**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

91A

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

---

**HYDROLOGY**

---

**FLOOD PLAIN REVIEW**

WITHIN AREAS OF FLOODING SENSITIVITY. CONTACT THE FLOOD PLAIN MANAGEMENT SECTION AT (951) 955-1200 FOR INFORMATION

**WATER DISTRICT**

SGPWA

**FLOOD CONTROL DISTRICT**

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

**WATERSHED**

SANTA ANA RIVER

---

**GEOLOGIC**

---

**FAULT ZONE**

NOT IN A FAULT ZONE

**FAULTS**

WITHIN A 1/2 MILE OF

BANNING FAULT

UNNAMED FAULT

CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

**LIQUEFACTION POTENTIAL**

LOW

**SUBSIDENCE**

SUSCEPTIBLE

**PALEONTOLOGICAL SENSITIVITY**

UNDETERMINED POTENTIAL.

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

---

**MISCELLANEOUS**

---

**SCHOOL DISTRICT**

BEAUMONT UNIFIED

**COMMUNITIES**

CHERRY VALLEY

**COUNTY SERVICE AREA**

IN OR PARTIALLY WITHIN

CHERRY VALLEY #27 -

STREET LIGHTING

**LIGHTING (ORD. 655)**

ZONE B, 42.57 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**

043809

**FARMLAND**

URBAN-BUILT UP LAND

**TAX RATE AREAS**

056014

•BEAUMONT CHERRY VAL REC &amp; PARK

•BEAUMONT LIBRARY

- BEAUMONT UNIFIED SCHOOL
- COUNTY SERVICE AREA 27 \*
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 5
- GENERAL
- GENERAL PURPOSE
- INLAND EMPIRE JT(33,36)RES.
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN GORGONIO PASS MEM HOSPITAL
- SAN GORGONIO PASS WTR AG DEBT SV
- SAN GORGONIO SERIES BOND A
- SUMMIT CEMETERY DISTRICT

**SPECIAL NOTES**  
NO SPECIAL NOTES

**CODE COMPLAINTS**

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

**BUILDING PERMITS**

Case #	Description	Status
BAR040448	ADDITION TO DWELLING 2000 SQ FT	FINAL
BEST05894	APPLE VALLEY LOT 3	ESTIMATE
BZ293102	GAS PIPING	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017

**ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

**PLANNING PERMITS**

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Tue Jun 12 09:35:20 2012  
Version 120530



PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 11/8/2012.

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

APN (s) or case numbers PP 25145 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

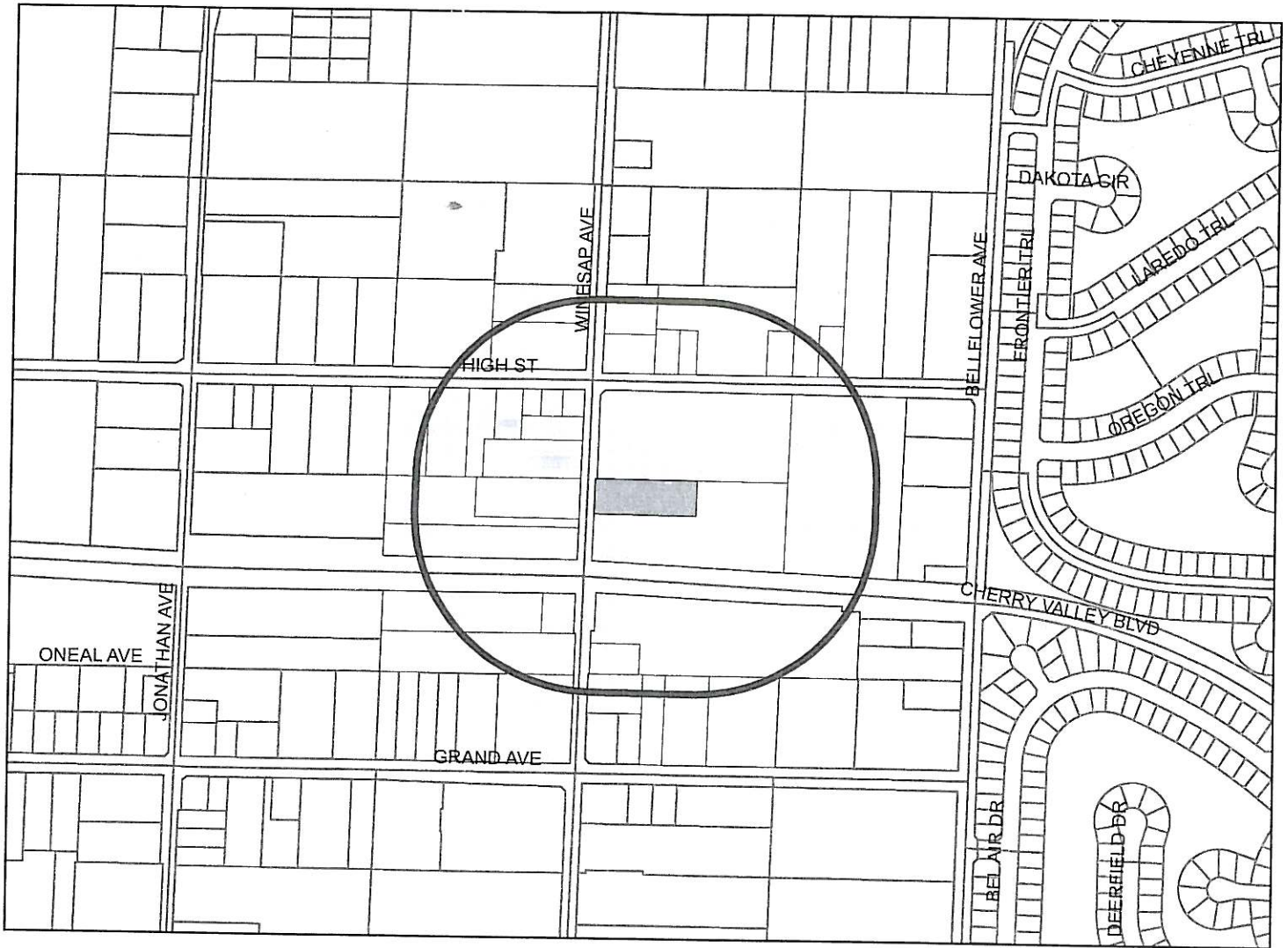
TITLE GIS Analyst

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

Riverside, Ca. 92502

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

**PP25245 (600 feet buffer)**



**Selected Parcels**

402-120-020	402-130-010	402-170-017	402-120-009	402-120-021	402-130-028	402-170-011	402-110-015	402-180-019	402-180-020
402-120-027	402-180-016	402-130-021	402-130-009	402-120-026	402-130-027	402-120-024	402-130-018	402-120-019	402-120-011
402-130-007	402-130-011	402-140-010	402-180-026	402-180-017	402-180-027	402-110-016	402-140-015	402-110-012	402-170-009
402-170-018	402-120-008	402-120-025	402-120-023	402-130-008	402-140-009	402-140-016	402-120-022		



525 262.5 0 525 Feet

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ASMT: 402110012, APN: 402110012  
CYNTHIA BRIDGES, ETAL  
40418 HIGH ST  
CHERRY VALLEY CA 92223

ASMT: 402120020, APN: 402120020  
SUSAN CALPINO, ETAL  
10401 WINESAP AVE  
BEAUMONT, CA. 92223

ASMT: 402110015, APN: 402110015  
CAROL HASKINS, ETAL  
P O BOX 541  
CALIMESA CA 92320

ASMT: 402120021, APN: 402120021  
BRIEN KINNEY  
10381 WINESAP AVE  
BEAUMONT, CA. 92223

ASMT: 402110016, APN: 402110016  
JOYCE IVY, ETAL  
40490 HIGH ST  
BEAUMONT, CA. 92223

ASMT: 402120022, APN: 402120022  
KAY HAWKINSON, ETAL  
10425 WINESAP AVE  
BEAUMONT, CA. 92223

ASMT: 402120008, APN: 402120008  
RUDOLPH RODRIGUEZ  
40417 HIGH ST  
BEAUMONT, CA. 92223

ASMT: 402120023, APN: 402120023  
APRIL STERNBECK, ETAL  
10485 WINESAP AVE  
BEAUMONT, CA. 92223

ASMT: 402120009, APN: 402120009  
BILLIE ADAMS  
40427 HIGH ST  
BEAUMONT, CA. 92223

ASMT: 402120024, APN: 402120024  
WANDA STAUFFACHER, ETAL  
40433 HIGH ST  
BEAUMONT, CA. 92223

ASMT: 402120011, APN: 402120011  
MARY CALDERON  
40443 HIGH ST  
BEAUMONT, CA. 92223

ASMT: 402120025, APN: 402120025  
STEVEN LEDBETTER  
35067 NICKLAUS NOOK  
BEAUMONT CA 92223

ASMT: 402120019, APN: 402120019  
BECKY AVALOS, ETAL  
40445 HIGH ST  
BEAUMONT, CA. 92223

ASMT: 402120026, APN: 402120026  
JEANNIE ECHOLS, ETAL  
10465 WINESAP AVE  
BEAUMONT, CA. 92223



ASMT: 402120027, APN: 402120027  
BARBARA CRAWFORD, ETAL  
10455 WINESAP AVE  
BEAUMONT, CA. 92223

ASMT: 402130021, APN: 402130021  
RAFAELA GARCIA, ETAL  
10332 WINESAP AVE  
BEAUMONT, CA. 92223

ASMT: 402130007, APN: 402130007  
MATTHEW KEARNEY  
40544 HIGH ST  
BEAUMONT, CA. 92223

ASMT: 402130027, APN: 402130027  
JAMES JUNIO  
40694 HIGH ST  
BEAUMONT, CA. 92223

ASMT: 402130008, APN: 402130008  
VIOLA ANTONE  
40572 HIGH ST  
CHERRY VALLEY CA 92223

ASMT: 402130028, APN: 402130028  
PEARL HARP, ETAL  
C/O PEARL A HARP  
40700 HIGH ST  
BEAUMONT, CA. 92223

ASMT: 402130009, APN: 402130009  
PEARLENE KNULL, ETAL  
P O BOX 728  
CALIMESA CA 92320

ASMT: 402140009, APN: 402140009  
PAMELA DOPF, ETAL  
10486 WINESAP AVE  
CHERRY VALLEY CA 92223

ASMT: 402130010, APN: 402130010  
ANTHONY MURPHY  
40612 HIGH ST  
BEAUMONT, CA. 92223

ASMT: 402140010, APN: 402140010  
NORMAN PAYE  
10474 WINESAP AVE  
BEAUMONT, CA. 92223

ASMT: 402130011, APN: 402130011  
BRENDA BRUCE, ETAL  
40678 HIGH ST  
CHERRY VALLEY CA 92223

ASMT: 402140015, APN: 402140015  
ROLF KRUMES  
236 OWNES DR  
ANAHEIM CA 92808

ASMT: 402130018, APN: 402130018  
KANTZALIS REAL PROP  
39320 OAK VIEW LN  
CHERRY VALLEY CA 92223

ASMT: 402140016, APN: 402140016  
WHOLE WORD MISSIONS INC  
3741 SWEETWATER RD  
BONITA CA 91902

ASMT: 402170009, APN: 402170009  
ILSE MATHEWS, ETAL  
10521 WINESAP AVE  
CHERRY VALLEY CA 92223

ASMT: 402180027, APN: 402180027  
WANDA GONZALEZ, ETAL  
10539 BELLFLOWER AVE  
CHERRY VALLEY CA 92223

ASMT: 402170011, APN: 402170011  
DEBRA HIRONS, ETAL  
10543 WINESAP AVE  
BEAUMONT, CA. 92223

ASMT: 402170017, APN: 402170017  
DOLORES HEPNER, ETAL  
228 E RADCLIFFE DR  
CLAREMONT CA 91711

ASMT: 402180016, APN: 402180016  
NORA RAYMOND, ETAL  
40576 GRAND AVE  
BEAUMONT, CA. 92223

ASMT: 402180017, APN: 402180017  
MICHELLE BURKE, ETAL  
101 E 7TH ST  
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