



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

1:30 P.M.

APRIL 1, 2013

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING COUNTY ADMINISTRATIVE CENTER 4080 LEMON STREET 1ST FLOOR, CONFERENCE ROOM 2A RIVERSIDE, CA 92501

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

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

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

1.0 CONSENT CALENDAR:

1.1 **NONE**

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

2.1 **PLOT PLAN NO. 25253** - CEQA Exempt - Applicant: Robert Howard – Owner: Robert Howard – First/First Supervisorial District – Located Southerly of Vista De Montanas, easterly of Corte Salinas, westerly of Calle Tuxpan – 6.54 Acres - **REQUEST:** The Plot Plan is a proposal to construct a 3,000 square foot detached RV Garage/Gym/Shop on 6.54 acres at 18797 Vista De Montanas in the unincorporated Riverside County near Murrieta. APN: 932-330-061. Project Planner: Bahelilla Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

2.2 **PULLED**

2.3 **PULLED**

2.4 **PLOT PLAN NO. 25290 and VARIANCE NO. 1886** - CEQA Exempt – Applicant: Attallah Abugherir/Mustafa Abdelkareem – Engineer/Representative: Ramcam Engineering Group, Inc. – Second/Fifth Supervisorial District – Location: Northerly of Palmer Street, easterly of Highgrove Place, southerly of Center Street, westerly of Iowa Avenue – 0.48 Gross Acres. **REQUEST:** To extend the height of an existing sign

pole from 45-feet to 70-feet located at an existing Chevron gas station/convenience store. Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org.
(Quasi-judicial)

3.0 PUBLIC COMMENTS:

Agenda Item No.: 251
Supervisorial District: First/First
Project Planner: Bahelila Boothe
Director's Hearing: April 1, 2013

PLOT PLAN NO: 25253
Applicant: Robert Howard
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 3,000 square foot detached RV Garage/Gym/Shop on 6.54 acres, associated with the 5,020 square foot residence, 850 square foot detached guest quarters, and a 1,550 square foot detached barn and tennis courts located at 18797 Vista De Montanas in the unincorporated Riverside County near Murrieta. APN: 932-330-061

ISSUES OF RELEVANCE:

The project is located in State Fire Responsibility Area. The project has been reviewed and conditioned by Riverside Fire Department.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25253, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed projects are in conformance with the Riverside County General Plan.
2. The proposed projects are 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 projects are 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. These detached accessory buildings have 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 buildings are proposed.
2. The project site is designated Rural: Rural Mountainous (10 Acres Minimum) on the Southwest Area Plan.

JW
3/6/13

3. The proposed detached accessory uses are a permitted use in the general plan designation.
4. The proposed detached accessory buildings are a permitted use, subject to approval of a plot plan in the Residential Agricultural (R-A-5) zone.
5. The proposed detached accessory buildings uses are consistent with the development standards set forth in the R-A-5 zone.
6. The proposed 3,000 square foot detached RV Garage/Gym/Shop is considered detached accessory buildings under Section 18.18 of Ordinance No. 348.
7. The detached accessory 3,000 square foot detached RV Garage/Gym/Shop is compatible with the character of the surrounding community.
8. The detached accessory 3,000 square foot detached RV Garage/Gym/Shop is located over 100 feet from the main building and more than 75 feet from front property line 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 #: PP25253

Parcel: 932-330-061

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to construct a 3,000 square foot detached RV Garage/Gym/Shop on 6.54 acres, associated with the 5,020 square foot residence, an 850 square foot detached guest quarters, a 1,550 square foot detached barn and tennis courts located at 18797 Vista De Montanas in the unincorporated Riverside County near Murrieta.
APN: 932-330-061

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 #: PP25253

Parcel: 932-330-061

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. 25253 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25253, Exhibit A, dated March 4, 2013. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25253, Exhibit B, dated March 4, 2013. (Elevations)

APPROVED EXHIBIT C - Plot Plan No. 25253, Exhibit C, dated March 4, 2013. (Floor Plans)

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. 25253 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS

RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling

PLOT PLAN:ADMINISTRATIVE Case #: PP25253

Parcel: 932-330-061

10. GENERAL CONDITIONS

10.PLANNING. 2 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. 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

PLOT PLAN:ADMINISTRATIVE Case #: PP25253

Parcel: 932-330-061

10. GENERAL CONDITIONS

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.

80. PRIOR TO BLDG PRMT ISSUANCE

PLOT PLAN:ADMINISTRATIVE Case #: PP25253

Parcel: 932-330-061

80. PRIOR TO BLDG PRMT ISSUANCE

B&S DEPARTMENT

80.B&S. 1 BP* - BUILD & SAFETY PLANCK

RECOMMND

The applicant shall obtain the required building permits from the building department for the proposed 3,000 s.f.detached RV garage and the 600s.f. detached storage/stable structure prior to any construction on the property.

Building plans and supporting documents shall comply with current adopted California Building Codes, and Riverside County Ordinances in effect at the time of the building plan submittal and fee payment to the building department.

All building department plan submittal and fee requirements shall apply.

FIRE DEPARTMENT

80.FIRE. 1 PC - GARAGE AND STORAGE SHED

INEFFECT

Prior to the issuance of the building permits the applicant shall obtain review and approval from the Fire Department for the proposed feed and storage shed and the proposed garage

Exhibit submitted under the Plot Plan does not meet the Fire Departments current minimum standards

Should you have any questions please contact the Fire Department at 951 955 4777

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.

03/06/13
12:26

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:ADMINISTRATIVE Case #: PP25253

Parcel: 932-330-061

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3

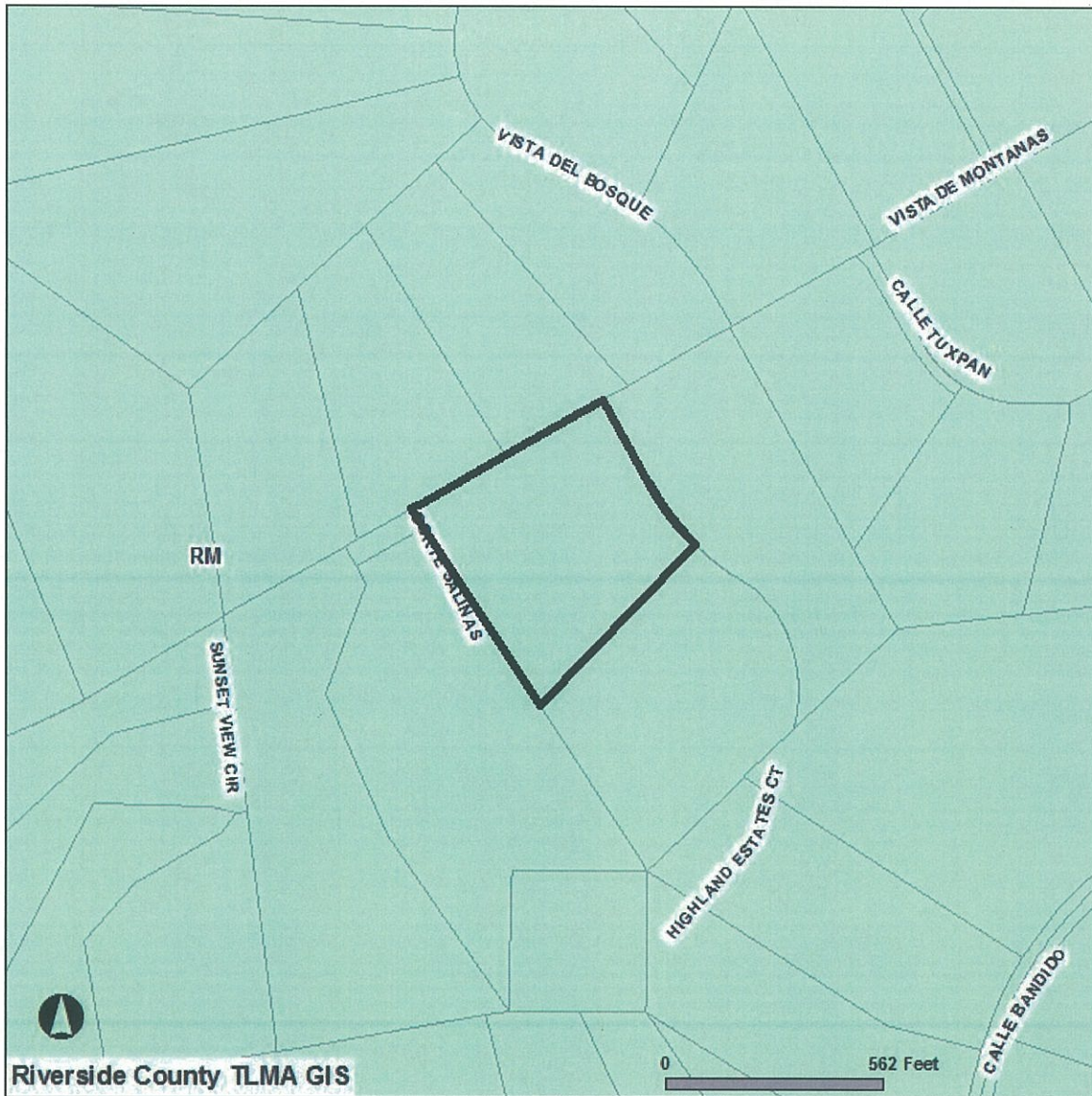
PPA - EXISTING STRUCTURE

RECOMMEND

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.

(This condition only applies when there are existing unpermitted structures on the property in addition to the proposed structure. Planner note: delete this comment)

LAND USE



Riverside County TLMA GIS

Selected parcel(s):
932-330-061

LAND USE

SELECTED PARCEL

INTERSTATES

HIGHWAYS

PARCELS

RM - RURAL MOUNTAINOUS

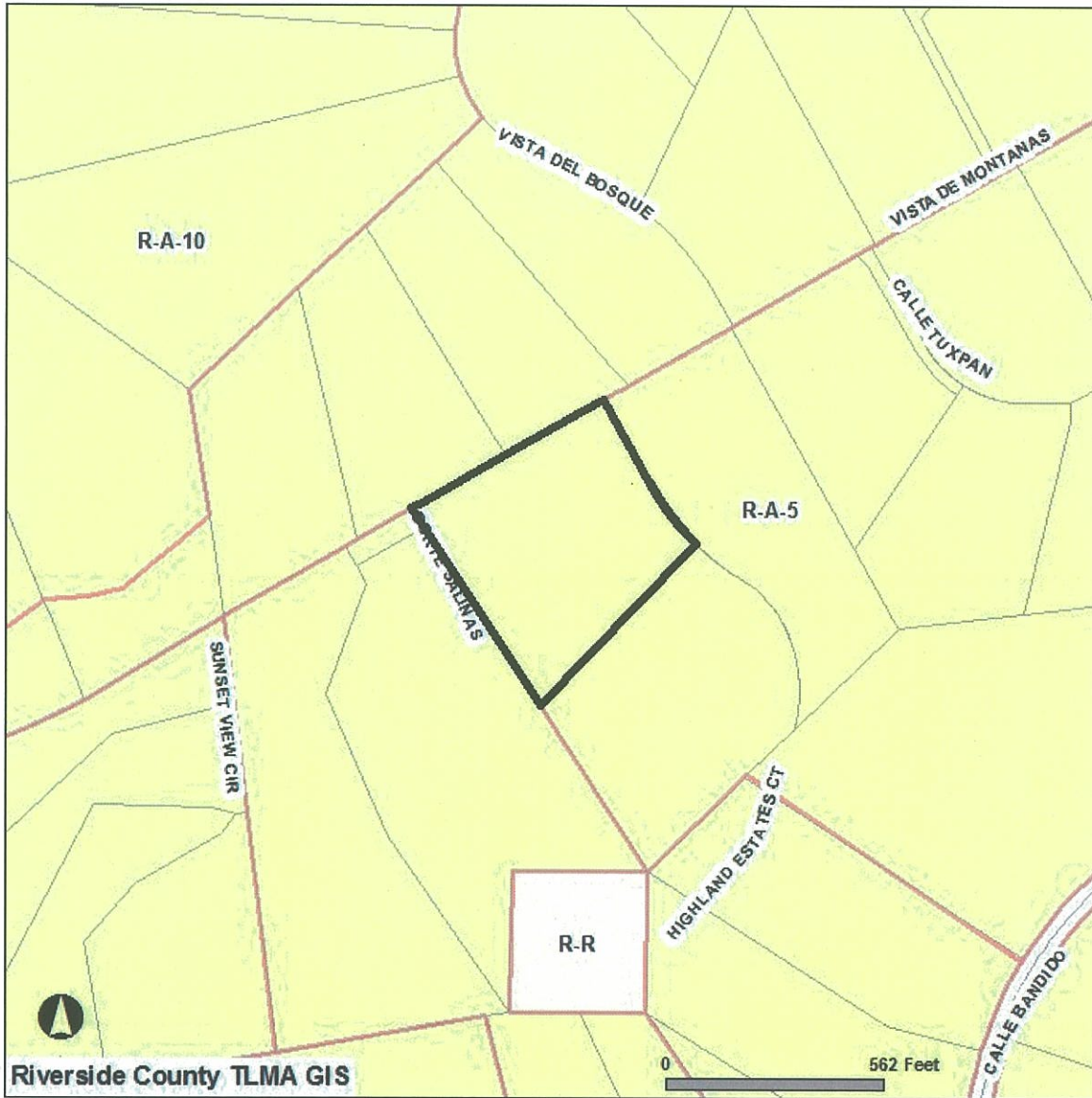
IMPORTANT

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

REPORT PRINTED ON...Mon Mar 04 14:04:09 2013

Version 121101

ZONING



Selected parcel(s):
932-330-061

ZONING

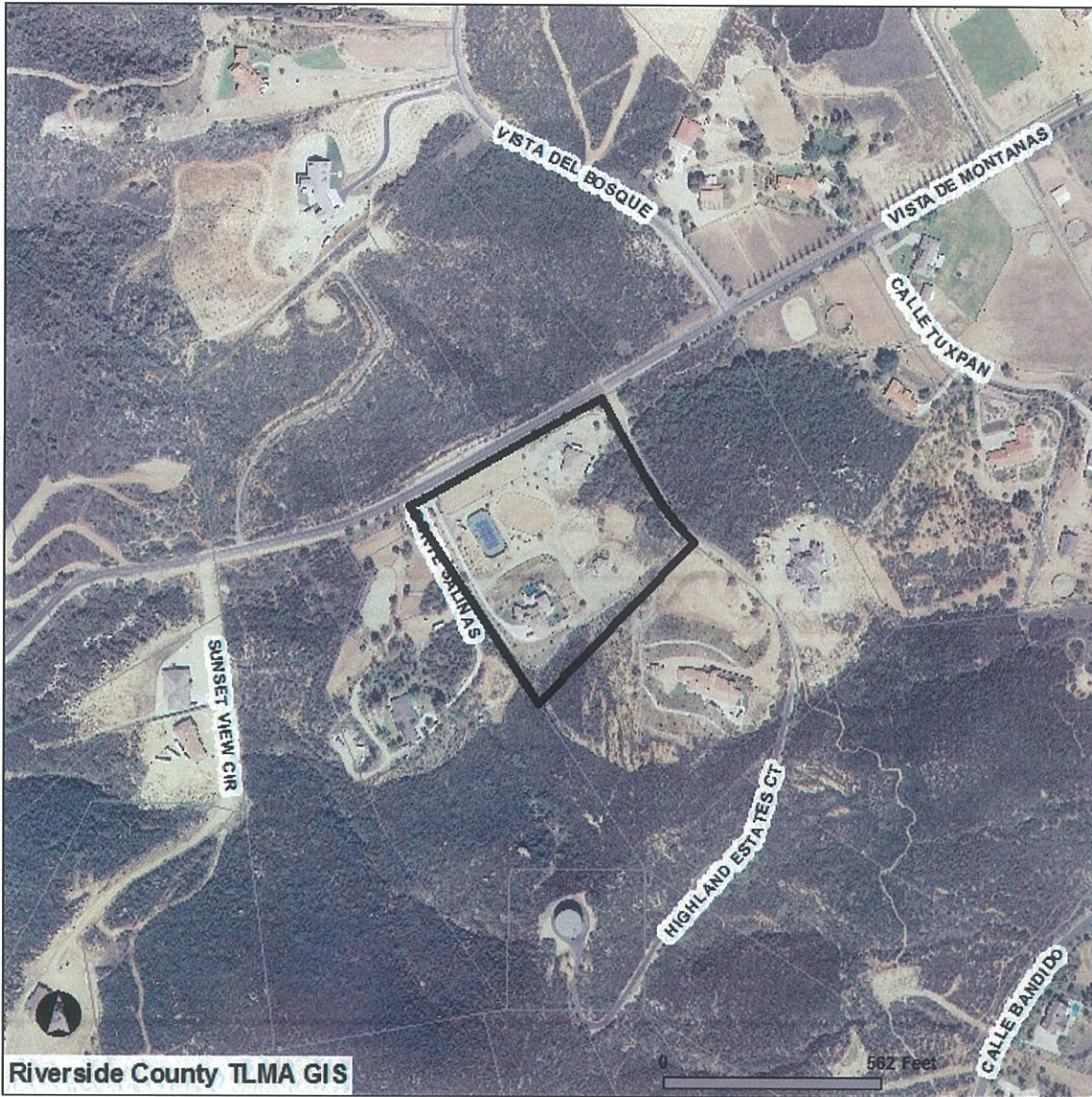
- SELECTED PARCEL
- ZONING BOUNDARY
- INTERSTATES
- R-A-10, R-A-5
- HIGHWAYS
- R-R
- PARCELS

IMPORTANT

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RIVERSIDE COUNTY GIS



Selected parcel(s):
932-330-061

LEGEND

SELECTED PARCEL

INTERSTATES

HIGHWAYS

PARCELS

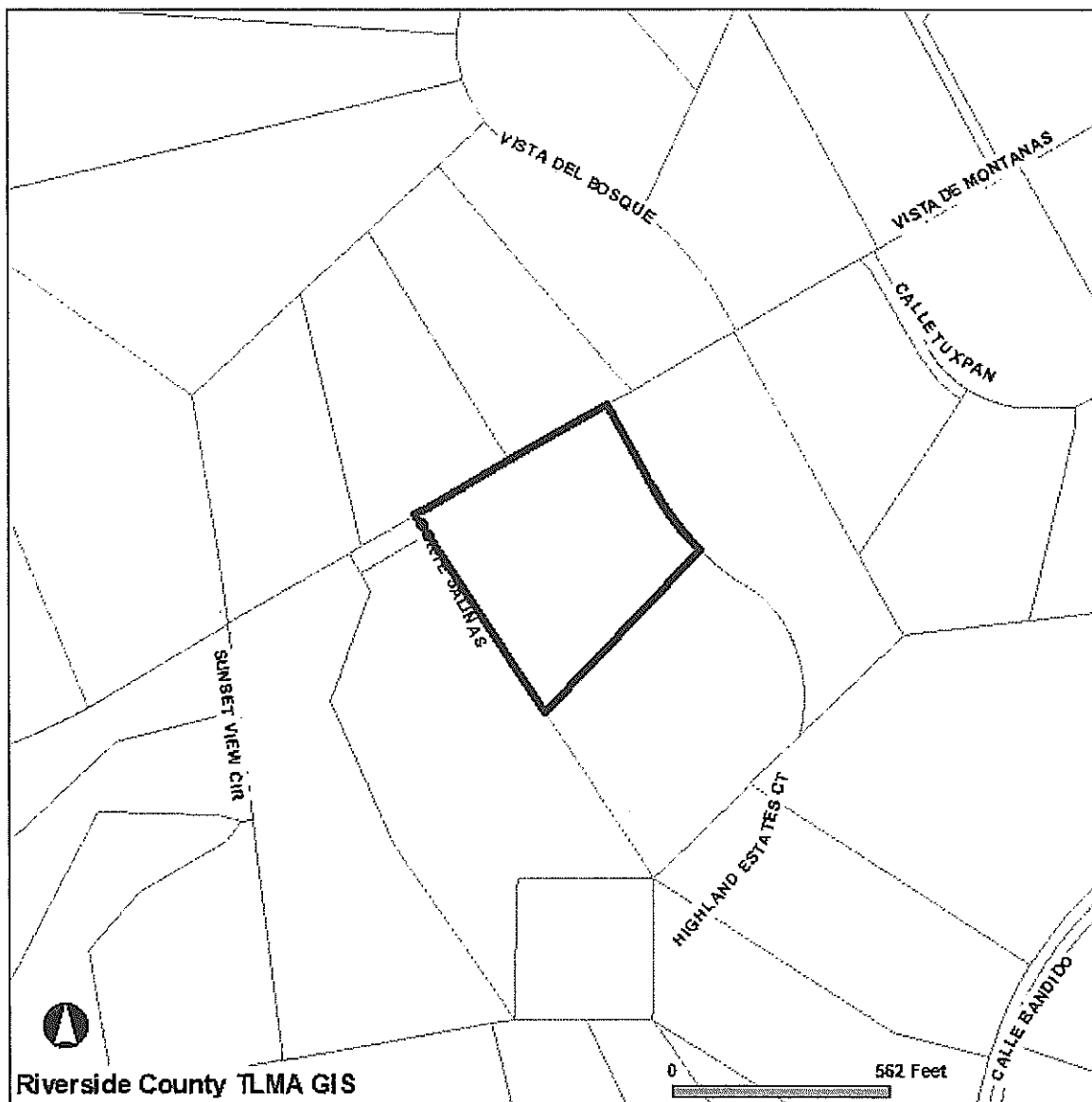
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RIVERSIDE COUNTY GIS



Selected parcel(s):
932-330-061

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

932-330-061-7

OWNER NAME / ADDRESS

ROBERT H HOWARD
KATHLEEN S HOWARD
18797 VISTA DE MONTANAS
MURRIETA, CA. 92562

MAILING ADDRESS

(SEE OWNER)
(SEE SITUS)

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 127/97
SUBDIVISION NAME: PM 19811
LOT/PARCEL: 3, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 6.54 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 5021 SQFT., 4 BDRM/ 2.5 BATH, 2 STORY, ATTACHED GARAGE(1160 SQ. FT), CONST'D 2002TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING, POOL

THOMAS BROS. MAPS PAGE/GRID

PAGE: 926 GRID: E7

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)

KEVIN JEFFRIES, DISTRICT 1

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE

T7SR4W SEC 18
T7SR4W SEC 19

ELEVATION RANGE

2188/2300 FEET

PREVIOUS APN

932-330-024

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-A-5

ZONING DISTRICTS AND ZONING AREAS

RANCHO CALIFORNIA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

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

NOT IN A CELL GROUP

WRMSHCP CELL NUMBER

NOT IN A CELL

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

NONE

VEGETATION (2005)

CHAPARRAL

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

STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)

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

ROAD & BRIDGE DISTRICT

SOUTHWEST AREA C

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)

NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)

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

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

SOUTHWEST AREA

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

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

DEVELOPMENT AGREEMENTS

NOT IN A DEVELOPMENT AGREEMENT AREA

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

ROAD BOOK PAGE
80A

80

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED

WATER DISTRICT
WMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SAN JUAN

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

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

LIQUEFACTION POTENTIAL
MODERATE

SUBSIDENCE
SUSCEPTIBLE

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

MISCELLANEOUS

SCHOOL DISTRICT
MURRIETA VALLEY UNIFIED

COMMUNITIES
LA CRESTA

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
ZONE B, 30.21 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
043224

FARMLAND

OTHER LANDS

TAX RATE AREAS

- 082003
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- ELS MURRIETA ANZA RESOURCE CONS
- ELSINORE AREA ELEM SCHOOL FUND
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 7
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST
- MT SAN JACINTO JUNIOR COLLEGE
- MURRIETA CEMETERY
- MURRIETA UNIFIED
- MURRIETA UNIFIED B & I
- RANCHO CAL WTR SAN R DIV DEBT SV
- RANCHO CALIF JT WATER
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- VALLEY HEALTH SYSTEM HOSP DIST
- WESTERN MUN WATER 9TH FRINGE

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

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

BUILDING PERMITS

Case #	Description	Status
BAR120185	ADD BILLIARD ROOM 402 SF	ISSUED
BGR010368	GRADE FOR SINGLE FAM DWLG (1 ONE LOT)	FINAL
BRS015342	DWELLING AND ATTACHED GARAGE	FINAL
BRS015343	GUEST HOUSE W/NO KITCHEN-CHANGED TO REC ROOM	EXPIRED
BSP020581	RESIDENTIAL GUNITE POOL AND SPA	FINAL
BXX013787	BARN	FINAL

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

PLANNING PERMITS

Case #	Description	Status
EA38289	GRADE EA, CHANGE PAD SITE LOCATION ON PM19811 LOT3	APPROVED
MT012135	PM 19811 LOT 3	PAID
MT020091	PM 19811 PAR 3	PAID
MT020092	PM19811 LOT 3	PAID
MT020093	PM19811 LOT 3	PAID
PP25253	FEED AND STORAGE SHED 600 SF, 3000 SF GARAGE	DRT

REPORT PRINTED ON...Mon Mar 04 12:40:32 2013
Version 121101



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25253

DATE SUBMITTED: 11/19/12

APPLICATION INFORMATION

Applicant's Name: Robert Howard

E-Mail: PiratesD@AOL.COM

Mailing Address: 18 SAGE LANE
Bell Canyon CA 91307
City State ZIP

Daytime Phone No: (818) 416 7574 Fax No: (818) 450 0661

Engineer/Representative's Name: Todd Dondelinger E-Mail: TMDONDELINGER@p.how.com

Mailing Address: 11721 Chimayo Rd
Apple Valley Valley CA 92308
City State ZIP

Daytime Phone No: (760) 885-7569 Fax No: (760) 946 7695

Property Owner's Name: Robert Howard E-Mail: PiratesD@AOL.COM

Mailing Address: 18 SAGE LANE
Bell Canyon CA 91307
City State ZIP

Daytime Phone No: (818) 416 7574 Fax No: (818) 450 0661

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).

Robert Howard
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):

Robert Howard
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

Kathleen S Howard
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): #1 PROPOSED FIELD and STORAGE shed 20' x 30'. #2 proposed 3000 SF Garage and Shop & Gym

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 932-330-061

APPLICATION FOR MINOR PLOT PLAN

Section: _____ Township: _____ Range: _____

Approximate Gross Acreage: 6.54 AC

General location (nearby or cross streets): North of _____, South of _____, East of _____, West of _____.

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>	<i>Ron Goldman</i>	<i>Juan C. Perez</i>	<i>Mike Lara</i>	<i>John Boyd</i>	<i>Carolyn Syms</i>
<i>Director,</i>	<i>Director,</i>	<i>Director,</i>	<i>Director,</i>	<i>Director,</i>	<i>Luna</i>
<i>Administrative</i>	<i>Planning</i>	<i>Transportation</i>	<i>Building & Safety</i>	<i>Code</i>	<i>Director,</i>
<i>Services</i>	<i>Department</i>	<i>Department</i>	<i>Department</i>	<i>Enforcement</i>	<i>Environmental</i>
<i>Department</i>				<i>Department</i>	<i>Programs Department</i>

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 Robert Howard hereafter "Applicant" and Roberto SANCHEZ "Property Owner".

Description of application/permit use:

MINOR PLOT PLAN

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 deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional deposit funds to initiate staff review of an application.

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.

- E. This Agreement is not assignable with written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 932-330 061

Property Location or Address:

18797 UISTA DE ~~MONTECASSO~~ MONTANAS, MURRIETA CA 92562

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Robert Howard

Phone No.: 818 416 7574

Firm Name: Howard Family TRUST dated June 3rd 2005

Email: PIRATESD @ AOL.com

Address: 18 SAGIE LAUREL
Bell canyon CA 91307

3. APPLICANT INFORMATION:

Applicant Name: Robert Howard

Phone No.: 818 416 7574

Firm Name: Howard Family TRUST dated June 3rd 2005

Email: PIRATESD @ AOL.com

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: [Signature] Date: _____

Print Name and Title: Robert Howard TRUSTEE

Signature of Property Owner: [Signature] Date: _____

Print Name and Title: Kathleen Howard TRUSTEE

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/5/2013.

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

APN (s) or case numbers PP 25253 For

Company or Individual's Name Planning Department.

Distance buffered 1000'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25253 (1000 feet buffer)



Selected Parcels

932-330-009	929-060-022	932-330-069	932-330-056	932-320-023	929-040-003	929-060-023	929-030-004	929-030-005	929-060-005
929-030-002	932-330-065	929-030-003	932-330-060	932-330-066	929-030-006	932-330-058	932-330-067	932-330-068	932-330-063
932-330-043	932-330-028	932-330-042	932-330-016	929-030-001	932-330-061	932-330-010	932-330-059	932-320-024	932-320-032
932-330-064	932-330-057	929-030-008	929-030-009	932-330-062					



830 415 0 830 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: 929030001, APN: 929030001
KATHY GORHAM, ETAL
18920 VISTA DE MONTANAS
MURRIETA, CA. 92562

ASMT: 929060022, APN: 929060022
ANH DINH
38638 VISTA DEL BOSQUE
MURRIETA, CA. 92562

ASMT: 929030002, APN: 929030002
DIANN ROSS, ETAL
2708 PARCO AVE
ONTARIO CA 91761

ASMT: 929060023, APN: 929060023
IRENE DRESSLER, ETAL
22291 BUTTERFIELD
MISSION VIEJO CA 92692

ASMT: 929030003, APN: 929030003
BRENDA STIEGEL, ETAL
11472 FAIRFIELD RD NO 205
MINNETONKA MN 55305

ASMT: 932320023, APN: 932320023
CHARLES LACY
24558 GENOVA CT
MURRIETA CA 92562

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

ASMT: 932320024, APN: 932320024
SUSAN KRUTMAN, ETAL
40021 HIDDEN MEADOW CIR
MURRIETA, CA. 92562

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

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

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

ASMT: 932330009, APN: 932330009
ALBRECHT MICHALKE
86482 AYSTETTEN B AUGSBURG
LANGERMANTELSTRAFE 30
GERMANY

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

ASMT: 932330010, APN: 932330010
SANTA ROSA RANCHES WATER DIST
P O BOX 174
TEMECULA CA 92589



ASMT: 932330016, APN: 932330016
SUSAN WEISE, ETAL
19175 VISTA DE MONTANAS ST
MURRIETA, CA. 92562

ASMT: 932330061, APN: 932330061
KATHLEEN HOWARD, ETAL
18797 VISTA DE MONTANAS
MURRIETA, CA. 92562

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

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

ASMT: 932330056, APN: 932330056
SUSAN DAVIS, ETAL
19050 VISTA DE MONTANAS
MURRIETA CA 92562

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

ASMT: 932330057, APN: 932330057
SALLY GARRETT, ETAL
P O BOX 1839
CORONA CA 92878

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

ASMT: 932330058, APN: 932330058
PAMELA CASSEL, ETAL
39945 CALLE TUXPAN
MURRIETA, CA. 92562

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

ASMT: 932330059, APN: 932330059
JAN ELLIOTT, ETAL
39944 HIGHLAND ESTATES CT
MURRIETA, CA. 92562

ASMT: 932330066, APN: 932330066
LARRY SCHNEIDER
1840 S GAFFEY ST NO 354
SAN PEDRO CA 90731

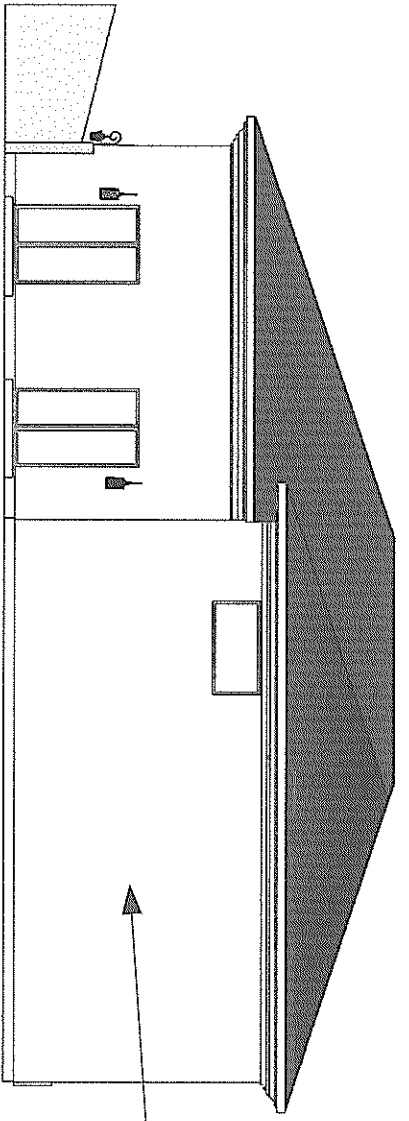
ASMT: 932330060, APN: 932330060
LESLIE KUSS, ETAL
39975 HIGHLAND ESTATES CT
MURRIETA, CA. 92562

ASMT: 932330068, APN: 932330068
LISA ALLEN, ETAL
27205 WHITE ALDER
MURRIETA CA 92562



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

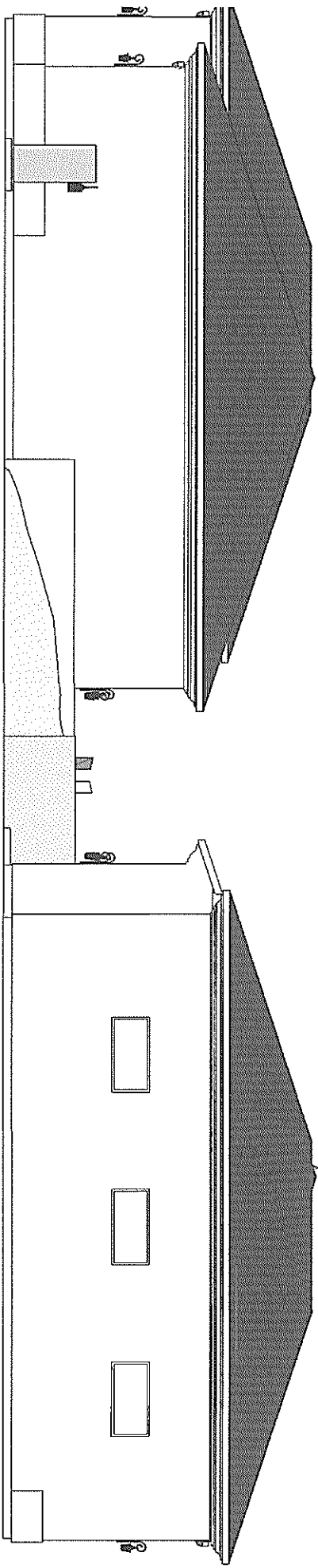




REAR ELEV.

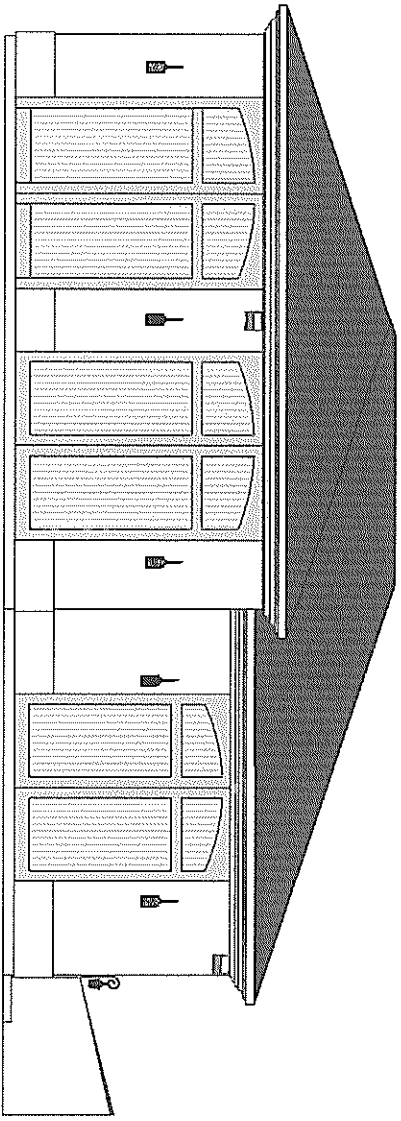
STUCCO COLOR TO MATCH EXISTING BUILDING ON SITE

ROOF MATERIAL AND COLOR TO MATCH EXISTING BUILDINGS



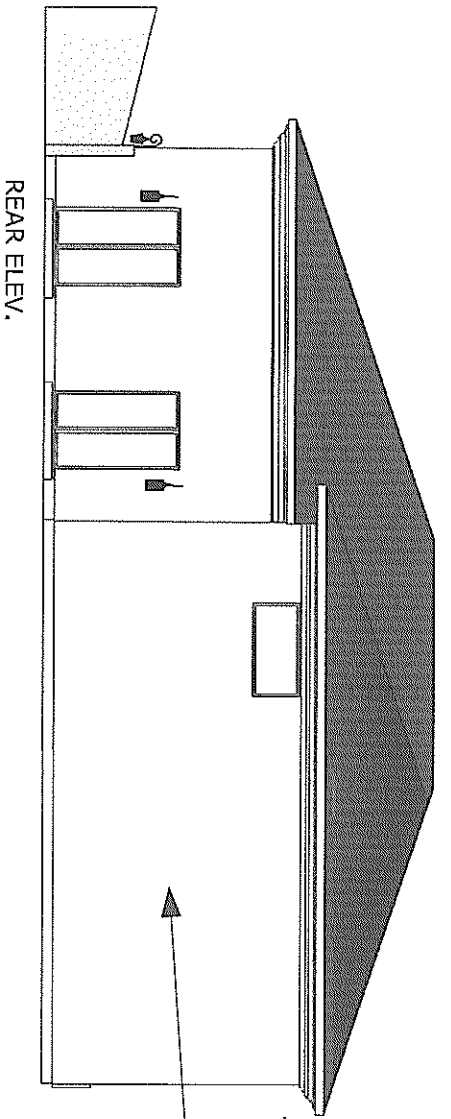
RIGHT SIDE ELEV.

LEFT SIDE ELEV.



FRONT ELEV.

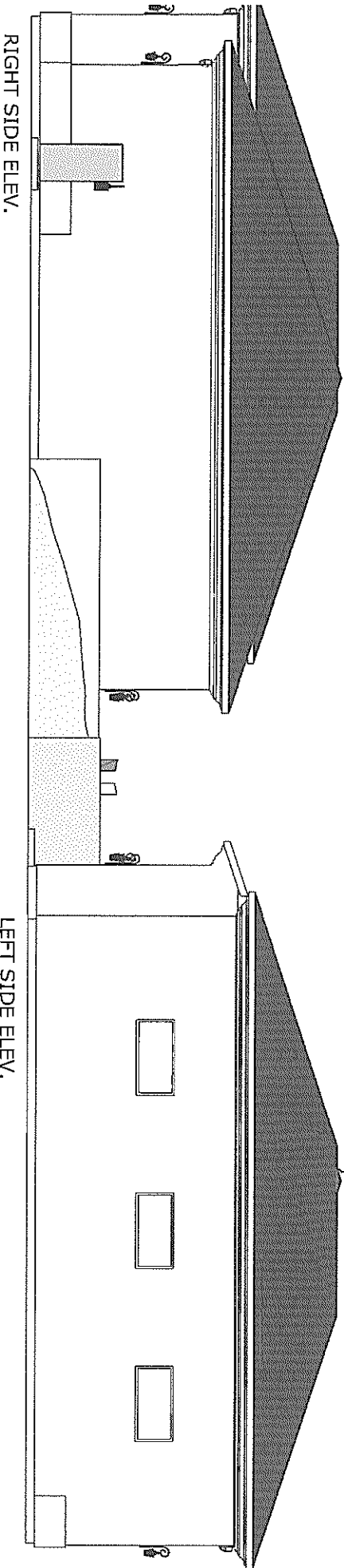
**HOWARD STORAGE SHED
18797 VISTA DE MONTANAS
MURRIETTA CA.**



REAR ELEV.

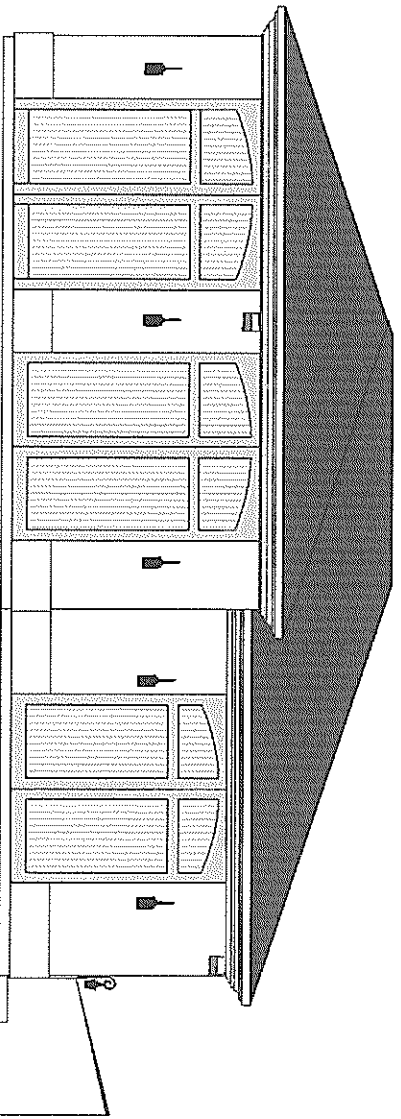
STUCCO COLOR TO MATCH EXISTING BUILDING ON SITE

RDDF MATERIAL AND COLOR TO MATCH EXISTING BUILDINGS



RIGHT SIDE ELEV.

LEFT SIDE ELEV.



FRONT ELEV.

**HOWARD STORAGE SHED
18797 VISTA DE MONTANAS
MURRIETTA CA.**

Agenda Item No.: 2.4
Area Plan: Highgrove
Zoning District: North Riverside
Supervisory District: Second/Fifth
Project Planner: Paul Rull
Directors Hearing: April 1, 2013

PLOT PLAN NO. 25290
VARIANCE NO. 1886
CEQA Exempt
Applicant: Attallah Abugherir
Engineer/Rep: Ramcam Engineering Group

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

PLOT PLAN NO. 25290 proposes a 70-foot high free-standing sign with a sign area of 125 square feet, located on the western property line of an existing Chevron Gas Station.

VARIANCE NO. 1886 proposes to exceed the maximum 45-foot sign height requirement for a free-standing sign located within 660 feet of a freeway. The proposed variance application seeks to extend the existing 45-foot high sign to 70-feet.

The proposed project seeks to raise the existing 45-foot high free-standing located at an existing Chevron gas station to 70-feet. The proposed sign will utilize the existing sign footing on the western side of the convenience store. The proposed sign face area will not be changing from what currently exists at 125 square feet. The sign pole will have three areas for advertisements, with the main and largest portion advertising Chevron gas station, and the other two are advertising the Extra Mile convenience store and Subway restaurant.

The applicant wishes to increase the current sign height of 45-feet to 70-feet through the use of a variance.

Project is located northerly of Palmer Street, easterly of Highgrove Place, southerly of Center Street, westerly of Iowa Avenue.

POTENTIAL ISSUES

The project site was originally approved by the County through CUP3577 on July 21, 2009, for a Chevron gas station and convenience store. A subsequent CEQA document (EA41677) was prepared and adopted for this project which analysed the potential environmental impacts. A variety of on-site signs were permitted through CUP03577S2 on April 7, 2011, which included the subject matter 45-foot free-standing sign located on the western property line. This sign was permitted under Section 19.4.a (On-Site Advertising Structures and Signs) which allows free-standing signs up to 45-feet in height as long as the sign is located within 660 feet of the nearest edge of a freeway right of way line. The current sign is within this freeway sign corridor, measuring approximately 445-feet to the closest right of way line of the I-215.

The applicant has expressed concerns with the lack of exposure by his current sign and the negative economic impact it is having with his business as described in Exhibit J. This includes:

- sign not being visible from the freeway (north and south bound),
- sign not being visible from Center Street overpass, and
- sign is located significantly further away from the I-215 than other gas stations in the vicinity.

Freeway Visibility

The current sign is not clearly visible from the freeway and is only visible when a motorist has already passed the off-ramp to get to the project site (Center St Highgrove exit). The applicant's proposal of extending the current sign height to 70-feet will increase the sign and project's visibility significantly as illustrated in Exhibit H. A taller sign would allow more motorists to be informed of the project's location. It will also give motorists who intend to use the Chevron gas station more time to make a driving maneuver to reach the off ramp safely and reduce any last minute dangerous car lane changes.

Center Street Visibility

The current sign is also not clearly visible by motorists when travelling east over Center Street overpass. The current sign is blocked by a row of trees due to the height of the trees and the higher topography the trees are located on in comparison with the sign (Exhibit H). A taller sign will notify motorists travelling over Center Street of the project's existence and location, and will give them adequate time to safely get into the correct lane to access the site. Findings for a variance to exceed the maximum sign height requirement can be made in this example because a special topographical circumstance exists i.e. the difference in elevation between the sign and the trees located on the overpass.

Offset Location

The current sign is located approximately 445-feet from the nearest I-215 right of way point and is not clearly visible from the freeway. On the opposite side of the I-215 is a Valero gas station which is less than 100-feet away from the I-215 with a 45-foot high free-standing sign. The Valero sign is easily visible from the freeway and surrounding streets. A finding for a variance can be made that a strict application of Ordinance No. 348 deprives the project a privilege of freeway visibility enjoyed by other similar uses in the vicinity (Valero gas station) and in the same zoning (both in Scenic Highway Commercial (C-P-S)).

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Community Development: Commercial Retail (CD: CR) (0.25 – 0.35 FAR) |
| 2. Surrounding General Plan Land Use: | Predominately surrounded by Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR) with Community Development: Highest Density Residential (CD: HHDR) (20+ du/ac) to the north. |
| 3. Existing Zoning: | Scenic Highway Commercial (C-P-S) |
| 4. Surrounding Zoning: | Predominately surrounded by Scenic Highway Commercial (C-P-S) with Commercial Office (C-O) to the east |
| 5. Existing Land Use: | Chevron gas station and covienance store, mixed commercial retail center |
| 6. Surrounding Land Use: | Residential trailer park and commercial to the north, single family residential to the east, commercial to the south, and the I-215 to the west. |
| 7. Project Data: | Total Acreage: 0.48 Acres |

8. Environmental Concerns: CEQA Exempt (Section 15301, 15302, 15303, 15311)

RECOMMENDATIONS:

APPROVAL of **VARIANCE NO. 1886**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 25290**, 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 site is designated Community Development: Commercial Retail (CD: CR) (0.25 – 0.35 FAR) in the Highgrove Area Plan.
2. The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD: CR) (0.25 – 0.35 FAR) except for one area to the north which are designated Community Development: Highest Density Residential (CD: HHDR) (20+ du/ac) to the north.
3. The project site is located within the Highgrove Community Policy Area of the General Plan however these policies do not apply due to the minor size, scope and intensification of the project.
4. The zoning for the subject site is Scenic Highway Commercial (C-P-S).
5. On-site advertising signs are permitted, provided that a plot plan application is submitted and approved pursuant to the provisions of Section 18.30 (Plot Plans) of Ordinance No. 348.
6. The proposed sign is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) zone and Section 19.4 (On-Site Advertising Structures and Signs). The proposed sign height of 70-feet is consistent with the basis of findings outlined in Section 18.27 Variances. Special circumstances exist on the subject property which deprives the project of visibility privileges enjoyed by other properties in the vicinity such as the Valero gas station directly across the I-215 freeway. The project site has a large setback distance of 445-feet to the freeway greatly inhibiting the sign's view. There are also existing obstacles such as trees and buildings that are obstructing the sign's appearance from surrounding view. Approval of the project and variance will also create a safer driving environment as drivers will have more time to recognize the proposed sign and utilize the off-ramps and exits in a safe and timely manner.
7. The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) and Commercial Office (C-O).
8. Commercial retail uses have been constructed on site and are operating in the project vicinity.
9. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan.

10. The project is exempt from CEQA under Section 15301 Existing Facilities, 15302 Replacement or Reconstruction, 15303 New Construction or Conversion of Small Structures, 15311 Accessory Structures.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD: CR) (0.25 – 0.35 FAR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the On-Site Advertising Structures and Signs section of Ordinance No. 348.
4. The proposed project is consistent with the Section 18.27 (Variances) of Ordinance No. 348.
5. The public's health, safety, and general welfare are protected through project design.
6. The proposed project is clearly compatible with the present and future logical development of the area.
7. The proposed project will not have a significant effect on the environment.
8. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. Tribal Land;
 - b. A Specific Plan;
 - c. A Historic Preservation District;
 - d. A Fault Zone;
 - e. An Airport Influence Area;
 - f. An MSHCP Criteria Cell;
 - g. A Flood Area; or
 - h. A High Fire Area.
3. The project site is located within:
 - a. The boundaries of the Highgrove Area Plan;
 - b. The boundaries of the Highgrove Community Policy Area;
 - c. A City Sphere of Influence: Riverside;
 - d. A Riverside County Flood Control District;
 - e. A Riverside Unified School District;

- f. A Santa Ana River Watershed; and,
 - g. A County Service Area (Highgrove #126 – Police/Landscaping)
4. The subject site is currently designated as Assessor's Parcel Number: 247-081-033

Vicinity Map



Selected parcel(s):
247-081-033

LEGEND

SELECTED PARCEL

INTERSTATES

HIGHWAYS

PARCELS

IMPORTANT

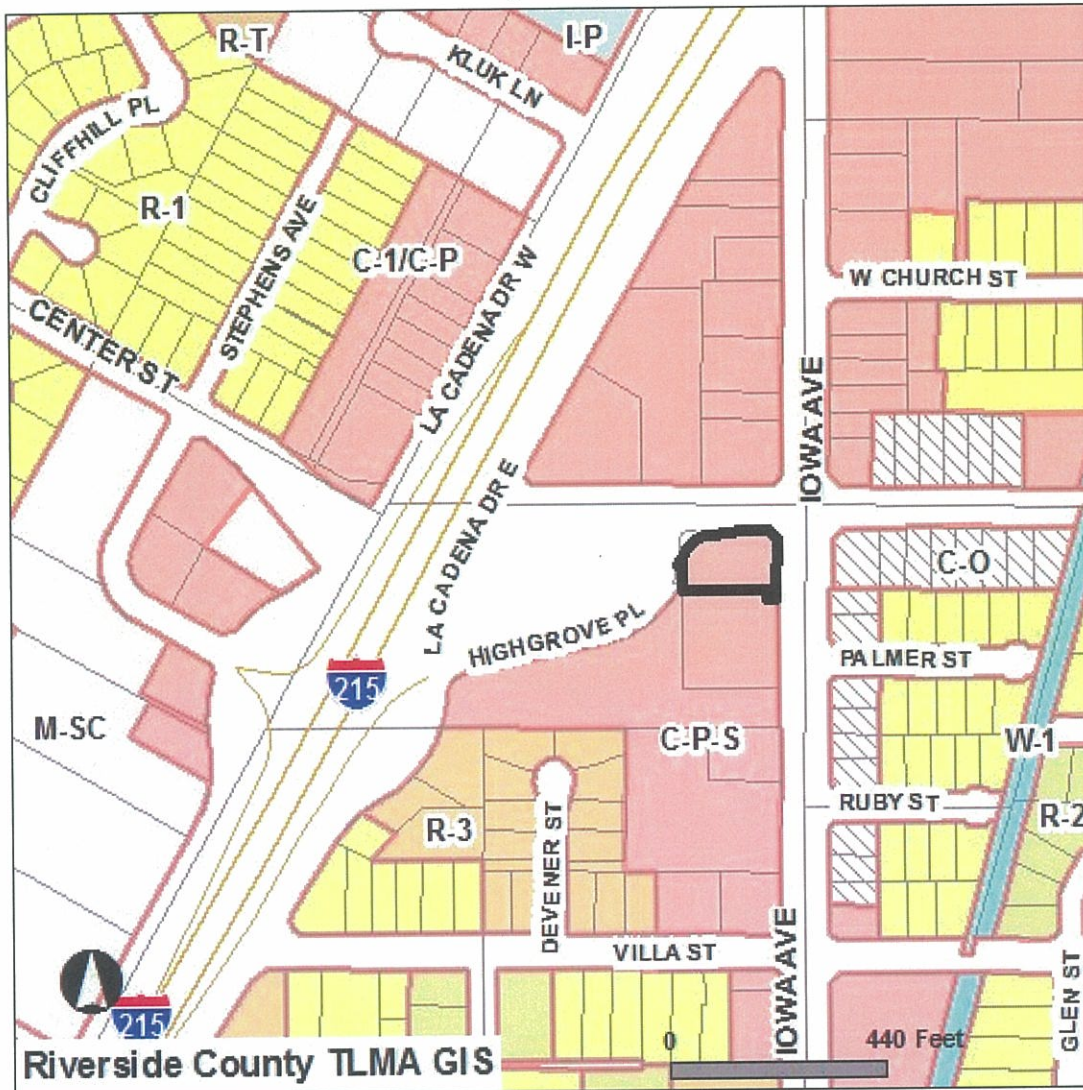
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REPORT PRINTED ON...Mon Feb 11 10:10:04 2013

Version 121101

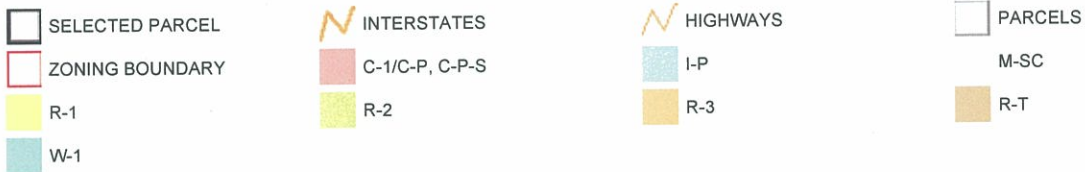
PP25290 & VAR1886

Existing Zoning Map



Selected parcel(s):
247-081-033

ZONING



IMPORTANT

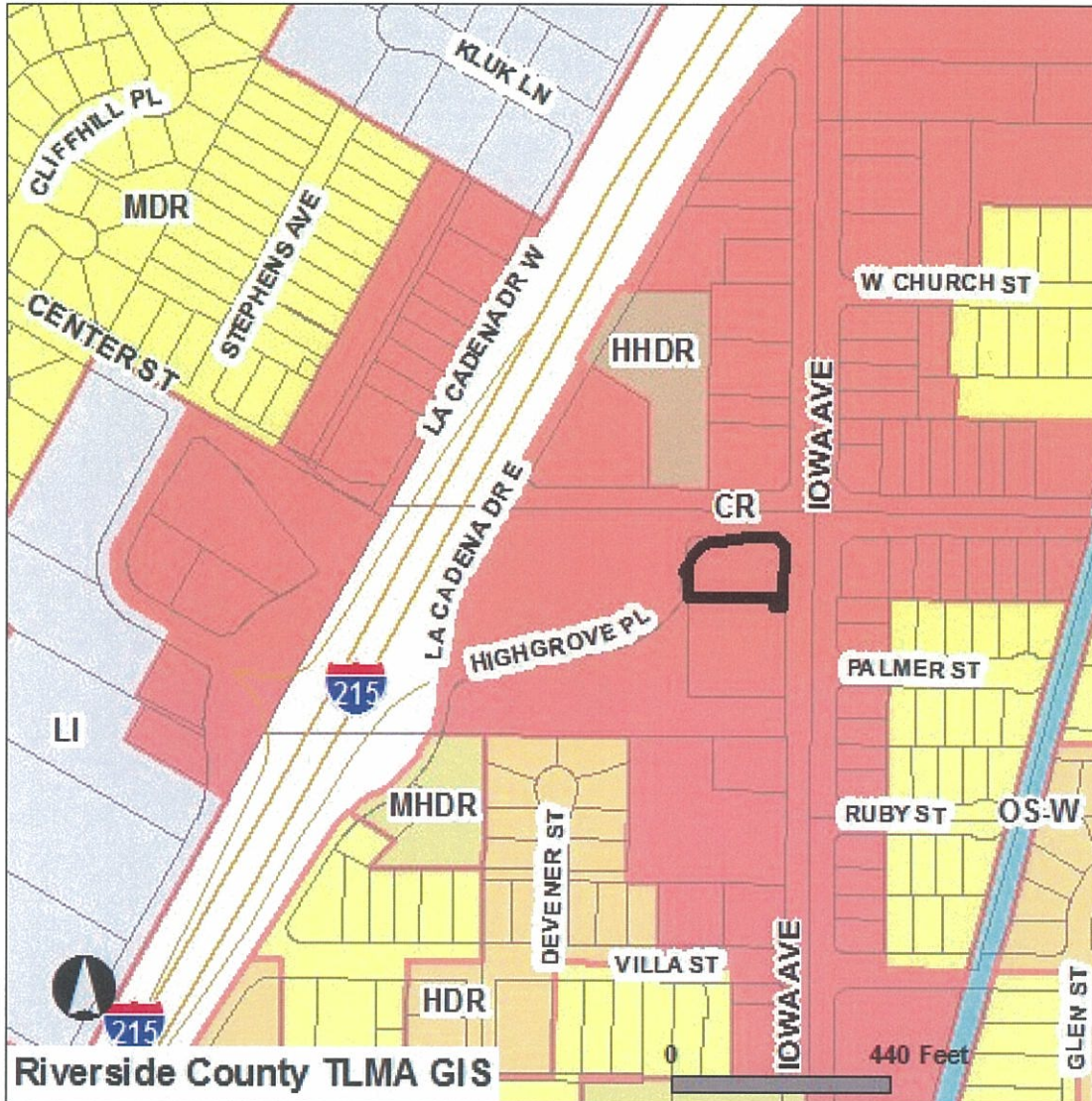
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness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

REPORT PRINTED ON...Mon Feb 11 10:07:42 2013

Version 121101

PP25290 & VAR1886

Existing General Plan Land Use Map



Selected parcel(s):
247-081-033

LAND USE

- | | | | |
|----------------------------------|--|------------------------------------|-----------------------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | PARCELS |
| CR - COMMERCIAL RETAIL | HDR - HIGH DENSITY RESIDENTIAL | HHDR - HIGHEST DENSITY RESIDENTIAL | LI - LIGHT INDUSTRIAL |
| MDR - MEDIUM DENSITY RESIDENTIAL | MHDR - MEDIUM HIGH DENSITY RESIDENTIAL | OS-W - WATER | |

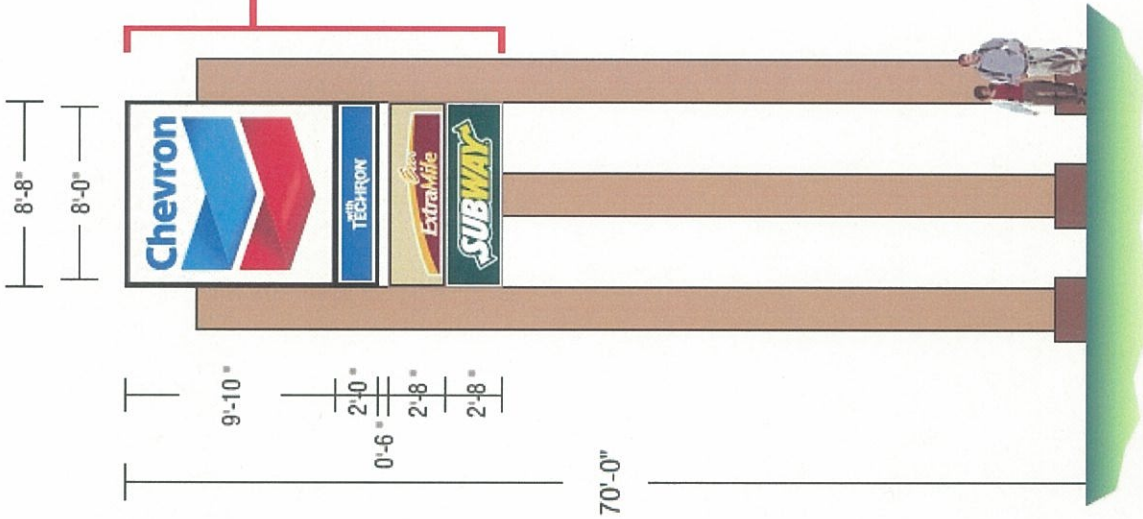
IMPORTANT
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

REPORT PRINTED ON...Mon Feb 11 10:08:40 2013

Version 121101

PP25290 & VAR1886

NOTE:
Existing Signs to be raised to the new height



REUSE EXT'G DOUBLE-FACE INTERNALLY-ILLUMINATED PYLON
 USE STANDARD ALUMINUM CONSTRUCTION w/ ANGLE
 FRAME & STEEL PIPE SUPPORT INTO CONCRETE FOOTING.
 ALUMINUM STRUCTURE TO HAVE STO FINISH w/ COLORS TO
 MATCH EXISTING BUILDING.

TENANT PANELS TO HAVE ACRYLIC FACES w/ 1st SURFACE
 APPLIED VINYL GRAPHICS. ILLUMINATE w/ CWHO
 FLUORESCENT LAMPS.

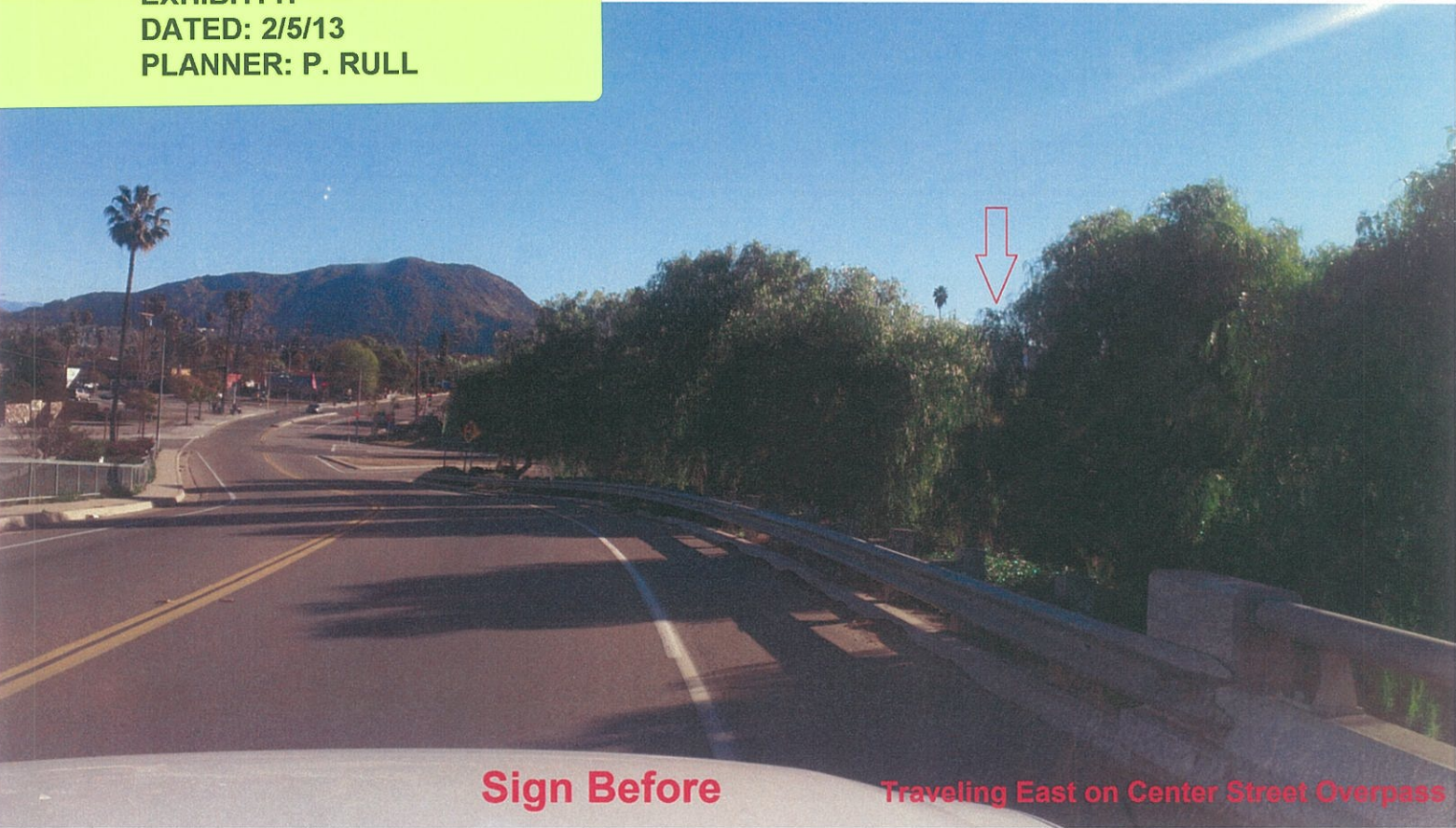
POLE COVER & BASE TO HAVE STO FINISH w/ COLORS TO
 MATCH EXISTING BUILDING.

*SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS.
 VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.*

H NEW DOUBLE-FACE INTERNALLY-ILLUMINATED PYLON SIGN
 SCALE: 1/8" = 1'-0"

CASE #: PP25290/VAR1886
 EXHIBIT: S
 DATED: 1/9/13
 PLANNER: P. RULL

CASE #: PP25290/VAR1886
EXHIBIT: H
DATED: 2/5/13
PLANNER: P. RULL



Sign Before

Traveling East on Center Street Overpass



Sign After

Traveling East on Center Street Overpass

CASE #: PP25290/VAR1886
EXHIBIT: H
DATED: 2/5/13
PLANNER: P. RULL



CASE #: PP25290/VAR1886
EXHIBIT: H
DATED: 2/5/13
PLANNER: P. RULL



Sign Before

Traveling South on 215FWY



Sign After

Traveling South on 215FWY

CASE #: PP25290/VAR1886
EXHIBIT: H
DATED: 2/5/13
PLANNER: P. RULL



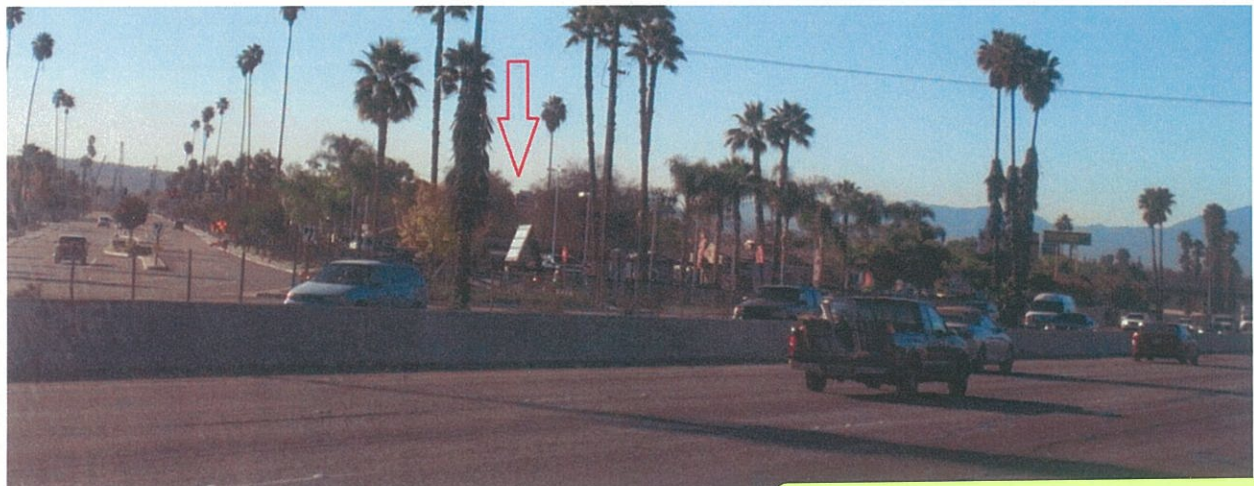
Subject: Existing Pole Sign Height Extension request
Highgrove Chevron
Site: 1340 Center Street, Riverside, CA

The existing Pole sign was installed at 45 feet high and appeared that it is not serving the purpose of visibility to the travelers in both directions North and South on the 215 Freeway. Recently, our business suffered tremendous losses due to the closure of Iowa Street. The existing pole sign is visible
As you travel on the 215 Freeway in the North direction, you will never have the chance to see the sign until you exit on Center Street and get on Highgrove Place, and then the pole sign is visible. This is defeating the purpose of a pole sign as the main reason for a pole sign to be viewed before you exit while traveling and the need for Gasoline arises.



The sign in this photo is not visible (Going North)

As you travel on the 215 Freeway in the south direction, the sign is barely visible thru the tree tops and it difficult to detect unless you know it is out there. We were able to detect it at 1200 feet before the off-ramp and the photo shown herein was taken when we stopped on the side of the highway and looked for the sign.



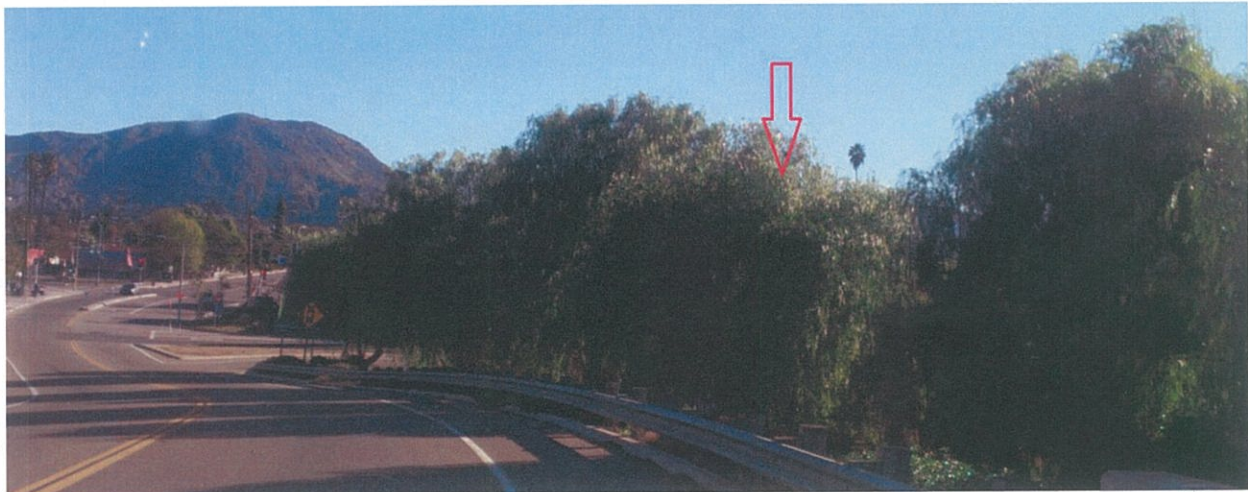
CASE #: PP25290/VAR1886
EXHIBIT: J
DATED: 1/29/13
PLANNER: P. RULL

The sign in this photo is not visible (Going South)



Sign in this photo is barely visible and there is in no way a travel can find it. (Going South w/ close-up)

As you travel on the Center Street Bridge going west, the pole sign was not visible at all, photo below reflect this condition.



The sign in this photo is not visible (Going West)

As you travel on Iowa Avenue in the North direction, traveler does not show at all



The sign in this photo is not visible (Going North)

As you travel on Iowa Avenue in the South direction, traveler does not show at all



The sign in this photo is not visible (Going South)

Unfortunately, since the day we opened for business and start pumping gasoline, our customer base is just from the local vicinity traveling Iowa Avenue. Freeway's travelers never see our pole sign and the travelers that want to fill up with Chevron Gasoline have no idea that this facility exist. On the other hand there are two Shell Stations very visible from the Freeway, the first one on the Iowa Avenue Exist in Colton and about 2800 feet away from Highgrove Chevron with a 70+ high pole sign.



Shell Station sign in this photo is visible (Going North on 215 FWY)



Shell Station sign in this photo is visible (Going South on 215 FWY)

The second station is located at Barton Road in Grand Terrace off Barton Road Exist and located about 8500 feet away from Highgrove Chevron with a 70+ high pole sign



Shell Station sign in this photo is visible (Going South on 215 FWY)

On the east side of the 215 Freeway at Center Street Exist the Valero Station is Visible to travelers from both sides



Valero Station sign in this photo is visible (Going South on 215 FWY)



Valero Station sign in this photo is visible on the east side of 215 Freeway (Going North on 215 FWY)
Chevron Highgrove Station sign in this photo is not visible on the west side of 215 Freeway (Going North on 215 FWY)

As you see in this report all other service stations in the close proximity of Highgrove Chevron have the edge over our facility due to visibility, therefore, we are asking for this height extension of the existing pole sine to 70 feet as it will give us the needed exposure.

VARIANCE Case #: VAR01886

Parcel: 247-081-032

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 VAR - DESCRIPTION RECOMMND

The variance proposes to exceed the maximum 45-foot sign height requirement for a free-standing sign located within 660 feet of a freeway. The proposed variance seeks to extend an existing 45-foot high free-standing sign to 70-feet.

10. EVERY. 2 VAR - 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 VARIANCE; 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 VARIANCE, 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.

VARIANCE Case #: VAR01886

Parcel: 247-081-032

10. GENERAL CONDITIONS

10. EVERY. 3 VAR - 90 DAYS TO PROTEST RECOMMND

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this application.

PLANNING DEPARTMENT

10.PLANNING. 1 VAR - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A and S, unless otherwise amended by these conditions of approval.

10.PLANNING. 2 VAR - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 3 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.

03/05/13
12:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

VARIANCE Case #: VAR01886

Parcel: 247-081-032

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1

VAR - EXPIRATION DATE FOR USE

RECOMMND

This approval shall be used within one (1) year 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 the one (1) 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 one year period, the permittee may request a one (1) year extension of time request in which to use this variance. A maximum of two (2) one-year extension of time requests may be permitted. Should the time period established by any of the extension of time requests lapse, or should both the one-year extensions be obtained and no substantial construction or use of this variance be initiated within three (3) years of the effective date of the issuance of this variance, this variance shall become null and void.

PLOT PLAN:ADMINISTRATIVE Case #: PP25290

Parcel: 247-081-033

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to extend an existing sign pole height from 45-feet to 70-feet located at an existing Chevron gas station

10. EVERY. 2 PPA - SIGN CATEGORY RECOMMND

This plot plan is a permit authorizing the following sign category:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Free Standing | <input type="checkbox"/> Affixed to Building |
| <input type="checkbox"/> Directional | <input type="checkbox"/> On-Site Identification |
| <input type="checkbox"/> For Sale, Lease or Rent | <input type="checkbox"/> Temporary Political |
| <input type="checkbox"/> Subdivision, On-Site | <input type="checkbox"/> Subdivision, Off-Site |

10. EVERY. 3 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

PLOT PLAN:ADMINISTRATIVE Case #: PP25290

Parcel: 247-081-033

10. GENERAL CONDITIONS

10. EVERY. 3 PPA - HOLD HARMLESS (cont.) RECOMMND

connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 4 PPA - CONFORM TO EXHIBIT RECOMMND

The development of the premises shall conform substantially with that as shown on Plot Plan No. 25290, Exhibit A.

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - ARTICLE XIX, ORD. 348 RECOMMND

Advertising as approved shall conform with the provisions of Article XIX, Riverside County Ordinance No. 348, with special reference to Sections 19.4 through 19.8 as applied to the sign category authorized under this plot plan.

10.PLANNING. 2 PPA - BUILDING PERMIT REQUIRED RECOMMND

Prior to the installation of the advertising device or structure, a building permit shall be obtained from the Riverside County Department of Building and Safety.

10.PLANNING. 4 PPA - HOOD/DIRECT LIGHTING RECOMMND

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

10.PLANNING. 5 PPA - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes. The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT , unless otherwise amended by these conditions of approval.

10.PLANNING. 6 PPA - COMPLY WITH ORD. 655 RECOMMND

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

02/25/13
09:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:ADMINISTRATIVE Case #: PP25290

Parcel: 247-081-033

10. GENERAL CONDITIONS

10.PLANNING. 7 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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE

RECOMMND

This approval shall be used within two (2) years from the
date of approval on April 1, 2013; otherwise, the plot plan
shall be null and void. Notwithstanding the foregoing, the
applicant or a successor-in-interest may, prior to its
expiration, request an extension of time in which to use
the plot plan.

If an extension is granted, the total time allowed for use
of the plot plan shall not exceed a period of five years,
calculated from the date of approval. The term "use" shall
mean the beginning of substantial construction of the use
that is authorized, which construction must thereafter be
pursued diligently to completion, or the actual occupancy
of existing buildings or land under the terms of the
authorized use.

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

DATE: February 11, 2013

TO:

2nd District Supervisor

2nd District Planning Commissioner

City of Riverside

PLOT PLAN NO. 25290 and VARIANCE NO. 1886 – EA42568 – Applicant: Attallah Abugherir/Mustafa Abdelkareem – Engineer/Representative: Ramcam Engineering Group, Inc. – Second/Fifth Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD: CR) – Location: Northerly of Palmer Street, easterly of Highgrove Place, southerly of Center Street, westerly of Iowa Avenue – 0.48 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** A request to extend an existing sign pole from 45-feet to 70-feet located at an existing Chevron Gas Station/covienance store – APN: 247-081-033

Please review the attached map(s) and/or exhibit(s) for the above-described project. Please have your comments, questions and recommendations to the Planning Department as soon as feasible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Paul Rull**, Project Manager, at (951) 955-0972 or email at prull@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

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

DATE: February 25, 2013

TO:
Highgrove MAC

PLOT PLAN NO. 25290 and VARIANCE NO. 1886 – EA42568 – Applicant: Attallah Abugherir/Mustafa Abdelkareem – Engineer/Representative: Ramcam Engineering Group, Inc. – Second/Fifth Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD: CR) – Location: Northerly of Palmer Street, easterly of Highgrove Place, southerly of Center Street, westerly of Iowa Avenue – 0.48 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST: A request to extend an existing sign pole from 45-feet to 70-feet located at an existing Chevron Gas Station/covienance store – APN: 247-081-033**

Please review the attached map(s) and/or exhibit(s) for the above-described project. Please have your comments, questions and recommendations to the Planning Department as soon as feasible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Paul Rull**, Project Manager, at **(951) 955-0972** or email at prull@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

20117 CC006421



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR MINOR PLOT PLAN

PP25290

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: Plot Plan No. 14873 (PP 14873) DATE SUBMITTED: 1/30/13

APPLICATION INFORMATION

Applicant's Name: Attallah Abughreir and Mustafa Abdulk E-Mail: highgrovechevron@att.net

Mailing Address: 1340 Center Street
Riverside CA 92502
City State ZIP

Daytime Phone No: (951) 660-4545 Fax No: () _____

Engineer/Representative's Name: RAMCAM Engineering Group, Inc. E-Mail: airshaid@ramcamgroup

Mailing Address: 670 E. Parkridge Avenue, Suite 101
Corona CA 92879
City State ZIP

Daytime Phone No: (951) 734-6330 Ext 202 Fax No: () _____

Property Owner's Name: Attallah Abughreir and Mustafa E-Mail: highgrovechevron@att.net

Mailing Address: 1340 Center Street
Riverside CA 92502
City State ZIP

Daytime Phone No: (951) 660-4545 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).

ATTALLAH ABUGHERIR
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):

ATTALLAH ABUGHERIR
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

MUSTAFA Abdelkarim
PRINTED NAME OF PROPERTY OWNER(S)

Mustafa Abdelkarim
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): _____

Pole Sign Height Extension from 45 feet to 70 feet above adjacent ground level

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 247-081-030

APPLICATION FOR MINOR PLOT PLAN

Section: 7 Township: 25 Range: 4W

Approximate Gross Acreage: 348 Sq. Ft.

General location (nearby or cross streets): North of Highgrove Place, South of Center Street, East of 215 FWY, West of Iowa Avenue.

Thomas Brothers Map, edition year, page no., and coordinates: 646-B6

MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:

(Note: All exhibits shall be folded to a maximum 8½" x 14" size, and digital images of all exhibits (site plan, building elevations, floor plans, & any other graphics in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF) shall be included with the application package)

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.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

PROPOSED LAND USE: Raise ext'g 45' Pole Sign to 70'

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: 1.10.2013

APPLICATION INFORMATION

Applicant's Name: Attallah Abugherir E-Mail: airshaid@ramcamgroup.com
highgrovechevron@att.net

Mailing Address: 1340 Center St. Riverside, CA 92507
Street
City State ZIP

Daytime Phone No: (951) 660-4545 Fax No: () _____

Engineer/Representative's Name: RAMCAM ENGINEERING E-Mail: airshaid@ramcamgroup.com
Mailing Address: 670 E. Parkridge Ave #101
Corona, CA 92879
Street
City State ZIP

Daytime Phone No: (951) 734-6330 #702 Fax No: (951) 682-9001

Property Owner's Name: Attallah Abugherir E-Mail: Highgrovechevron@att.net
Mailing Address: Same as Applicant
Street
City State ZIP

Daytime Phone No: () _____ Fax No: () _____

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
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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 LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references 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.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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



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

Attallah Abugherir 
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Attallah Abugherir 
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
Mustafa Abdelkarim 
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 247-081-030 247-081-033, 032
Section: 7 Township: 25 Range: 4W

sign location
↓

Gas Station

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 348 sq.ft.

General location (nearby or cross streets): North of Highgrove PL, South of Center St, East of 215 Hwy, West of Iowa Ave.

Thomas Brothers map, edition year, page number, and coordinates: 646-B6

Project Description: (describe the proposed project in detail)
Raise Existing 45' High Pole Sign to 70'

Related cases filed in conjunction with this application:
None

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

If yes, provide Case No(s). CUP 03577 (Parcel Map, Zone Change, etc.)

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

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

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

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: No Grading

NOTICE OF PUBLIC HEARING SCHEDULING REQUEST FORM

DATE SUBMITTED: February 12, 2013

TO: Planning Commission Secretary

FROM: Paul Rull

(Riverside)

PHONE No.: 951-951-0972

E-Mail: prull@rctlma.org

SCHEDULE FOR: Director's Hearing on April 1, 2013

10-Day Advertisement- Notice of Exemption

PLOT PLAN NO. 25290 and VARIANCE NO. 1886 CEQA Exempt – Applicant: Attallah Abugherir/Mustafa Abdelkareem – Engineer/Representative: Ramcam Engineering Group, Inc. – Second/Fifth Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD: CR) – Location: Northerly of Palmer Street, easterly of Highgrove Place, southerly of Center Street, westerly of Iowa Avenue – 0.48 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** To extend the height of an existing sign pole from 45-feet to 70-feet located at an existing Chevron gas station/covienance store – APN: 247-081-033

TYPE OF PROJECT:

- EXTENSION OF TIME
- RECEIVE AND FILE
- HEARING ITEM
- GPIP
- WORKSHOP

SCOPING SESSION

APPEAL

- Provide additional labels for staff report mail out to appellants
- Revise Agency Labels to include appellants

Provide one set of mailing labels, including surrounding property owners, Non-County Agencies and Interested Parties; and, owner, applicant, and engineer/representative (pre-approved by plan techs - Riverside planners only).

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

Fee Balance: \$2,969.55, as of February 13, 2013.

CFG Case # 05944 - Fees Paid: \$50.00

Estimated amount of time needed for Public Hearing: 15 minutes (15 min. minimum)

Controversial: YES NO

Provide a very brief explanation of controversy (1 short sentence)

Principal's signature/initials: _____

Date: _____

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/13/2013,

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

APN (s) or case numbers PP25290 & VAR01886 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

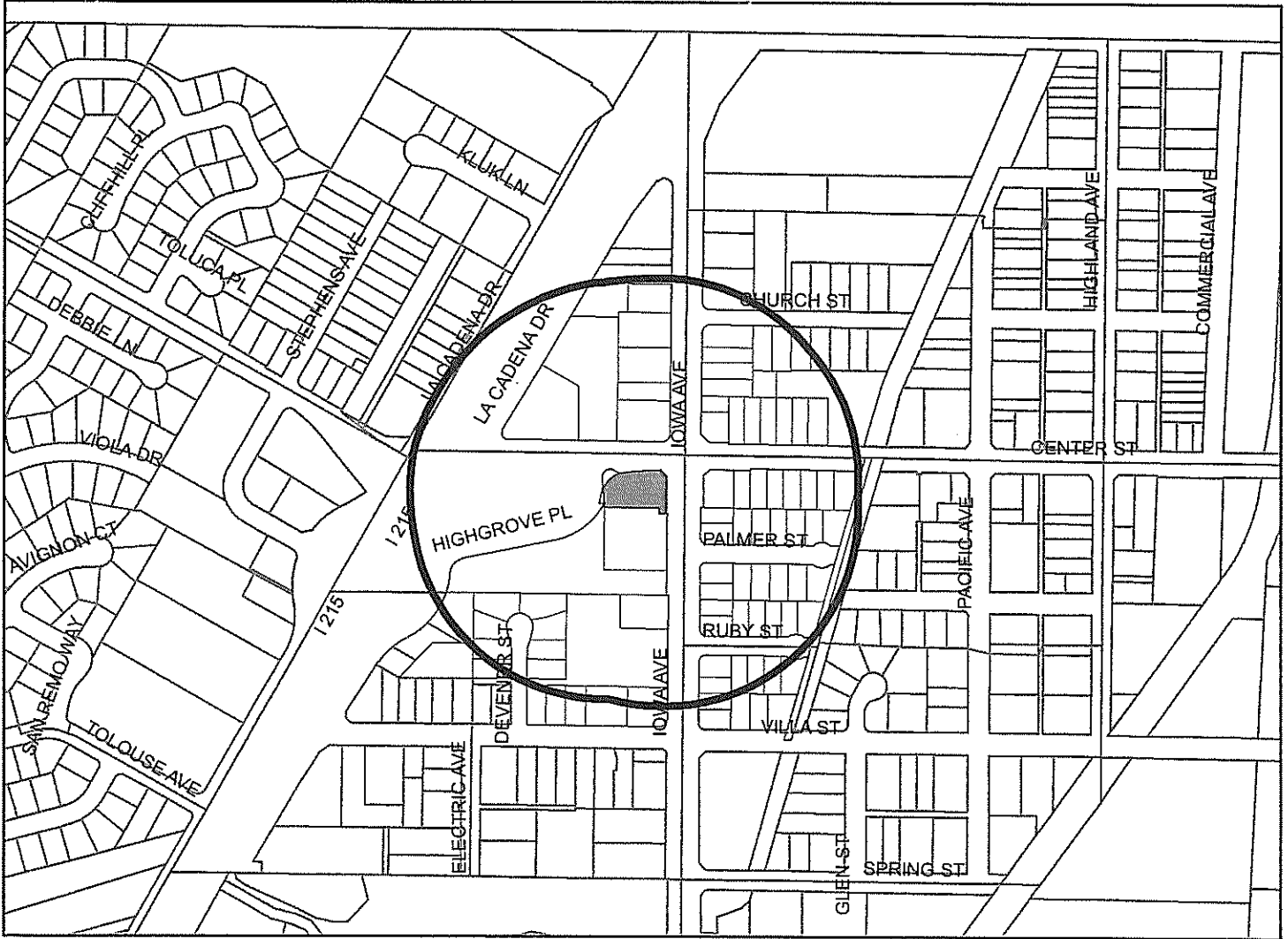
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25290 & VAR01886 (600 feet buffer)



Selected Parcels

247-042-017	247-042-022	247-042-001	247-081-024	247-042-013	247-081-021	247-091-010	247-081-016	247-042-009	247-042-015
247-091-016	247-101-005	247-091-026	247-042-010	247-020-013	247-091-012	247-081-007	247-081-008	247-081-020	247-091-052
247-091-014	247-041-004	247-101-001	247-091-002	247-091-003	247-101-009	247-091-001	247-020-007	247-020-009	247-091-023
247-091-022	247-091-027	247-091-019	247-081-015	247-091-021	247-041-005	247-101-007	247-020-004	247-091-005	247-091-006
247-101-006	247-101-008	247-042-018	247-042-019	247-091-031	247-091-017	247-091-013	247-081-005	247-081-006	247-081-012
247-081-013	247-101-002	247-091-029	247-101-003	247-091-011	247-081-022	247-042-014	247-081-017	247-081-018	247-020-008
247-020-005	247-081-019	247-081-014	247-091-025	247-081-033	247-081-028	247-081-030	247-081-034	247-042-020	247-042-021
247-091-028	247-071-001	247-042-003	247-042-004	247-042-005	247-091-018	247-091-030	247-042-012	247-020-006	247-071-004
247-091-044	247-091-024	247-091-059	247-091-062	247-042-011	247-091-004	247-091-020	247-020-003	247-042-002	247-091-015



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: 247020003, APN: 247020003
PAMELA SCHEIBE, ETAL
190 E LA CADENA DR
RIVERSIDE CA 92507

ASMT: 247020013, APN: 247020013
CENTER STREET GROUP
C/O DENISE TIBBETS
305 N CRESCENT WAY
ANAHEIM CA 92801

ASMT: 247020004, APN: 247020004
ELIZABETH MARKWARDT, ETAL
707 FOREST PARK DR
RIVERSIDE CA 92501

ASMT: 247041004, APN: 247041004
D WHIT INC
C/O MARVIN SETNESS
P O BOX 7160
FARGO ND 58106

ASMT: 247020005, APN: 247020005
MARIAN MURPHY, ETAL
970 W C ST
COLTON CA 92324

ASMT: 247041005, APN: 247041005
GOOD NEWS MISSIONARY BAPTIST CHURCH
178 IOWA AVE
RIVERSIDE, CA. 92507

ASMT: 247020006, APN: 247020006
JOSETTE BRANSON, ETAL
10111 W LILAC RD
ESCONDIDO CA 92026

ASMT: 247042001, APN: 247042001
MARTHA ORNELAS, ETAL
16 HIGHLAND AVE
RIVERSIDE CA 92507

ASMT: 247020007, APN: 247020007
JACKIE LIM, ETAL
2404 FALLING OAK DR
RIVERSIDE CA 92506

ASMT: 247042002, APN: 247042002
WEHUNT FAMILY TRUST OF 1986
C/O JERRY WAYNE WEHUNT
14381 LAUREL DR
RIVERSIDE CA 92503

ASMT: 247020008, APN: 247020008
MI KIM
9860 GARDEN GROVE BLV
GARDEN GROVE CA 92844

ASMT: 247042003, APN: 247042003
RAMONA LEDESMA
1244 CHURCH ST
RIVERSIDE, CA. 92507

ASMT: 247020009, APN: 247020009
HERTA FANKHAUSER, ETAL
12932 HICKORY BRANCH
SANTA ANA CA 92705

ASMT: 247042005, APN: 247042005
NIRMALA SHARMA, ETAL
26371 IRONWOOD
MORENO VALLEY CA 92555

ASMT: 247042009, APN: 247042009
BARBARA FOSTER
1213 CENTER ST
RIVERSIDE, CA. 92507

ASMT: 247042019, APN: 247042019
ROSEMARY WEHUNT, ETAL
250 IOWA AVE
RIVERSIDE, CA. 92507

ASMT: 247042010, APN: 247042010
JOSE MARTINEZ, ETAL
1225 CENTER ST
RIVERSIDE, CA. 92507

ASMT: 247042021, APN: 247042021
NICHOLAS OGLESBY
3257 MARKET ST
RIVERSIDE CA 92501

ASMT: 247042011, APN: 247042011
TERESA MISFIELD
1233 CENTER ST
RIVERSIDE, CA. 92507

ASMT: 247042022, APN: 247042022
FATMA AHMED, ETAL
3341 CELEST DR
RIVERSIDE CA 92507

ASMT: 247042012, APN: 247042012
RONALD MONTOYA
2630 RIDGE WATER CIR
HENDERSON NV 89014

ASMT: 247071001, APN: 247071001
RAFAELA MENCHACA
400 E LA CADENA DR
RIVERSIDE, CA. 92501

ASMT: 247042013, APN: 247042013
ANITA HERNANDEZ
1251 CENTER ST
RIVERSIDE, CA. 92507

ASMT: 247071004, APN: 247071004
IRENE ARCEO, ETAL
1409 VILLA ST
RIVERSIDE CA 92507

ASMT: 247042014, APN: 247042014
CHONG ROSTRO, ETAL
802 OAK HILL DR
KILLEEN TX 76541

ASMT: 247081008, APN: 247081008
CHRIS HACKETT, ETAL
3224 E YORBA LINDA 130
FULLERTON CA 92831

ASMT: 247042015, APN: 247042015
BEATRIZ GUTIERREZ
1271 CENTER ST
RIVERSIDE, CA. 92507

ASMT: 247081013, APN: 247081013
LINLAND PROP MANAGEMENT INTL CORP
P O BOX 5082
DIAMOND BAR CA 91765

ASMT: 247081014, APN: 247081014
MIGUEL MARTINEZ
422 DEVENER ST
RIVERSIDE, CA. 92507

ASMT: 247081022, APN: 247081022
M JIMENEZ, ETAL
C/O MICHAEL JIMENEZ
5388 SCOTT ST
RIVERSIDE CA 92504

ASMT: 247081015, APN: 247081015
CELIA GODINEZ, ETAL
428 DEVENER ST
RIVERSIDE, CA. 92507

ASMT: 247081024, APN: 247081024
AMERICAN WPC STORAGE
PTA EX NO 8317
PO BOX 320099
ALEXANDRIA VA 22320

ASMT: 247081016, APN: 247081016
SUDHABEN PATEL, ETAL
2631 MANGULAR AVE
CORONA CA 92882

ASMT: 247081030, APN: 247081030
ATTALLAH ABUGHERIR, ETAL
365 IOWA AVE
RIVERSIDE CA 92507

ASMT: 247081017, APN: 247081017
MARIA LOZANO, ETAL
11104 NORTH STAR AVE
MIRA LOMA CA 91752

ASMT: 247081033, APN: 247081033
ATTALLAH ABDELKARIM, ETAL
1340 CENTER ST
RIVERSIDE, CA. 92507

ASMT: 247081018, APN: 247081018
MARIA LOZANO, ETAL
11104 N STAR AVE
MIRA LOMA CA 91752

ASMT: 247081034, APN: 247081034
ATTALLAH ABUGHERIR, ETAL
365 IOWA AVE STE A
RIVERSIDE CA 92507

ASMT: 247081019, APN: 247081019
JEAN ONEILL, ETAL
1134 CLUB CT
RIVERSIDE CA 92506

ASMT: 247091001, APN: 247091001
MARLENE RITZ, ETAL
480 E MAIN ST
RIVERSIDE CA 92507

ASMT: 247081020, APN: 247081020
CHRIS ARTIKIS
7118 EL PADRO
RIVERSIDE CA 92504

ASMT: 247091002, APN: 247091002
DENIS KIDD
22874 PICO ST
GRAND TERRACE CA 92324

ASMT: 247091003, APN: 247091003
DHA OPPORTUNITY 1
4900 SANTA ANITA AV NO 2C
EL MONTE CA 91731

ASMT: 247091015, APN: 247091015
YOBANA SOLORIO
1233 PALMER ST
RIVERSIDE, CA. 92507

ASMT: 247091006, APN: 247091006
DREW WILSON, ETAL
15703 WASHINGTON CT
RIVERSIDE CA 92504

ASMT: 247091016, APN: 247091016
BEVERLY TATE
1225 PALMER ST
RIVERSIDE, CA. 92507

ASMT: 247091010, APN: 247091010
AULAKH HOMES INC
P O BOX 310540
FONTANA CA 92331

ASMT: 247091017, APN: 247091017
ANGELINA SEPULVEDA, ETAL
C/O ANGELICA SEPULVEDA
1213 PALMER ST
RIVERSIDE, CA. 92507

ASMT: 247091011, APN: 247091011
MARIA MORENO
1621 S CYPRESS AVE
ONTARIO CA 91762

ASMT: 247091018, APN: 247091018
MARIA JIMENEZ, ETAL
8830 PEPPER AVE
FONTANA CA 92335

ASMT: 247091012, APN: 247091012
ALMA FLORES, ETAL
16961 TAVA LN
RIVERSIDE CA 92504

ASMT: 247091019, APN: 247091019
KOLINI VEA, ETAL
3308 W 113TH ST
INGLEWOOD CA 90303

ASMT: 247091013, APN: 247091013
JOSE GUTIERREZ
1255 PALMER ST
RIVERSIDE, CA. 92507

ASMT: 247091020, APN: 247091020
REBA HUNCOVSKY, ETAL
1336 S LELAND AVE
WEST COVINA CA 91790

ASMT: 247091014, APN: 247091014
MARIE CALZARETTA, ETAL
1243 PALMER ST
RIVERSIDE, CA. 92507

ASMT: 247091021, APN: 247091021
LOLA GONZALES, ETAL
20330 GASTON RD
PERRIS CA 92570

ASMT: 247091022, APN: 247091022
ESTHER VASQUEZ
1270 PALMER ST
RIVERSIDE CA 92507

ASMT: 247091029, APN: 247091029
VERONICA CONTRERAS, ETAL
1245 RUBY ST
RIVERSIDE, CA. 92507

ASMT: 247091023, APN: 247091023
ROSALVA RAMIREZ, ETAL
364 IOWA AVE
RIVERSIDE, CA. 92507

ASMT: 247091030, APN: 247091030
MARIA MARTINEZ, ETAL
1241 RUBY ST
RIVERSIDE, CA. 92507

ASMT: 247091024, APN: 247091024
GAIL SKIBBS, ETAL
6815 CASCADE AVE
GIG HARBOR WA 98335

ASMT: 247091031, APN: 247091031
PATRICIA MEJIA, ETAL
1229 RUBY ST
RIVERSIDE, CA. 92507

ASMT: 247091025, APN: 247091025
JAMES CHARIZIA, ETAL
4349 VISTA VERDE WAY
OCEANSIDE CA 92057

ASMT: 247091044, APN: 247091044
SOUTHERN CALIFORNIA EDISON CO
C S REENDERS ASST COMPTROLLER
P O BOX 800
ROSEMEAD CA 91770

ASMT: 247091026, APN: 247091026
MONICA GARCIA, ETAL
CARLOS DIAZ
388 IOWA AVE
RIVERSIDE, CA. 92507

ASMT: 247091052, APN: 247091052
CITY OF RIVERSIDE
C/O PROPERTY SERVICES
3900 MAIN ST
RIVERSIDE CA 92522

ASMT: 247091027, APN: 247091027
FEDERAL NATL MORTGAGE ASSN
C/O RECONTRUST CO
1800 TAPO CANYON SV2202
SIMI VALLEY CA 93063

ASMT: 247091062, APN: 247091062
TEEL INVESTMENTS
P O BOX 1070
CALIMESA CA 92320

ASMT: 247091028, APN: 247091028
PAULA TELLES
1255 RUBY ST
RIVERSIDE, CA. 92507

ASMT: 247101001, APN: 247101001
SUSAN GEIGER, ETAL
414 IOWA AVE
RIVERSIDE, CA. 92507



ASMT: 247101002, APN: 247101002
YOLANDA REMINGTON, ETAL
P O BOX 7838
REDLANDS CA 92375

ASMT: 247101003, APN: 247101003
MARIA MACIAS
15671 WILLIAMS ST NO 79
TUSTIN CA 92780

ASMT: 247101005, APN: 247101005
BLANCA MILLER
1270 RUBY ST
RIVERSIDE, CA. 92507

ASMT: 247101007, APN: 247101007
ROCIO TORRES, ETAL
C/O ROCIO TORRES
1250 RUBY ST
RIVERSIDE, CA. 92507

ASMT: 247101008, APN: 247101008
JANY HUANG
3090 CRESTVIEW DR
NORCO CA 92860

ASMT: 247101009, APN: 247101009
DOMINGO RAMIREZ
1265 VILLA ST
RIVERSIDE, CA. 92507

Attallah Abughrir
1340 Center Street
Riverside CA 92502

RAMCAM Engineering
670 E Parkridge Avenue, Suite 101
Corona CA 92879

Attallah Abughrir
1340 Center Street
Riverside CA 92502

RAMCAM Engineering
670 E Parkridge Avenue, Suite 101
Corona CA 92879

Attallah Abughrir
1340 Center Street
Riverside CA 92502

RAMCAM Engineering
670 E Parkridge Avenue, Suite 101
Corona CA 92879

Attallah Abughrir
1340 Center Street
Riverside CA 92502

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Corona CA 92879

Attallah Abughrir
1340 Center Street
Riverside CA 92502

RAMCAM Engineering
670 E Parkridge Avenue, Suite 101
Corona CA 92879

Attallah Abughrir
1340 Center Street
Riverside CA 92502

RAMCAM Engineering
670 E Parkridge Avenue, Suite 101
Corona CA 92879

City of Riverside
Planning Department
3900 Main Street, 3rd Floor
Riverside CA 92522

Highgrove Municipal Advisory Council
Attn: R.A. Barnett
474 Prospect Rd
Highgrove CA 92501

City of Riverside
Planning Department
3900 Main Street, 3rd Floor
Riverside CA 92522

Highgrove Municipal Advisory Council
Attn: R.A. Barnett
474 Prospect Rd
Highgrove CA 92501

City of Riverside
Planning Department
3900 Main Street, 3rd Floor
Riverside CA 92522

Highgrove Municipal Advisory Council
Attn: R.A. Barnett
474 Prospect Rd
Highgrove CA 92501



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
 P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
 Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: Plot Plan No. 25290 and Variance No. 1886

Project Location: In the unincorporated area of Riverside County, more specifically located northerly of Palmer Street, easterly of Highgrove Place, southerly of Center Street, westery of Iowa Avenue

Project Description: To extend an existing sign pole height from 45-feet to 70-feet located at an existing Chevron gas station

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: _____

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (15301.e, 15302.b, 15303.e, 15311.a.)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

Reasons why project is exempt: The proposed site is fully developed with an existing gas station, convenience store and existing 45-foot high on-site pole sign. The proposed project footprint is not expanding beyond what is currently existing. The proposed increase in sign height is not significant to create any potential impacts and is consistent with zoning ordinances through the use of variance.

Paul Rull _____ 951-955-0972 _____
County Contact Person Phone Number

Signature Title Date

Date Received for Filing and Posting at OPR: _____

Revised: 3/15/10: Y:\Planning Case Files-Riverside office\PP25290\DH-PC-BOS Hearings\DH-PC\PP25290 NOE Form.docx

Please charge deposit fee case#: Z ZCFG No. 05944 - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1300254

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: ABUGHRIR ATTALLAH \$50.00
paid by: CK 1404
CFG FEE FOR PP25290 AND VAR1886.
paid towards: CFG05944 CALIF FISH & GAME: DOC FEE
at parcel: 1340 CENTER ST RIV
appl type: CFG3

By _____ Jan 09, 2013 16:27
MGARDNER posting date Jan 09, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!