



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

1:30 P.M.

JULY 8, 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 **ADOPTION OF REVISED 2013 DIRECTOR'S HEARING CALENDAR** – Updating the Director's Hearing Calendar dated May 6, 2013:
- Cancelling Desert Hearings for June 10, 2013 and July 15, 2013; and,
 - New location for the Desert Permit Center.

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

- 2.1 **PLOT PLAN NO. 25361** - CEQA Exempt - Applicant: Richard and Candyce Bozner – Second/Second Supervisorial District – Location: Westerly Rancho Corona Drive, southerly of Serfas Club Drive, easterly Corona City Limit - **REQUEST:** The Plot Plan is a proposal to construct a 264 square foot detached roofed pavilion on 1.11 Acres. Project Planner, Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)
- 2.2 **PLOT PLAN NO. 25314** - CEQA Exempt - Applicant: Jody Rodriguez – Fifth/Fifth Supervisorial District – Location: Northerly of Jacinto Street, southerly of Contour Street, easterly of Hansen Avenue, westerly of Valley Road - **REQUEST:** The Plot Plan is a proposal to permit a 2,400 square foot detached residential Agricultural

Building on 3.43 Acres. Continued from June 17, 2013. Project Planner, Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

- 2.3 **PLOT PLAN NO. 25347** - CEQA Exempt - Applicant: Kimberly Perez – First/First Supervisorial District – Northerly of Calle De Suenos, easterly of Avenida Castilla, southerly of Calle Pimienta - **REQUEST:** The Plot Plan is a proposal to construct two (2) 432 square foot pasture sheds, a detached 2,880 square foot RV Garage and a 1,903 square foot detached barn on 5.45 Acres. Project Planner, Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

3.0 PUBLIC COMMENTS:

2013 RIVERSIDE COUNTY DIRECTOR'S HEARING CALENDAR

DRAFT: 06/13/13



JANUARY

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


FEBRUARY

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

MARCH

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

APRIL

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

MAY

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

JUNE

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




JULY

1	DARK	
8	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
15	Desert P.A.C. 77588 El Duna Court Palm Desert	
22	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
29	DARK	

AUGUST

5	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
12	Desert P.A.C. 77588 El Duna Court Palm Desert	
19	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
26	DARK	

SEPTEMBER

2	HOLIDAY	
9	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
16	Desert P.A.C. 77588 El Duna Court Palm Desert	
23	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
30	DARK	




OCTOBER

7	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
14	HOLIDAY	
21	Desert P.A.C. 77588 El Duna Court Palm Desert	
28	DARK	

NOVEMBER

4	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
11	HOLIDAY	
18	Desert P.A.C. 77588 El Duna Court Palm Desert	
25	DARK	

DECEMBER

2	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
9	Desert P.A.C. 77588 El Duna Court Palm Desert	
16	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
23	HOLIDAY	
30	DARK	

251

Agenda Item No.:
Supervisory District: Second/Second
Project Planner: Bahelila Boothe
Director's Hearing: July 8, 2013

PLOT PLAN NO: 25361
Applicant: Candyce Bozner
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 264 square foot detached roofed pavilion on 1.11 acres.

ISSUES OF RELEVANCE:

Property is located in a High Fire Area. Project has been reviewed and cleared by Riverside County Fire Department.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25361, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

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

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

1. The project has a primary dwelling on the parcel where the detached accessory building is proposed.
2. The project site is designated Rural Community: Low Density Residential (1/2 Acre Minimum) on the Temescal Canyon Area Plan.
3. The proposed detached accessory use is a permitted use in the general plan designation.
4. The proposed detached accessory building is a permitted use, subject to approval of a plot plan in the Light Agricultural (A-1) zone.



5. The proposed detached accessory building use is consistent with the development standards set forth in the A-1 zone.
6. The proposed 264 square foot detached roofed pavilion is considered detached accessory building under Section 18.18 of Ordinance No. 348.
7. The detached accessory 264 square foot detached roofed pavilion is compatible with the character of the surrounding community.
8. The detached accessory 264 square foot detached roofed pavilion is located 10 feet from the main building and is compatible with the architecture of the main building.
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 #: PP25361

Parcel: 102-340-011

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to construct a 264 square foot detached roofed pavilion on 1.11 acres.

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.

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. 25361 shall be henceforth defined as follows:

PLOT PLAN:ADMINISTRATIVE Case #: PP25361

Parcel: 102-340-011

10. GENERAL CONDITIONS

10. EVERY. 3 PPA - DEFINITIONS (cont.) RECOMMND

APPROVED EXHIBIT A = Plot Plan No. 25361, Exhibit A, dated May 22, 2013. (Site Plan)

APPROVED EXHIBIT B/C = Plot Plan No. 25361, Exhibit A, dated May 22, 2013. (Floor Plan/Elevation)

BS PLNCK DEPARTMENT

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

PERMIT ISSUANCE:

Per section 105.1 (2010 California Building Code, CBC):
Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building or structure.

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

PLOT PLAN:ADMINISTRATIVE Case #: PP25361

Parcel: 102-340-011

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - LANDUSE APPROVAL ONLY

RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 25361 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS

RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

c. A home occupation shall not be conducted in an accessory

PLOT PLAN:ADMINISTRATIVE Case #: PP25361

Parcel: 102-340-011

10. GENERAL CONDITIONS

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

structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

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

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

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

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

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

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

10.PLANNING. 4 USE - CAUSES FOR REVOCATION RECOMMND

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

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25361

Parcel: 102-340-011

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP

RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS

RECOMMND

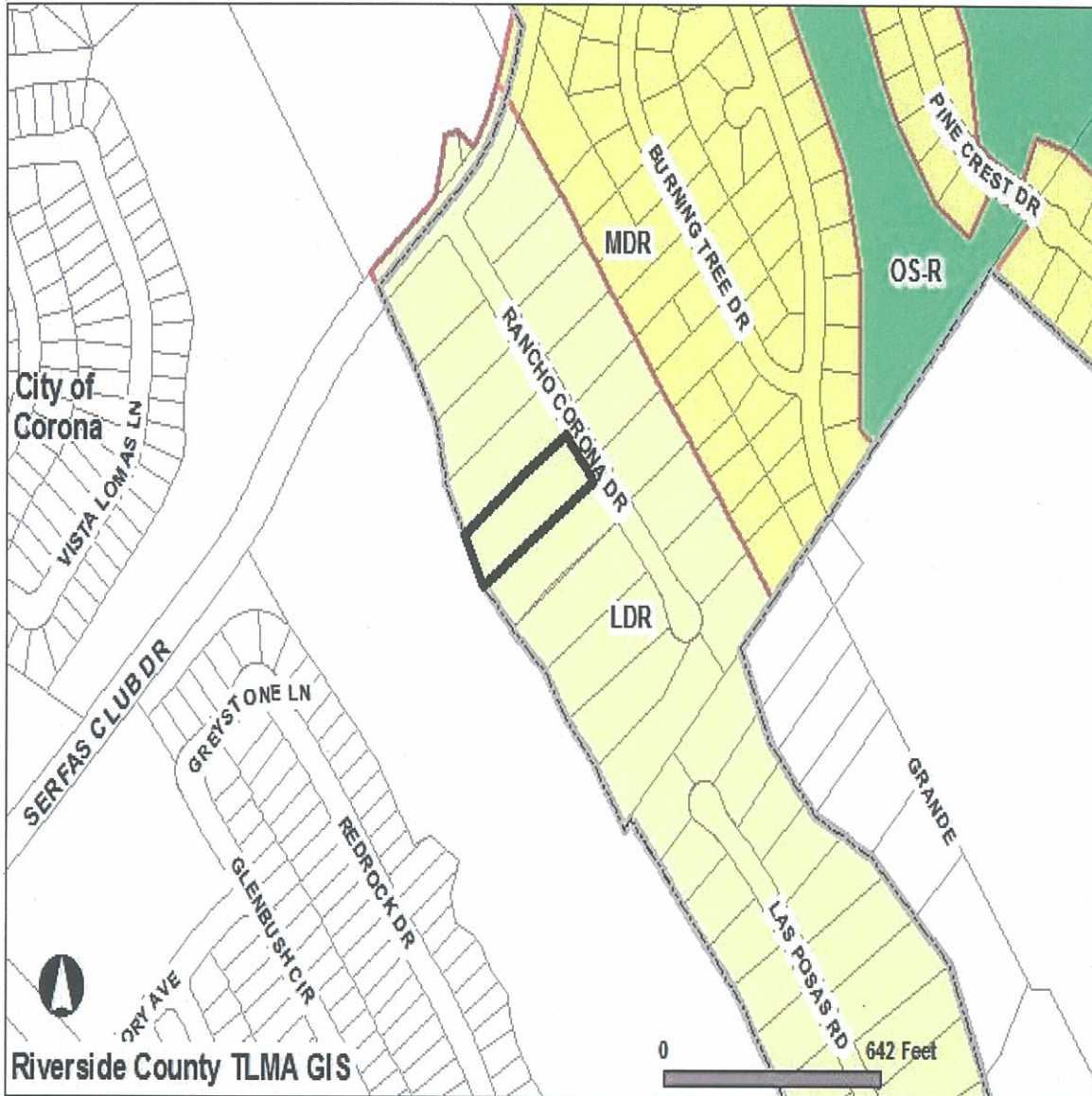
Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS

RECOMMND

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

LAND USE



Selected parcel(s):
102-340-011

LAND USE

- | | | | |
|-----------------|-------------------------------|----------------------------------|------------------------------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | LDR - LOW DENSITY RESIDENTIAL | MDR - MEDIUM DENSITY RESIDENTIAL | OS-R - OPEN SPACE RECREATION |

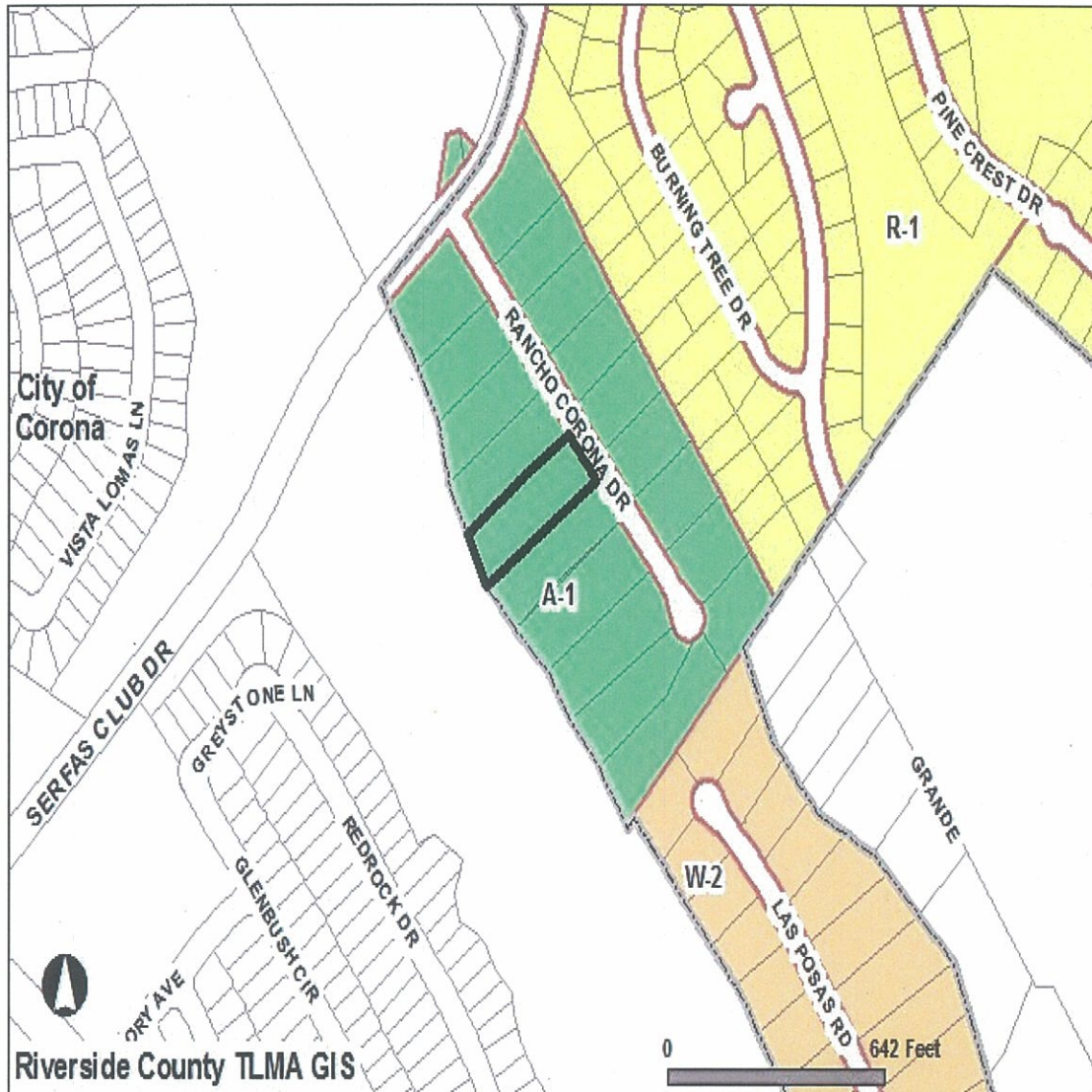
IMPORTANT

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

REPORT PRINTED ON...Wed Jun 05 08:02:18 2013

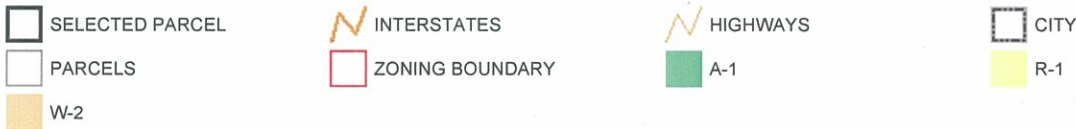
Version 130225

ZONING



Selected parcel(s):
102-340-011

ZONING



IMPORTANT

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REPORT PRINTED ON...Wed Jun 05 08:03:03 2013

Version 130225

2011 AERIAL



Selected parcel(s):
102-340-011

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Version 130225

RIVERSIDE COUNTY GIS



Selected parcel(s):
102-340-011

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Version 130225

RIVERSIDE COUNTY GIS



Selected parcel(s):
102-340-011

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

102-340-011-6

OWNER NAME / ADDRESS

BOZNER FAMILY TRUST
 RICHARD P BOZNER
 CANDYCE BOZNER
 2191 RANCHO CORONA DR
 CORONA, CA. 92862

MAILING ADDRESS

C/O CANDY BOZNER
 (SEE SITUS)

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 87/83
 SUBDIVISION NAME: TR 7219
 LOT/PARCEL: 9, BLOCK: NOT AVAILABLE
 TRACT NUMBER: 7219

LOT SIZE

RECORDED LOT SIZE IS 1.11 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 3382 SQFT., 4 BDRM/ 2.75 BATH, 2 STORY, ATTACHED GARAGE(567 SQ. FT), CONST'D 1979SHAKE, ROOF, CENTRAL HEATING, CENTRAL COOLING, POOL

THOMAS BROS. MAPS PAGE/GRID

PAGE: 742 GRID: G6

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
 CITY SPHERE: CORONA
 ANNEXATION DATE: MAY. 25, 2006
 LAFCO CASE #: 2005-15-1&2
 PROPOSALS: NOT APPLICABLE

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)

JOHN TAVAGLIONE, DISTRICT 2

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

JOHN TAVAGLIONE, DISTRICT 2

TOWNSHIP/RANGE

T3SR7W SEC 33

ELEVATION RANGE

672/700 FEET

PREVIOUS APN

102-330-008

PLANNING**LAND USE DESIGNATIONS**

LDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

TEMESCAL CANYON

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

NONE

ZONING CLASSIFICATIONS (ORD. 348)

A-1 (CZ 743)

ZONING DISTRICTS AND ZONING AREAS

WEST CORONA DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE
NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS
NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS
NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

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

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

WRMSHCP CELL NUMBER
NOT IN A CELL

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

VEGETATION (2005)
DEVELOPED/DISTURBED LAND

FIRE

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

FIRE RESPONSIBILITY AREA
NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

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

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

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

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

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

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
TEMESCAL CANYON

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

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

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

ROAD BOOK PAGE
21B

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

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

WATER DISTRICT
WMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SANTA ANA RIVER

GEOLOGIC

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

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

LIQUEFACTION POTENTIAL
MODERATE
VERY LOW

SUBSIDENCE
SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY
HIGH SENSITIVITY (HIGH A).
BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

MISCELLANEOUS

SCHOOL DISTRICT
CORONA-NORCO UNIFIED

COMMUNITIES
CORONITA

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
NOT APPLICABLE, 56.01 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
041904

FARMLAND
URBAN-BUILT UP LAND

- 059002
- CORONA NORCO UNIFIED SCHOOL
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST
- N.W. MOSQUITO & VECTOR CONT DIST
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- WESTERN MUNICIPAL WATER

SPECIAL NOTES
NO SPECIAL NOTES

CODE COMPLAINTS

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

BUILDING PERMITS

Case #	Description	Status
072263	SWIMMING POOL	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
074031	SLUMPSTONE WALL 68'X3'	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
075436	LATTICE PATIO COVER 25'X17'	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
075822	BARN/HORSE 16X36	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
075926	REINSP FOR WALL	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BAR080012	750SF ROOM ADDITION W/264SF FREESTANDING PATIO	EXPIRED
BAR090117	RENEW EXPD 750 SQFT RM ADDITION ONLY (BAR080012)	FINAL
BXX071496	RE-ROOF W/LIGHTWEGHT CONCRETE TILE	EXPIRED
BZ321450	DWLG & ATT GAR	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ422234	ELECTRICAL SAFETY INSPECTION	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ429380	128X5 BLOCK WALL	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017

ENVIRONMENTAL HEALTH PERMITS

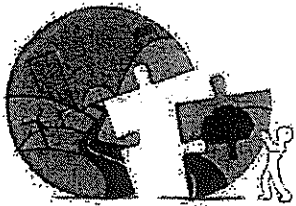
Case #	Description	Status
EHS090610	SEPTIC VERIFICATION	APPLIED

PLANNING PERMITS

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 25361 DATE SUBMITTED: 5/14/13

APPLICATION INFORMATION

Applicant's Name: Candy Bozner E-Mail: cebozner@yahoo.com

Mailing Address: 2191 Rancho Corona Drive
Corona CA 92882
City State ZIP

Daytime Phone No: (951) 735-0228 Fax No: ()

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

Mailing Address: _____
Street
City State ZIP

Daytime Phone No: () Fax No: ()

Property Owner's Name: Candy Bozner E-Mail: cebozner@yahoo.com

Mailing Address: 2191 Rancho Corona Dr
Corona CA 92882
City State ZIP

Daytime Phone No: (951) 735-0228 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).

Candice Borner
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):

Candice Borner
PRINTED NAME OF PROPERTY OWNER(S)
Richard Borner
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE 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 pro perty.

PROJECT INFORMATION

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

a room addition and a patio cover

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 102-340-011

APPLICATION FOR MINOR PLOT PLAN

Section: 33 Township: 35 Range: 7W

Approximate Gross Acreage: 1.11

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

Thomas Brothers Map, edition year, page no., and coordinates: 74260

MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:
(Note: All exhibits shall be folded to a maximum 8 1/2" 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.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/6/2013.

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

APN (s) or case numbers PP25361 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

ASMT: 102082014, APN: 102082014
MARIA RODRIGUEZ, ETAL
2197 BURNING TREE DR
CORONA, CA. 92882

ASMT: 102083009, APN: 102083009
KATHLEEN OCONNELL
2148 BURNING TREE DR
CORONA, CA. 92882

ASMT: 102082015, APN: 102082015
MARY HERNANDEZ, ETAL
2183 BURNING TREE DR
CORONA, CA. 92882

ASMT: 102083010, APN: 102083010
ELIZABETH DAHL, ETAL
2126 BURNING TREE DR
CORONA, CA. 92882

ASMT: 102082016, APN: 102082016
JO FULLER, ETAL
2167 BURNING TREE DR
CORONA, CA. 92882

ASMT: 102083011, APN: 102083011
MARGIE HART, ETAL
2112 MONTEREY PENINSULA DR
CORONA, CA. 92882

ASMT: 102082019, APN: 102082019
GLORIA BELLINIS, ETAL
707 S CEDAR AVE
FULLERTON CA 92833

ASMT: 102083013, APN: 102083013
ANDREW TOMOL
2088 MONTEREY PENINSULA DR
CORONA, CA. 92882

ASMT: 102082020, APN: 102082020
PAMELA MCINTOSH, ETAL
2126 MONTEREY PENINSULA DR
CORONA, CA. 92882

ASMT: 102083017, APN: 102083017
MARGIE HART, ETAL
2112 MONTEREY PENINSULA
CORONA CA 92882

ASMT: 102083003, APN: 102083003
TEARA LEBLANC, ETAL
2228 BURNING TREE DR
CORONA, CA. 92882

ASMT: 102083018, APN: 102083018
STEVEN ROSKO
2003 AVIATION DR UNIT 1
CORONA CA 92880

ASMT: 102083007, APN: 102083007
LUCY CLARK, ETAL
2174 BURNING TREE DR
CORONA, CA. 92882

ASMT: 102083019, APN: 102083019
ANDREW TOMOL
2088 MONTEREY PENINSULA
CORONA CA 92882

ASMT: 102083020, APN: 102083020
VICTORIA DOWNEY, ETAL
1005 SERFAS CLUB DR
CORONA, CA. 92882

ASMT: 102340002, APN: 102340002
KAY PIERSON, ETAL
2260 RANCHO CORONA DR
CORONA, CA. 92882

ASMT: 102083026, APN: 102083026
PHYLLIS MILLER
5091 SUMAC RIDGE DR
YORBA LINDA CA 92886

ASMT: 102340003, APN: 102340003
DONNA RUSK, ETAL
2242 RANCHO CORONA DR
CORONA, CA. 92882

ASMT: 102083027, APN: 102083027
PHYLLIS MILLER
5091 SUMAC RIDGE
YORBA LINDA CA 92886

ASMT: 102340004, APN: 102340004
MARY MADSEN
2216 RANCHO CORONA DR
CORONA, CA. 92882

ASMT: 102083028, APN: 102083028
MICHAEL SCANLON
2160 BURNING TREE DR
CORONA CA 92882

ASMT: 102340006, APN: 102340006
SANDRA SHERIDAN, ETAL
2061 RANCHO CORONA DR
CORONA, CA. 92882

ASMT: 102083029, APN: 102083029
JASON HENDRICKSON
2188 BURNING TREE DR
CORONA, CA. 92882

ASMT: 102340007, APN: 102340007
SHARLA DOYLE, ETAL
2083 RANCHO CORONA DR
CORONA, CA. 92882

ASMT: 102140009, APN: 102140009
JUDITH HONSTEIN, ETAL
1270 PASEO GRANDE
CORONA, CA. 92882

ASMT: 102340008, APN: 102340008
BRIAN GOVERNOR, ETAL
2109 RANCHO CORONA DR
CORONA, CA. 92882

ASMT: 102340001, APN: 102340001
STEFANIE SCHLOSSER, ETAL
2290 RANCHO CORONA DR
CORONA, CA. 92882

ASMT: 102340009, APN: 102340009
LYNDA DEPINHO, ETAL
2137 RANCHO CORONA DR
CORONA, CA. 92882

ASMT: 102340011, APN: 102340011
RICHARD BOZNER, ETAL
C/O CANDY BOZNER
2191 RANCHO CORONA DR
CORONA, CA. 92882

ASMT: 102340018, APN: 102340018
MICHELLE STAYTON, ETAL
2134 RANCHO CORONA DR
CORONA, CA. 92882

ASMT: 102340012, APN: 102340012
PAULA VINNEDGE, ETAL
2215 RANCHO CORONA DR
CORONA, CA. 92882

ASMT: 102340019, APN: 102340019
LINDA LARSEN, ETAL
2112 RANCHO CORONA DR
CORONA, CA. 92882

ASMT: 102340013, APN: 102340013
BEAULAH DIDION
2241 RANCHO CORONA DR
CORONA, CA. 92882

ASMT: 102340020, APN: 102340020
SYLVIA AJIMINE, ETAL
2060 RANCHO CORONA DR
CORONA, CA. 92882

ASMT: 102340014, APN: 102340014
DONALD VANDALSEM, ETAL
C/O JANE TAKODORO
2263 RANCHO CORONA DR
CORONA, CA. 92882

ASMT: 102340021, APN: 102340021
KEARYLYN STAYTON, ETAL
2165 RANCHO CORONA DR
CORONA, CA. 92882

ASMT: 102340015, APN: 102340015
JANICE ALDENDIFER, ETAL
2289 RANCHO CORONA DR
CORONA, CA. 92882

ASMT: 102340022, APN: 102340022
RANCHO CORONA
C/O SPONSELLER CONSTRUCTION
P O BOX 488
CORONA CA 92878

ASMT: 102340016, APN: 102340016
CYNTHIA ALONZO ALOTIS
2200 RANCHO CORONA DR
CORONA, CA. 92882

ASMT: 102350013, APN: 102350013
ADRIAN REINIS
2089 LAS POSAS RD
CORONA, CA. 92882

ASMT: 102340017, APN: 102340017
RANCHO CORONA DRIVE TRUST
BOX 240 C/O TAX SVC
2621 GREEN RIVER NO 105
CORONA CA 92882

ASMT: 102602034, APN: 102602034
CITY OF CORONA
P O BOX 940
CORONA CA 92878



ASMT: 102704007, APN: 102704007
GEORGE EATON
1200 GREYSTONE LN
CORONA, CA. 92882

ASMT: 102704014, APN: 102704014
CHRISTINA TARR, ETAL
2571 REDROCK DR
CORONA, CA. 92882

ASMT: 102704008, APN: 102704008
THINH THAI
C/O TIM THAI
2599 REDROCK DR
CORONA, CA. 92882

ASMT: 102704015, APN: 102704015
MARIAN DONATO, ETAL
C/O MARIAN DONATO
2561 REDROCK DR
CORONA, CA. 92882

ASMT: 102704009, APN: 102704009
ANGIE LIM
2595 REDROCK DR
CORONA, CA. 92882

ASMT: 102704016, APN: 102704016
CAROL GUTIEREZ, ETAL
2551 REDROCK DR
CORONA, CA. 92882

ASMT: 102704010, APN: 102704010
ROBERTA ZAROURA, ETAL
2589 REDROCK DR
CORONA, CA. 92882

ASMT: 102704017, APN: 102704017
MICHELE WERNER, ETAL
2545 REDROCK DR
CORONA, CA. 92882

ASMT: 102704011, APN: 102704011
JEANETTE SAMAAAN, ETAL
2585 REDROCK DR
CORONA, CA. 92882

ASMT: 102704018, APN: 102704018
ZAHAI JAMIL, ETAL
P O BOX 791
CORONA CA 92878

ASMT: 102704012, APN: 102704012
JESSICA FAIRCLOUGH, ETAL
2581 REDROCK DR
CORONA, CA. 92882

ASMT: 102704019, APN: 102704019
ANURADHA GANU, ETAL
2531 REDROCK DR
CORONA, CA. 92882

ASMT: 102704013, APN: 102704013
FADI BATARSEH
2575 REDROCK DR
CORONA, CA. 92882

ASMT: 102704020, APN: 102704020
MARIA ELJEBAIL, ETAL
2525 REDROCK DR
CORONA, CA. 92882

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Agenda Item No.: 2.12
Supervisory District: Fifth/Fifth
Project Planner: Bahelila Boothe
Director's Hearing: July 8, 2013
Continued from: June 17, 2013

PLOT PLAN NO: 25314
Applicant: Jody Rodriguez
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to permit a 2,400 square foot detached residential Agricultural Building on 3.43 Acres.

ISSUES OF RELEVANCE:

The property is located in a State Fire Responsibility Area. Project has been reviewed and conditioned by Riverside County Fire Department.

FURTHER PLANNING CONSIDERATIONS:

June 17, 2013

Project was continued from the June 17, 2013 Director's Hearing agenda for applicant to contact Riverside County Fire Department regarding fire conditions of approval. Specifically 10 Fire 3, 10 Fire 4, 10 Fire 5, 80 Fire 4 and 90 Fire 1, applicant will have fire department clear or remove this condition. Site exhibit reference an existing 5,000 gallon water storage tank and this information will be verified with fire department.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25314, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project has a primary dwelling on the parcel where the detached accessory buildings are proposed.
2. The project site is designated Rural Community: Estate Density Residential (2 Acres Minimum) on the Lakeview/Nuevo Area Plan.
3. The proposed detached accessory use is a permitted use in the general plan designation.
4. The proposed detached accessory building is a permitted use, subject to approval of a plot plan in the Residential Agricultural (R-A-2 ½) zone.
5. The proposed detached accessory buildings uses are consistent with the development standards set forth in the R-A-2 ½ zone.
6. The proposed 2,400 square foot detached residential Agricultural Building is considered detached accessory building under Section 18.18 of Ordinance No. 348.

7. The detached 2,400 square residential agricultural building is compatible with the character of the surrounding community.
8. The detached accessory 2,400 square foot residential agricultural building is located 127 feet from the main building and consistent with the characteristics of the surrounding community.
9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

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.

PLOT PLAN:ADMINISTRATIVE Case #: PP25314

Parcel: 427-380-016

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 2,400 square foot detached agricultural building on 3.43 acres.

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.

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. 25314 shall be henceforth defined as follows:

PLOT PLAN:ADMINISTRATIVE Case #: PP25314

Parcel: 427-380-016

10. GENERAL CONDITIONS

10. EVERY. 3 PPA - DEFINITIONS (cont.) RECOMMND

APPROVED EXHIBIT A = Plot Plan No. 25314, Exhibit A,
Amd.#1, dated May 16, 2013.

APPROVED EXHIBIT B = Plot Plan No. 25314, Exhibit B/C,
dated May 16, 2013. (Floor Plans/Elevations)

BS PLNCK DEPARTMENT

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

PERMIT ISSUANCE:

Per section 105.1 (2010 California Building Code, CBC):
Where any owner or authorized agent intends to construct,
enlarge, alter, repair, move, demolish or change the
occupancy of a building or structure, or to erect, install,
enlarge, alter, repair, remove, convert, or replace any
electrical, gas, mechanical, or plumbing system, the
regulation of which is governed by this code, or to cause
any such work to be done, shall first make application to
the building official and obtain the required permit.
The applicant shall obtain the required building permit(s)
from the building department prior to any construction or
placement of any building, structure or equipment on the
property.

The applicant shall obtain an approved final building
inspection and certificate of occupancy from the building
department prior to any use or occupancy of the building,
or structure.

At no time shall the approval of the planning case exhibit
allow for the construction or use of any building or
structure.

In residential applications, each separate structure will
require a separate building permit.

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s)
from the building department prior to any construction on
the property. All building plans and supporting
documentation shall comply with current adopted California
Building Codes, Riverside County Ordinances, and California
Title 25 regulations in effect at the time of building plan
submittal and fee payment to the Building Department. All
Building Department plan submittal and fee requirements
shall apply.

PLOT PLAN:ADMINISTRATIVE Case #: PP25314

Parcel: 427-380-016

10. GENERAL CONDITIONS

FIRE DEPARTMENT

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

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

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

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

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

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

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

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

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

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

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 25314 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

PLOT PLAN:ADMINISTRATIVE Case #: PP25314

Parcel: 427-380-016

10. GENERAL CONDITIONS

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

are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

c. A home occupation shall not be conducted in an accessory 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.

PLOT PLAN:ADMINISTRATIVE Case #: PP25314

Parcel: 427-380-016

10. GENERAL CONDITIONS

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

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

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

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

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

10.PLANNING. 4 USE - CAUSES FOR REVOCATION RECOMMND

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

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

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25314

Parcel: 427-380-016

20. PRIOR TO A CERTAIN DATE

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

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

FIRE DEPARTMENT

80.FIRE. 1 USE* -#51-WATER CERTIFICATION NOTAPPLY

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering 1000 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

80.FIRE. 2 MAP-#50A- WATER TANK SYSTEM MET

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25314

Parcel: 427-380-016

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

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

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

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

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

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

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

90.FIRE. 2 FINAL INSPECTION RECOMMND

Prior to occupancy a Fire Department inspection is required to verify all conditions stated at plan check are met.

Riverside office (951)955-4777
Murrieta office (951)600-6160
Indio Office (760)863-8886

2011 AERIAL



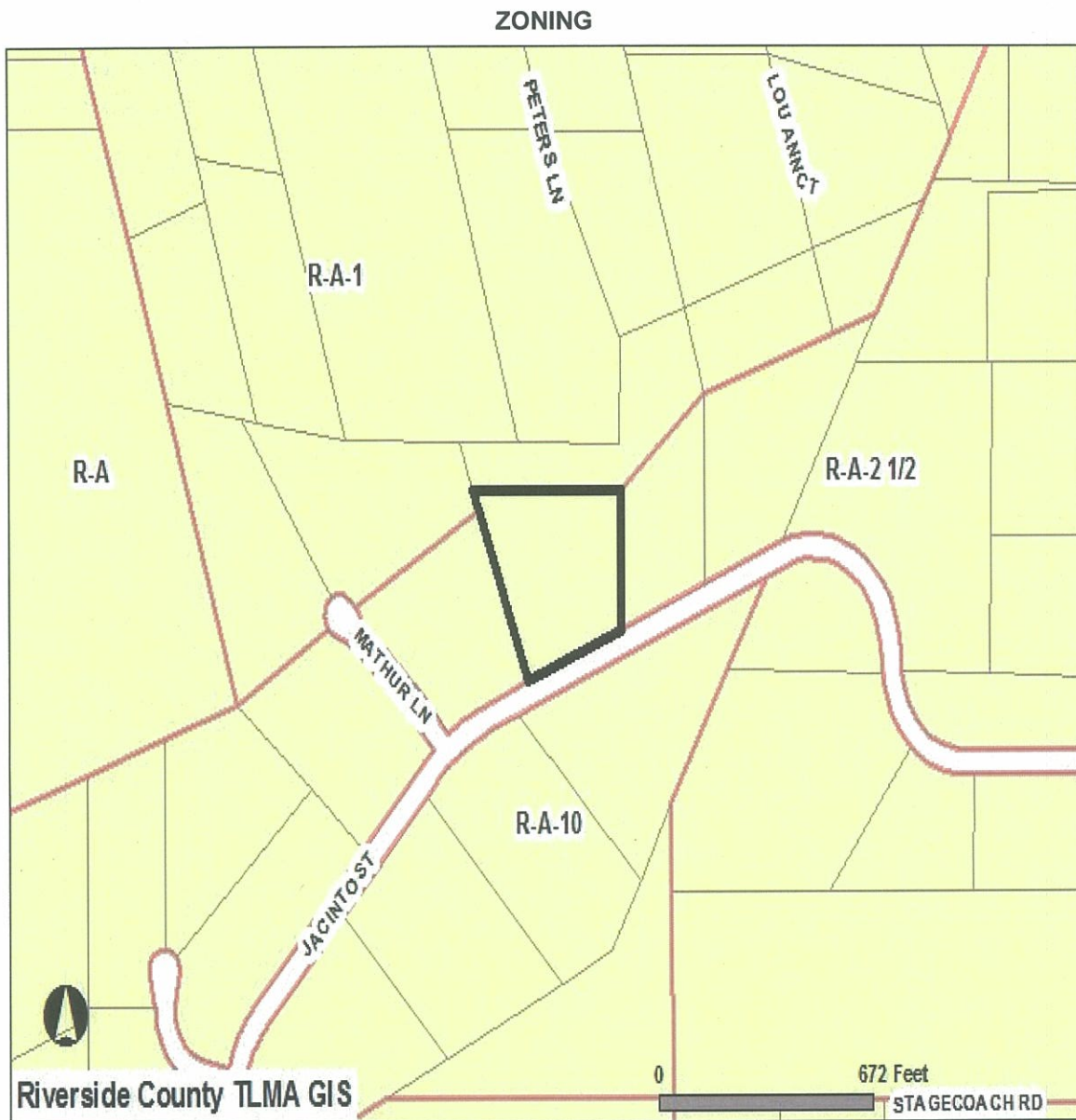
Selected parcel(s):
427-380-016

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 May 20 11:12:27 2013

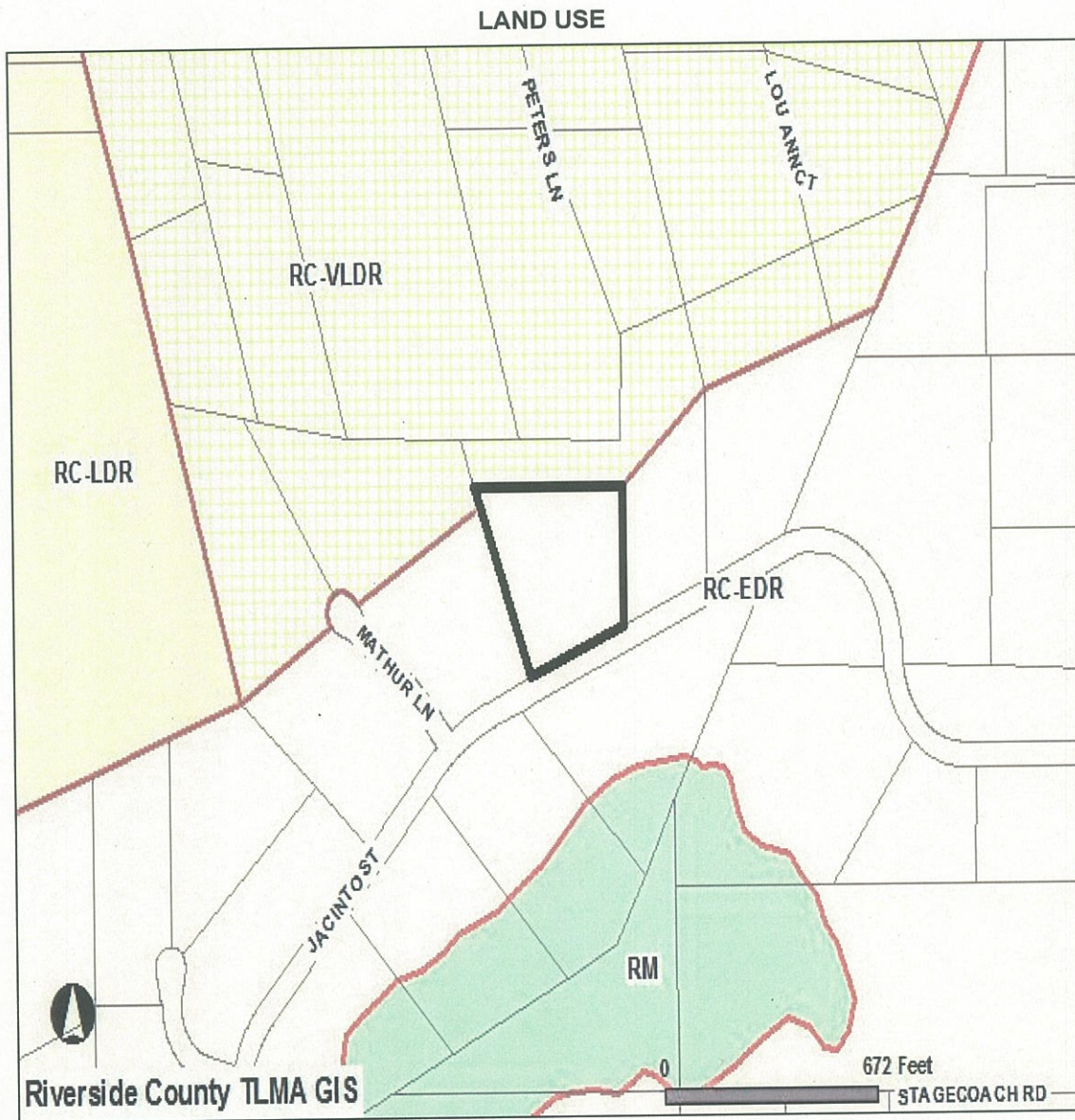
Version 130225



- SELECTED PARCEL
- ZONING BOUNDARY
- R-A, R-A-1, R-A-10, R-A-2 1/2
- INTERSTATES
- HIGHWAYS
- PARCELS

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

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 Version 130225



Selected parcel(s):
427-380-016

LAND USE

- | | | | |
|---|--|--|------------------------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | PARCELS |
| EDR-RC - RURAL COMMUNITY - ESTATE DENSITY RESIDENTIAL | LDR-RC - RURAL COMMUNITY - LOW DENSITY RESIDENTIAL | RC-VLDR - RURAL COMMUNITY - VERY LOW DENSITY RESIDENTIAL | 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.

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Version 130225

PLOT PLAN:ADMINISTRATIVE Case #: PP25314

Parcel: 427-380-016

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION DRAFT

The use hereby permitted is a proposal to construct a 2,400 square foot detached agricultural building on 3.43 acres.

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.

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. 25314 shall be henceforth defined as follows:

PLOT PLAN:ADMINISTRATIVE Case #: PP25314

Parcel: 427-380-016

10. GENERAL CONDITIONS

10. EVERY. 3 PPA - DEFINITIONS (cont.) RECOMMND

APPROVED EXHIBIT A = Plot Plan No. 25314, Exhibit A,
Amd.#1, dated May 16, 2013.

APPROVED EXHIBIT B = Plot Plan No. 25314, Exhibit B/C,
dated May 16, 2013. (Floor Plans/Elevations)

BS PLNCK DEPARTMENT

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

PERMIT ISSUANCE:

Per section 105.1 (2010 California Building Code, CBC):
Where any owner or authorized agent intends to construct,
enlarge, alter, repair, move, demolish or change the
occupancy of a building or structure, or to erect, install,
enlarge, alter, repair, remove, convert, or replace any
electrical, gas, mechanical, or plumbing system, the
regulation of which is governed by this code, or to cause
any such work to be done, shall first make application to
the building official and obtain the required permit.
The applicant shall obtain the required building permit(s)
from the building department prior to any construction or
placement of any building, structure or equipment on the
property.

The applicant shall obtain an approved final building
inspection and certificate of occupancy from the building
department prior to any use or occupancy of the building,
or structure.

At no time shall the approval of the planning case exhibit
allow for the construction or use of any building or
structure.

In residential applications, each separate structure will
require a separate building permit.

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s)
from the building department prior to any construction on
the property. All building plans and supporting
documentation shall comply with current adopted California
Building Codes, Riverside County Ordinances, and California
Title 25 regulations in effect at the time of building plan
submittal and fee payment to the Building Department. All
Building Department plan submittal and fee requirements
shall apply.

PLOT PLAN:ADMINISTRATIVE Case #: PP25314

Parcel: 427-380-016

10. GENERAL CONDITIONS

FIRE DEPARTMENT

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

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

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

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

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

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

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

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

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

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

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 25314 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or

PLOT PLAN:ADMINISTRATIVE Case #: PP25314

Parcel: 427-380-016

10. GENERAL CONDITIONS

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

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

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

c. A home occupation shall not be conducted in an accessory 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

PLOT PLAN:ADMINISTRATIVE Case #: PP25314

Parcel: 427-380-016

10. GENERAL CONDITIONS

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

to residential use shall be kept on the site.

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

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

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

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

10.PLANNING. 4 USE - CAUSES FOR REVOCATION RECOMMND

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

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

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25314

Parcel: 427-380-016

20. PRIOR TO A CERTAIN DATE

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

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

FIRE DEPARTMENT

80.FIRE. 1 USE* -#51-WATER CERTIFICATION RECOMMND

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering 1000 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

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.

05/20/13
11:09

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 7

PLOT PLAN:ADMINISTRATIVE Case #: PP25314

Parcel: 427-380-016

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1

USE-#27-EXTINGUISHERS

RECOMMND


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

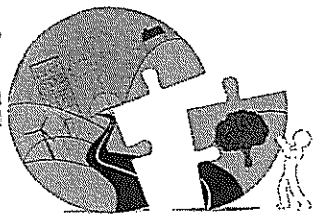
Boothe, Bahelila

From: Jones, David
Sent: Monday, March 18, 2013 5:53 PM
To: Boothe, Bahelila
Subject: PP25314

The site is located in a low liquefaction potential zone and the County's subsidence potential zone. The site is located in an area of high potential for paleo resources at shallow depths below the ground surface. Also, the ground surface of the site appears to have been disturbed in the past through site grading and other site uses. Thus, in accordance with the General Plan policies and the AP Act, GEO, PDP, and PDA reports are not required for this case.

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


David L. Jones
Chief Engineering Geologist
TLMA- Planning



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25314 DATE SUBMITTED: 3/4/13

APPLICATION INFORMATION

Applicant's Name: Jody Rodriguez E-Mail: LeoJody@DSLExtreme.com

Mailing Address: P.O. Box 288 Nuevo CA 9
Nuevo City CA State 92567 ZIP

Daytime Phone No: (951) 712-9771 ~~Fax~~ No: (951) 371-7883

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

Mailing Address: _____
Street

City State ZIP

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

Property Owner's Name: Leo + Jody Rodriguez E-Mail: _____

Mailing Address: Same AS Above
Street

City State ZIP

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

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

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

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR MINOR PLOT PLAN

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Leo Rodriguez Jochy Rodriguez [Signature] Jochy Rodriguez
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):

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

PROJECT INFORMATION

Proposal (describe the project and reference the applicable Ord. No. 348 section): _____
40 x 60 metal building

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 427-380-014

APPLICATION FOR MINOR PLOT PLAN

Section: 29 Township: T4S Range: R2W

Approximate Gross Acreage: 3.37

General location (nearby or cross streets): North of ~~Contour~~ Jacinto, South of Contour, East of Fetty Hansen West of ~~Hansa~~ Valley

Thomas Brothers Map, edition year, page no., and coordinates: #779-C-7 2008-ed

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

COMMERCIAL/INDUSTRIAL

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

ACCESSORY BUILDING

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

GUEST HOUSE

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



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



George A. Johnson
Agency Director

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

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 Jody Rodriguez hereafter "Applicant" and LEO + Jody Rodriguez Property Owner".

Description of application/permit use:

40 X 60 Metal Building

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

Section 1. Deposit-based Fees

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

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

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

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

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 427-380-016

Property Location or Address:

31990 Jacinto St. Nuevo CA 92567

2. PROPERTY OWNER INFORMATION:

Property Owner Name: LEO + Jody Rodriguez

Phone No.: (951) 712-9771 / 951 453-7391

Firm Name: _____

Email: LEOJody@DSLEXTreme.com

Address: P.O. Box 288
Nuevo CA 92567

3. APPLICANT INFORMATION:

Applicant Name: Jody Rodriguez

Phone No.: (951) 712-9771

Firm Name: _____

Email: Same

Address (if different from property owner)
Same

4. SIGNATURES:

Signature of Applicant: Jody Rodriguez Date: _____
Print Name and Title: Jody Rodriguez (owner)

Signature of Property Owner: Leo R Date: _____
Print Name and Title: LEO Rodriguez (property owner)

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: _____

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).

Leo Rodriguez Jody Rodriguez [Signature] Jody Rodriguez
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):

Jody Rodriguez Jody Rodriguez
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

Leo Rodriguez [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

PROJECT INFORMATION

Proposal (describe the project and reference the applicable Ord. No. 348 section):
40 x 60 metal building

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 427-380-014

RIVERSIDE COUNTY GIS



Selected parcel(s):
427-380-016

IMPORTANT

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

STANDARD WITH PERMITS REPORT

APNs

427-380-016-9

OWNER NAME / ADDRESS

LEO RODRIGUEZ
JODY RODRIGUEZ
31990 JACINTO ST
NUEVO, CA. 92567

MAILING ADDRESS

(SEE OWNER)
P O BOX 288
NUEVO CA. 92567

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 84/13
SUBDIVISION NAME: PM 15628
LOT/PARCEL: 1, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 3.43 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1736 SQFT., 3 BDRM/ 2 BATH, 1 STORY, CONST'D 2007 COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 779 GRID: C6, C7

CITY BOUNDARY/SPHERE

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

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)

MARION ASHLEY, DISTRICT 5

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T4SR2W SEC 20

ELEVATION RANGE

1716/1776 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING**LAND USE DESIGNATIONS**

RC-EDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

LAKEVIEW / NUEVO

COMMUNITY ADVISORY COUNCILS

NUEVO - LAKEVIEW (MAC)

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-A-2 1/2 (CZ 5696)

ZONING DISTRICTS AND ZONING AREAS

NUEVO AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

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
2753

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
01731

VEGETATION (2005)
AGRICULTURAL LAND
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
NOT IN A DISTRICT

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

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

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
LAKEVIEW/NUEVO

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

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
99B

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED

WATER DISTRICT
EMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SAN JACINTO VALLEY

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

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

LIQUEFACTION POTENTIAL
LOW

SUBSIDENCE
SUSCEPTIBLE

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

MISCELLANEOUS

SCHOOL DISTRICT
NUVIEW UNION & PERRIS UNION HIGH

COMMUNITIES
NUEVO

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

LIGHTING (ORD. 655)
ZONE B, 33.80 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
042720
042721

FARMLAND
LOCAL IMPORTANCE
OTHER LANDS

083014

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

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

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

BUILDING PERMITS

Case #	Description	Status
BGR070330	GRADE FOR SINGLE FAMILY RESIDENTIAL	FINAL
BMR072007	SITE PREP FOR FACTORY BUILT HOME	FINAL
BMR072008	INSTALL FACTORY BUILT UBC HOME 1736 SF	FINAL
BMR072257	PERMANENT FOUNDATION TO MANUFACTURED HOME	VOID

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHS031944	CONSULTATION - HOURLY	APPLIED
EHS071250	SEPTIC VERIFICATION	ISSUED
EHW060880	WELL RECONSTRUCTION	APPLIED

PLANNING PERMITS

Case #	Description	Status
HANS01731	SFR	APPROVED
MT072440	PM 15628 LOT 1	PAID
MT080192	PM15628 LOT 1	PAID
MT080193	PM15628 LOT 1	PAID
MT080194	PM15628 LOT 1	PAID
SUP01359	2900 SQFT MODULE 4 BEDROOM, 2 1/2 BATH/FLIP FLOP	APPROVED

REPORT PRINTED ON...Mon Mar 04 16:30:23 2013
Version 121101

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/21/2013,

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

APN (s) or case numbers PP 25314 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

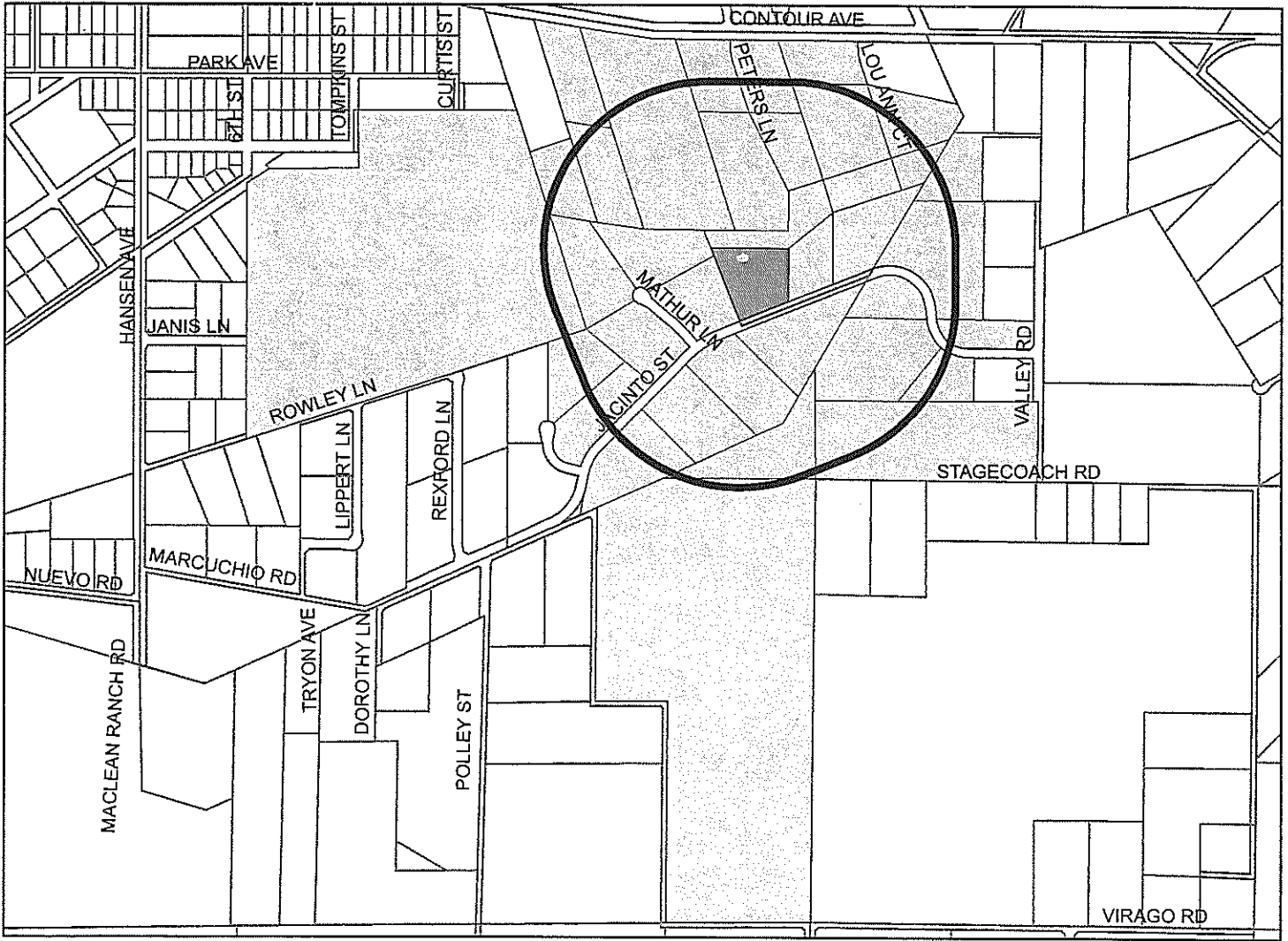
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

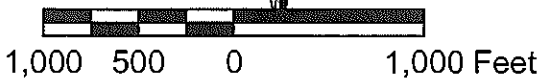
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

PP25314 (1000 feet buffer)



Selected Parcels

427-400-012	427-400-015	427-380-007	427-170-067	427-380-002	427-400-004	427-380-009	427-380-015	427-170-055	427-400-007
427-400-009	427-400-013	429-030-009	427-380-006	427-170-046	427-380-012	427-380-024	427-400-011	427-380-013	427-380-025
427-400-006	427-380-008	427-380-018	427-380-016	427-380-003	427-170-049	427-400-014	427-170-038	427-370-010	427-170-057
427-400-008	427-380-010	427-380-019	427-380-017	427-380-005	427-400-005	427-170-058			



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ASMT: 427170038, APN: 427170038
OMAR MUNOZ
21915 VALLEY RD
NUEVO, CA. 92567

ASMT: 427370010, APN: 427370010
RICHARD FERRARI, ETAL
1265 MONTECITO AVE NO 200
MOUNTAIN VIEW CA 94043

ASMT: 427170046, APN: 427170046
LEON MOTTE, ETAL
445 SOUTH D
PERRIS CA 92570

ASMT: 427380002, APN: 427380002
DANA BEAURY
31685 CONTOUR RD
NUEVO, CA. 92567

ASMT: 427170049, APN: 427170049
JENNIFER LEWIS, ETAL
32005 JACINTO ST
NUEVO, CA. 92567

ASMT: 427380003, APN: 427380003
RONALD TUCKER, ETAL
P O BOX 473
NUEVO CA 92567

ASMT: 427170055, APN: 427170055
DONNA MCKEEHAN, ETAL
32200 JACINTO ST
NUEVO, CA. 92567

ASMT: 427380005, APN: 427380005
STEVEN MELILLO
2508 HOLLY LN
NEWPORT BEACH CA 92663

ASMT: 427170057, APN: 427170057
DIANE MCKEEHAN, ETAL
32105 JACINTO ST
NUEVO, CA. 92567

ASMT: 427380006, APN: 427380006
JAMIE BRADBURY, ETAL
P O BOX 577
NUEVO CA 92567

ASMT: 427170058, APN: 427170058
LEON MOTTE, ETAL
C/O MOTTE ENTERPRISES
445 SOUTH D ST 2ND FL
PERRIS CA 92570

ASMT: 427380007, APN: 427380007
ROBERT VALENTINE, ETAL
21512 PETERS LN
NUEVO, CA. 92567

ASMT: 427170067, APN: 427170067
KATHY CUNNINGHAM, ETAL
21645 VALLEY RD
NUEVO, CA. 92567

ASMT: 427380008, APN: 427380008
JULIANNE BERRYHILL
21625 PETERS LN
NUEVO, CA. 92567

ASMT: 427380009, APN: 427380009
DENNIS ANDERSON
21604 PETERS LN
NUEVO, CA. 92567

ASMT: 427380018, APN: 427380018
JOSE MEJIA, ETAL
C/O LAURA ELAINE & JOSE LUIS MEJIA
P O BOX 217
NUEVO CA 92567

ASMT: 427380010, APN: 427380010
LEIGH VENHAUS, ETAL
21515 LOU ANN CT
NUEVO, CA. 92567

ASMT: 427380019, APN: 427380019
DORENA ESPARZA, ETAL
23654 PARKLAND AVE
MORENO VALLEY CA 92557

ASMT: 427380012, APN: 427380012
LOU TRAVERS, ETAL
21575 LOU ANN CT
NUEVO, CA. 92567

ASMT: 427380024, APN: 427380024
LOU TRAVERS, ETAL
21575 LOUANN CT
NUEVO CA 92567

ASMT: 427380013, APN: 427380013
CATHERINE HENDRICK, ETAL
32015 CONTOUR AVE
NUEVO, CA. 92567

ASMT: 427400004, APN: 427400004
ADARSH SAIGAL, ETAL
6412 VIA CORRAL
ANAHEIM CA 92807

ASMT: 427380015, APN: 427380015
DENNIS ANDERSON
32045 PETERS LN
NUEVO CA 92567

ASMT: 427400005, APN: 427400005
JANICA RYE, ETAL
P O BOX 1386
NUEVO CA 92567

ASMT: 427380016, APN: 427380016
JODY RODRIGUEZ, ETAL
P O BOX 288
NUEVO CA 92567

ASMT: 427400006, APN: 427400006
SYLVIA TORRES, ETAL
17117 S VERMONT AVE NO 133
GARDENA CA 90248

ASMT: 427380017, APN: 427380017
SALLY HANSON
32052 JACINTO ST
NUEVO, CA. 92567

ASMT: 427400007, APN: 427400007
GLORIA MONTANEZ, ETAL
31215 SUNSET AVE
NUEVO CA 92567

ASMT: 427400008, APN: 427400008
RITA TUCKER, ETAL
P O BOX 954
NUEVO CA 92567

ASMT: 429030009, APN: 429030009
DOROTHY POLLEY, ETAL
84920 TERRITORIAL HWY
EUGENE OR 97402

ASMT: 427400009, APN: 427400009
EPIFANIO LOZANO
15303 KORNBLUM AVE
EL CAMINO VILLAGE CA 90260

ASMT: 427400011, APN: 427400011
IRMA WAGONER, ETAL
C/O JAMES WORSHAM
1468 OAKHORNE DR
HARBOR CITY CA 90710

ASMT: 427400012, APN: 427400012
ESTHER LUNA, ETAL
31525 JACINTO ST
NUEVO, CA. 92567

ASMT: 427400013, APN: 427400013
KAY BARTH, ETAL
31655 JACINTO ST
NUEVO CA 92567

ASMT: 427400014, APN: 427400014
MICHELLE MCCURRY, ETAL
31705 JACINTO ST
NUEVO, CA. 92567

ASMT: 427400015, APN: 427400015
BERLENE HERNANDEZ, ETAL
23704 SONATA DR
MURRIETA CA 92562

Agenda Item No.: 2.3
Supervisory District: First/First
Project Planner: Bahelila Boothe
Director's Hearing: July 8, 2013

PLOT PLAN NO: 25347
Applicant: Kimberly Perez
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct two (2) 432 square foot pasture sheds, a detached 2,880 square foot RV Garage and a 1,903 square foot detached barn on 5.45 Acres.

ISSUES OF RELEVANCE:

The property is located in a State Fire Responsibility Area. Project has been reviewed and conditioned by Riverside County Fire Department.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25347, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project has a primary dwelling on the parcel where the detached accessory buildings are proposed.
2. The project site is designated Rural: Rural Mountainous (10 Acres Minimum) on the Southwest Area Plan.
3. The proposed detached accessory uses are a permitted use in the general plan designation.
4. The proposed detached accessory building is a permitted use, subject to approval of a plot plan in the 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 two (2) 432 square foot pasture sheds, a detached 2,880 square foot RV Garage and 1,903 square foot detached barn are considered detached accessory buildings under Section 18.18 of Ordinance No. 348.
7. The detached two (2) 432 square foot pasture sheds, a detached 2,880 square foot RV Garage and a 1,903 square foot detached barn are compatible with the character of the surrounding community.
8. The detached accessory two (2) 432 square foot pasture sheds, a detached 2,880 square foot RV Garage and a 1,903 square foot detached barn are located more than 100 feet from the main building and consistent with the characteristics of the surrounding community.

*K for
L.W.*

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

CONCLUSIONS:

1. The proposed 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.

PLOT PLAN:ADMINISTRATIVE Case #: PP25347

Parcel: 930-260-018

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to construct two (2) 432 square foot pasture sheds, a detached 2,880 square foot RV Garage and a 1,903 square foot detached barn on 5.45 Acres.

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.

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25347

Parcel: 930-260-018

10. GENERAL CONDITIONS

10. EVERY. 3 PPA - DEFINITIONS (cont.) RECOMMND

No. 25347 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25347, Exhibit A,
Amd.#1 dated May 13, 2013. (Site Plan)

APPROVED EXHIBIT B/C = Plot Plan No. 25347, Exhibit B/C
dated April 18, 2013. (Floor Plans/Elevations - Barn)

APPROVED EXHIBIT B/C = Plot Plan No. 25347, Exhibit B/C,
dated April 18, 2013. (Floor Plans/Elevations - Pasture
Shed and RV Garage)

BS PLNCK DEPARTMENT

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

The approval is for the proposed construction of two (2)
432 sq. ft. pasture sheds, a 2,880 sq. ft. RV detached
garage, and a 1,903 sq. ft. detached barn.

PERMIT ISSUANCE:

Per section 105.1 (2010 California Building Code, CBC):
Where any owner or authorized agent intends to construct,
enlarge, alter, repair, move, demolish or change the
occupancy of a building or structure, or to erect, install,
enlarge, alter, repair, remove, convert, or replace any
electrical, gas, mechanical, or plumbing system, the
regulation of which is governed by this code, or to cause
any such work to be done, shall first make application to
the building official and obtain the required permit.
The applicant shall obtain the required building permit(s)
from the building department prior to any construction or
placement of any building, structure or equipment on the
property.

The applicant shall obtain an approved final building
inspection and certificate of occupancy from the building
department prior to any use or occupancy of the building,
or structure.

At no time shall the approval of the planning case exhibit
allow for the construction or use of any building or
structure.

In residential applications, each separate structure will
require a separate building permit.

PLOT PLAN:ADMINISTRATIVE Case #: PP25347

Parcel: 930-260-018

10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK (cont.)

RECOMMND

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: Verification of previous building permits of existing structures could not be verified at this time. Where any building, structure or equipment has been constructed or placed on the property without required permit(s), the applicant shall obtain the required building permit and approved final inspection from the building department prior to any occupancy or use of the applicable item.

E HEALTH DEPARTMENT

10.E HEALTH. 1 OWTS - NO RV DUMP STATION

RECOMMND

No Recreational Vehicle (RV) wastewater shall be allowed to be discarded into any onsite wastewater treatment system (OWTS). As a consequence, no RV dump station shall be allowed to be connected to an OWTS.

10.E HEALTH. 2 PP 25347 - COMMENTS

RECOMMND

Plot Plan 25347 is proposing to construct two (2) 432 square foot sheds, a 2,880 square foot RV garage, and a detached 1,903 square foot barn on a 5.45 acre property. No plumbing is proposed in any of the aforementioned structures.

The location of the existing onsite wastewater treatment system (OWTS) system was identified via Department of Environmental Health (DEH) records (refer to PM 17079, Lot). Based on this information, the location of the proposed structure do not appear to encroach upon the location of the existing OWTS.

PLOT PLAN:ADMINISTRATIVE Case #: PP25347

Parcel: 930-260-018

10. GENERAL CONDITIONS

FIRE DEPARTMENT

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

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

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

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

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

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

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

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

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

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

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 25347 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or

PLOT PLAN:ADMINISTRATIVE Case #: PP25347

Parcel: 930-260-018

10. GENERAL CONDITIONS

10.PLANNING. 1

PPA - LANDUSE APPROVAL ONLY (cont.)

RECOMMND

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

10.PLANNING. 2

PPA - NO HOME OCCUPATIONS

RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

c. A home occupation shall not be conducted in an accessory 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

PLOT PLAN:ADMINISTRATIVE Case #: PP25347

Parcel: 930-260-018

10. GENERAL CONDITIONS

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

to residential use shall be kept on the site.

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

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

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

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

10.PLANNING. 4 USE - CAUSES FOR REVOCATION RECOMMND

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

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

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25347

Parcel: 930-260-018

20. PRIOR TO A CERTAIN DATE

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

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

FIRE DEPARTMENT

80.FIRE. 1 USE-#51-WATER CERTIFICATION RECOMMND

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering 1000 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

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.

06/19/13
15:34

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 8

PLOT PLAN:ADMINISTRATIVE Case #: PP25347

Parcel: 930-260-018

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1

USE-#27-EXTINGUISHERS

RECOMMND

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

2011 AERIAL



Selected parcel(s):
930-260-018

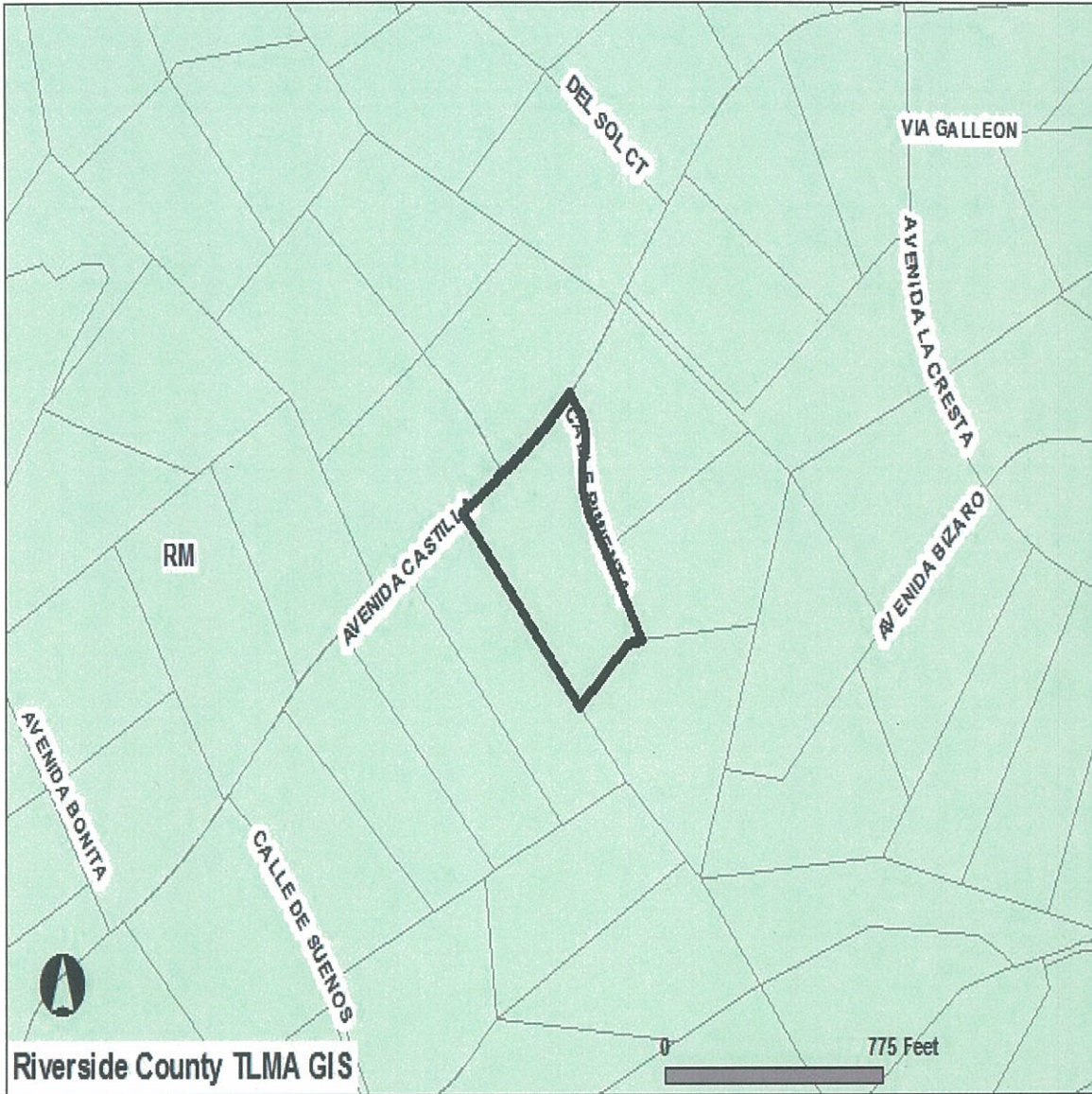
IMPORTANT

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Version 130225

LAND USE



Selected parcel(s):
930-260-018

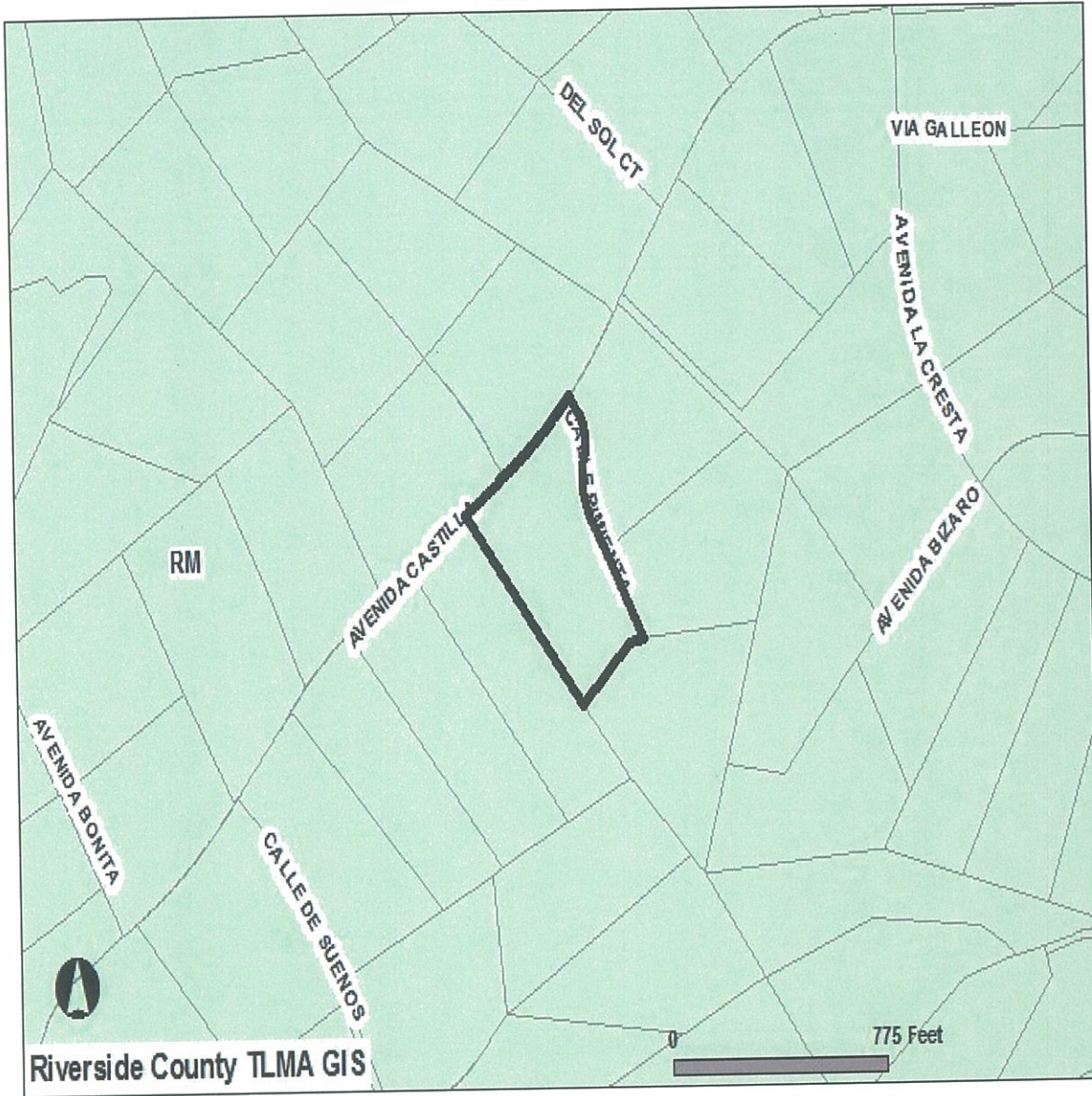
LAND USE

- SELECTED PARCEL
- N INTERSTATES
- M HIGHWAYS
- PARCELS
- RM - RURAL MOUNTAINOUS

IMPORTANT
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 Version 130225

LAND USE



Selected parcel(s):
930-260-018

LAND USE

- SELECTED PARCEL
- N INTERSTATES
- N HIGHWAYS
- PARCELS
- RM - RURAL MOUNTAINOUS

IMPORTANT
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ZONING



Selected parcel(s):
930-260-018

ZONING

- SELECTED PARCEL
- N INTERSTATES
- M HIGHWAYS
- PARCELS
- ZONING BOUNDARY
- A-1-5
- R-A-5

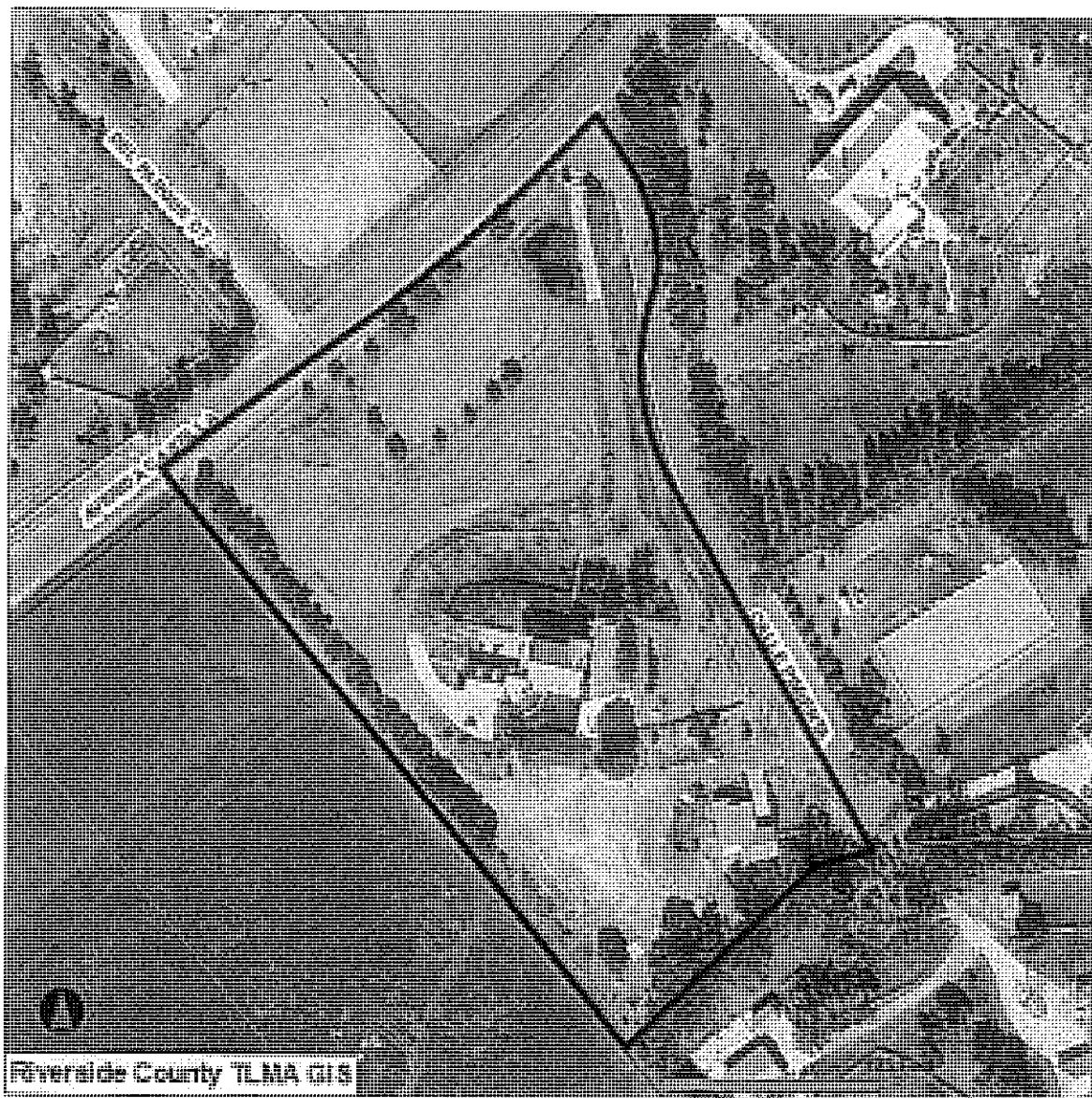
IMPORTANT

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RIVERSIDE COUNTY GIS



Selected parcel(s):
930-260-018

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

930-260-018-9

OWNER NAME / ADDRESS

MARGARET PEREZ
MARIO PEREZ
20585 AVENIDA CASTILLA
MURRIETA, CA. 92562

MAILING ADDRESS

(SEE OWNER)
(SEE SITUS)

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 96/7
SUBDIVISION NAME: PM 17079
LOT/PARCEL: 1, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 5.45 ACRES

PROPERTY CHARACTERISTICS

930-260-018

WOOD FRAME, 3188 SQFT., 4 BDRM/ 2.75 BATH, 2 STORY, DETACHED GARAGE(736 SQ. FT), CONST'D 1987TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING, POOL

930-260-018

WOOD FRAME, 968 SQFT., 2 BDRM/ 1.5 BATH, 1 STORY, ATTACHED GARAGE(377 SQ. FT), CONST'D 1989TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 926 GRID: H6

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 16

ELEVATION RANGE

2160/2172 FEET

PREVIOUS APN

930-260-010

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 (CZ 1920)

ZONING DISTRICTS AND ZONING AREAS

RANCHO CALIFORNIA AREA

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS
NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS
NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE
NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS
NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS
NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

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

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

WRMSHCP CELL NUMBER
NOT IN A CELL

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

VEGETATION (2005)
DEVELOPED/DISTURBED LAND

FIRE

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

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

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

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

ROAD & BRIDGE DISTRICT
SOUTHWEST AREA C

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

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

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

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

NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

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

ROAD BOOK PAGE
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
SANTA MARGARITA

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE
NOT IN A SUBSIDENCE AREA

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

MISCELLANEOUS

SCHOOL DISTRICT
MURRIETA VALLEY UNIFIED

COMMUNITIES
LA CRESTA

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
ZONE B, 28.92 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
043224

FARMLAND
OTHER LANDS

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

SPECIAL NOTES
NO SPECIAL NOTES

CODE COMPLAINTS

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

BUILDING PERMITS

Case #	Description	Status
126876	DWLG & ATT GAR	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
146759	DWELL & ATT GAR	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
164367	TEMP POWER (PIGGYBACK)	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
167267	SUPP/ADD DORMERS & REPLACE JOB SET PLANS	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
182560	HORSE BARN (2573 SF)	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
182564	GUEST HOUSE (1374 SF) ATT GAR 448SF	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
207492	GUEST DWELL AND ATT GAR	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BHR120239	REQUEST FOR RECORDS	PAID
BSP030671	GUNITE POOL	FINAL

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHS032437	PLAN REVIEW	APPLIED
EHS042439	SEPTIC VERIFICATION	APPLIED

PLANNING PERMITS

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Thu Apr 11 11:29:47 2013
Version 130225

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/1/2013

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP25347 For

Company or Individual's Name Planning Department

Distance buffered 1200'

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

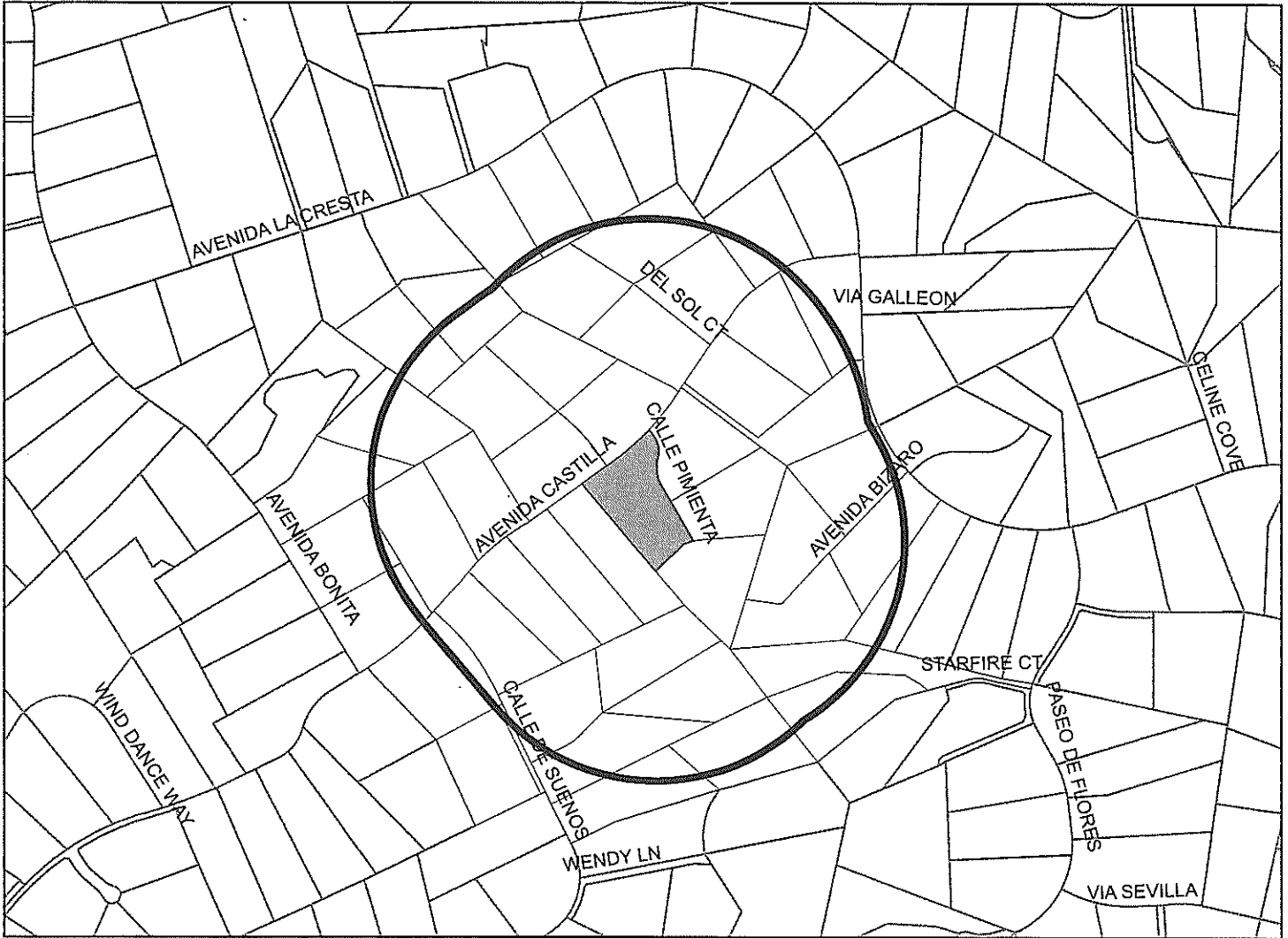
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25347 (1200 feet buffer)



Selected Parcels

930-260-019	930-250-004	929-340-010	929-320-002	929-320-006	929-330-003	929-340-009	930-280-007	930-250-001	930-280-012
930-280-020	930-260-005	929-340-002	930-280-003	930-270-026	930-270-025	930-260-006	930-270-003	929-330-016	930-280-025
929-340-003	930-260-004	929-320-007	930-280-008	929-340-001	929-320-005	929-330-001	929-340-011	929-330-004	930-260-003
930-260-021	930-260-018	930-280-029	930-280-027	930-280-005	929-320-008	929-330-002	930-260-020	929-340-008	930-250-003
929-320-003	930-280-028	929-330-017	930-290-033	930-260-002	929-340-012	930-250-002	930-280-004		



840 420 0 840 Feet

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ASMT: 929320002, APN: 929320002
CATHERINE ORRIS, ETAL
STE C110 380
23811 WASHINGTON AVE
MURRIETA CA 92562

ASMT: 929330002, APN: 929330002
LORI HAMILTON, ETAL
C/O RANDY HAMILTON
20455 AVENIDA CASTILLA
MURRIETA, CA. 92562

ASMT: 929320003, APN: 929320003
ROBIN MANTON, ETAL
20477 MESITA LN
MURRIETA, CA. 92562

ASMT: 929330003, APN: 929330003
BIAGIO LOMBARDO, ETAL
NO 114-366
23905 CLINTON KEITH
WILDOMAR CA 92595

ASMT: 929320005, APN: 929320005
FRANCES JAMES, ETAL
20470 AVENIDA CASTILLA
MURRIETA, CA. 92562

ASMT: 929330004, APN: 929330004
CHRISTIAN HUSCHER, ETAL
39300 DEL PARQUE CT
MURRIETA, CA. 92562

ASMT: 929320006, APN: 929320006
CHERYL WESTRA, ETAL
20450 AVENIDA CASTILLA
RIVERSIDE CA 92562

ASMT: 929330016, APN: 929330016
CATHERINE OWENS, ETAL
39185 MADRE VISTA
MURRIETA CA 92562

ASMT: 929320007, APN: 929320007
GAIL LASCARI, ETAL
39510 AVENIDA BONITA
MURRIETA, CA. 92562

ASMT: 929330017, APN: 929330017
JULIE SCHWAIGER, ETAL
39200 MADRE VISTA
MURRIETA CA 92562

ASMT: 929320008, APN: 929320008
R C BUSINESS TRUST
39572 AVENIDA BONITA
MURRIETA, CA. 92562

ASMT: 929340001, APN: 929340001
JUDITH ROGALA
37626 AVENIDA LA CRESTA
MURRIETA, CA. 92562

ASMT: 929330001, APN: 929330001
VALERIE MARTIN, ETAL
39257 DEL PARQUE CT
MURRIETA, CA. 92562

ASMT: 929340002, APN: 929340002
CARRIE MONTGOMERY, ETAL
37616 AVENIDA LA CRESTA
MURRIETA, CA. 92562

ASMT: 929340003, APN: 929340003
ALICE DEJOHN, ETAL
37606 AVENIDA LA CRESTA
MURRIETA, CA. 92562

ASMT: 930250002, APN: 930250002
YVONNE BANER NASH
20855 AVENIDA CASTILLA
MURRIETA, CA. 92562

ASMT: 929340008, APN: 929340008
MARY SISLER WILLIAMS, ETAL
26157 JEFFERSON AVE STE A
MURRIETA CA 92562

ASMT: 930250003, APN: 930250003
EUGENIA PILKINGTON, ETAL
20909 AVENIDA CASTILLA
MURRIETA, CA. 92562

ASMT: 929340009, APN: 929340009
ROCHELLE LANZILLO, ETAL
39210 DEL SOL COURT
MURRIETA CA 92562

ASMT: 930250004, APN: 930250004
ROSY LING, ETAL
20765 AVENIDA CASTILLA
MURRIETA, CA. 92562

ASMT: 929340010, APN: 929340010
CHRISTOPHER PRICE, ETAL
39140 DEL SOL CT
MURRIETA, CA. 92562

ASMT: 930260002, APN: 930260002
SUSAN GAYLORD, ETAL
39445 AVENIDA BIZARO
MURRIETA, CA. 92562

ASMT: 929340011, APN: 929340011
KENNETH WELSH
39149 DEL SOL CT
MURRIETA, CA. 92562

ASMT: 930260003, APN: 930260003
LINDA RAKITIS
39491 AVENIDA BIZARO
MURRIETA, CA. 92562

ASMT: 929340012, APN: 929340012
VICKI WADE, ETAL
39195 DEL SOL CT
MURRIETA, CA. 92562

ASMT: 930260004, APN: 930260004
JEFFERY HALE
C/O DAWN P RENNER
39470 AVENIDA BIZARO
MURRIETA, CA. 92562

ASMT: 930250001, APN: 930250001
DANIEL FARRELL
20801 AVENIDA CASTILLA
MURRIETA, CA. 92562

ASMT: 930260005, APN: 930260005
DONNA MCCARTY
39450 AVENIDA BIZARO
MURRIETA, CA. 92562

ASMT: 930260006, APN: 930260006
 FELIX HALY
 5881 JACKSON DR
 LA MESA CA 91942

ASMT: 930280003, APN: 930280003
 EDITH CHARLES
 20425 AVENIDA CASTILLA
 MURRIETA, CA. 92562

ASMT: 930260018, APN: 930260018
 MARGARET PEREZ, ETAL
 20585 AVENIDA CASTILLA
 MURRIETA, CA. 92562

ASMT: 930280007, APN: 930280007
 ROXANNE SCHLEUNIGER, ETAL
 20480 VIA PALO PINTO
 MURRIETA CA 92562

ASMT: 930260019, APN: 930260019
 MARGARET CURTIS ROA, ETAL
 25332 STAGELINE DR
 LAGUNA HILLS CA 92653

ASMT: 930280008, APN: 930280008
 LUCINDA LAWTON REUTER, ETAL
 20481 VIA PALO PINTO
 MURRIETA CA 92562

ASMT: 930260020, APN: 930260020
 YVETTE KORODY FEHN, ETAL
 38500 CALLE PIMIENTA
 MURRIETA CA 92562

ASMT: 930280012, APN: 930280012
 DIANE YODER
 39403 CALLE DE SUENOS
 MURRIETA, CA. 92562

ASMT: 930260021, APN: 930260021
 LORENE AUGER
 38557 CALLE PIMIENTA
 MURRIETA CA 92562

ASMT: 930280025, APN: 930280025
 MARY SANTOS, ETAL
 39315 CALLE DE SUENOS
 MURRIETA CA 92562

ASMT: 930270003, APN: 930270003
 CAROLYN MCCrackEN, ETAL
 20450 WENDY LN
 MURRIETA, CA. 92562

ASMT: 930280027, APN: 930280027
 STEVEN DEBRY, ETAL
 2612 BAYBRIDGE ST
 SACRAMENTO CA 95833

ASMT: 930270026, APN: 930270026
 EUGENE MILLER
 20480 STARFIRE CT
 MURRIETA CA 92562

ASMT: 930280028, APN: 930280028
 ANH DINH, ETAL
 38638 VISTA DEL BOSQUE
 MURRIETA CA 92562



ASMT: 930280029, APN: 930280029
VANESSA ESCALANTE, ETAL
39410 CALLE DE SUENOS
MURRIETA, CA. 92562

ASMT: 930290033, APN: 930290033
MICHELLE SCRANTON, ETAL
39440 CALLE DE SUENOS
MURRIETA CA 92562

