



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

1:30 P.M.

SEPTEMBER 23, 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 Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

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

1.0 CONSENT CALENDAR:

1.1 **ADOPTION OF THE 2014 DIRECTOR'S HEARING CALENDAR**

- 1.2 **SECOND EXTENSION OF TIME for PLOT PLAN NO. 23332 (FTA 2008-07) –** Applicant: Hogle-Ireland, Inc. – First/First Supervisorial District – Location: Northerly of Nuevo Road, southerly of Citrus Avenue, easterly of Webster Avenue and westerly of Harvill Avenue – 104.45 Gross Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1), Industrial Park – (I-P) – APPROVED PROJECT DESCRIPTION: To construct and operate a light industrial and warehouse distribution center in two options. OPTION A is to construct eight (8) buildings totaling 2,124,774 square feet of building space. The buildings would range from approximately 27,260 to 499,913 square feet of floor space. Option A would also include 1,197 automobile parking spaces, 46 of which are handicap spaces, 389 truck trailer parking spaces, 351 loading dock doors, roadway improvements, traffic controls, utility infrastructure, landscaping and water quality/detention basins ("Option A"). OPTION B is to construct six (6) buildings totaling 2,124,774 square feet of building space. The buildings would range in size from approximately 27,260 to 1,296,732 square feet of floor space. Option B would also include 923 automobile parking spaces, 44 of which are handicap spaces, 672 truck trailer parking spaces, 320 loading dock doors, roadway improvements, traffic controls, utility infrastructure, landscaping and water quality/detention basins ("Option B"). If applicant does not submit a Request, as defined in 10.BS GRADE.21, to the

Economic Development Agency for the County of Riverside ("EDA"), and EDA denies the Request, the construction and operation of the light industrial and warehouse distribution center shall be in accordance with Option A. The development shall be in compliance with all applicable federal, state and local laws, rules and regulations. If the applicant submits a Request to EDA and EDA grants the applicant's Request, the construction of the light industrial and warehouse distribution center shall be in accordance with Option B. The development shall be in compliance with all applicable federal, state and local laws, rules and regulations. – **REQUEST:** SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23332, extending the expiration date to February 8, 2014. Item continued from August 19, 2013. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

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

2.1 **PLOT PLAN NO. 25403** - CEQA Exempt - Applicant: Jose and Maria Menendez – First/First Supervisorial District – Location: Northerly Mariposa Avenue, southerly of Ponderosa Lane, easterly of Alita Drive, westerly of Suttles Drive - **REQUEST:** The Plot Plan is a proposal to construct a 1,260 square foot detached patio cover on .9 acres. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

2.2 **PLOT PLAN NO. 25399** - CEQA Exempt - Applicant: Carol and Donald Garland – First/First Supervisorial District – Location: Northerly Multiview Drive, southerly of Cajalco, easterly Bushton Place, westerly of Oakview Place - **REQUEST:** The Plot Plan is a proposal to construct a 1,100 square foot addition to existing 960 square foot detached garage on 2.33 acres. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

3.0 PUBLIC COMMENTS:

2014 PLANNING DIRECTOR'S HEARINGS

Draft: 09-18-13

JANUARY	
6	Riverside CAC 4080 Lemon St., 1st Floor, 2A
13	<i>Desert Permit Center</i> <i>77588 El Duna, Palm Desert</i>
20	HOLIDAY
27	Riverside CAC 4080 Lemon St., 1st Floor, 2A

FEBRUARY	
3	
10	Riverside CAC 4080 Lemon St., 1st Floor, 2A
17	HOLIDAY
24	<i>Desert Permit Center</i> <i>77588 El Duna, Palm Desert</i>

MARCH	
3	Riverside CAC 4080 Lemon St., 1st Floor, 2A
10	<i>Desert Permit Center</i> <i>77588 El Duna, Palm Desert</i>
17	DARK
24	Riverside CAC 4080 Lemon St., 1st Floor, 2A

APRIL	
7	Riverside CAC 4080 Lemon St., 1st Floor, 2A
14	<i>Desert Permit Center</i> <i>77588 El Duna, Palm Desert</i>
21	Riverside CAC 4080 Lemon St., 1st Floor, 2A
28	DARK

MAY	
5	Riverside CAC 4080 Lemon St., 1st Floor, 2A
12	<i>Desert Permit Center</i> <i>77588 El Duna, Palm Desert</i>
19	Riverside CAC 4080 Lemon St., 1st Floor, 2A
26	HOLIDAY

JUNE	
2	DARK
9	Riverside CAC 4080 Lemon St., 1st Floor, 2A
16	<i>Desert Permit Center</i> <i>77588 El Duna, Palm Desert</i>
23	Riverside CAC 4080 Lemon St., 1st Floor, 2A
30	DARK

JULY	
7	Riverside CAC 4080 Lemon St., 1st Floor, 2A
14	<i>Desert Permit Center</i> <i>77588 El Duna, Palm Desert</i>
21	Riverside CAC 4080 Lemon St., 1st Floor, 2A
28	DARK

AUGUST	
4	Riverside CAC 4080 Lemon St., 1st Floor, 2A
11	<i>Desert Permit Center</i> <i>77588 El Duna, Palm Desert</i>
18	Riverside CAC 4080 Lemon St., 1st Floor, 2A
25	DARK

SEPTEMBER	
1	HOLIDAY
8	Riverside CAC 4080 Lemon St., 1st Floor, 2A
15	<i>Desert Permit Center</i> <i>77588 El Duna, Palm Desert</i>
22	Riverside CAC 4080 Lemon St., 1st Floor, 2A
29	DARK

OCTOBER	
6	Riverside CAC 4080 Lemon St., 1st Floor, 2A
13	HOLIDAY
20	<i>Desert Permit Center</i> <i>77588 El Duna, Palm Desert</i>
27	Riverside CAC 4080 Lemon St., 1st Floor, 2A

NOVEMBER	
3	Riverside CAC 4080 Lemon St., 1st Floor, 2A
10	HOLIDAY
17	<i>Desert Permit Center</i> <i>77588 El Duna, Palm Desert</i>
24	DARK

DECEMBER	
1	Riverside CAC 4080 Lemon St., 1st Floor, 2A
8	<i>Desert Permit Center</i> <i>77588 El Duna, Palm Desert</i>
15	Riverside CAC 4080 Lemon St., 1st Floor, 2A
22	DARK
29	DARK

1.2

Agenda Item No.
Area Plan: Mead Valley
Zoning Area: North Perris
Supervisory District: First/First
Project Planner: Damaris Abraham
Director's Hearing: September 23, 2013

PLOT PLAN NO. 23332 (FTA 2008-07)
SECOND EXTENSION OF TIME
Applicant: Hogle-Ireland, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

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

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

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

REQUEST:

SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23332

JUSTIFICATION FOR EXTENSION REQUEST:

Additional time for substantial project completion of project is requested due to the economic downturn.

BACKGROUND:

As part of the review of this Extension of Time request, it has determined necessary to recommend the addition of one (1) new condition of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The Building and Safety Department, Grading Division is recommending the addition of one (1) Condition of Approval.

The Extension of Time applicant was informed of this recommended condition and has agreed to accept them. Included in this staff report package are the recommended condition of approval and the correspondence from the Extension of Time applicant dated June 11, 2013 indicating the acceptance of the recommended condition.

This Plot Plan was initially approved by the Planning Director on February 8, 2010. Approval of the First Extension of Time extended the project's expiration date to February 8, 2013. This, the Second Extension of Time, if approved, will extend the project's expiration date to February 8,

PLOT PLAN NO. 23332
SECOND EXTENSION OF TIME REQUEST
DIRECTOR'S HEARING: September 23, 2013
Page 2 of 2

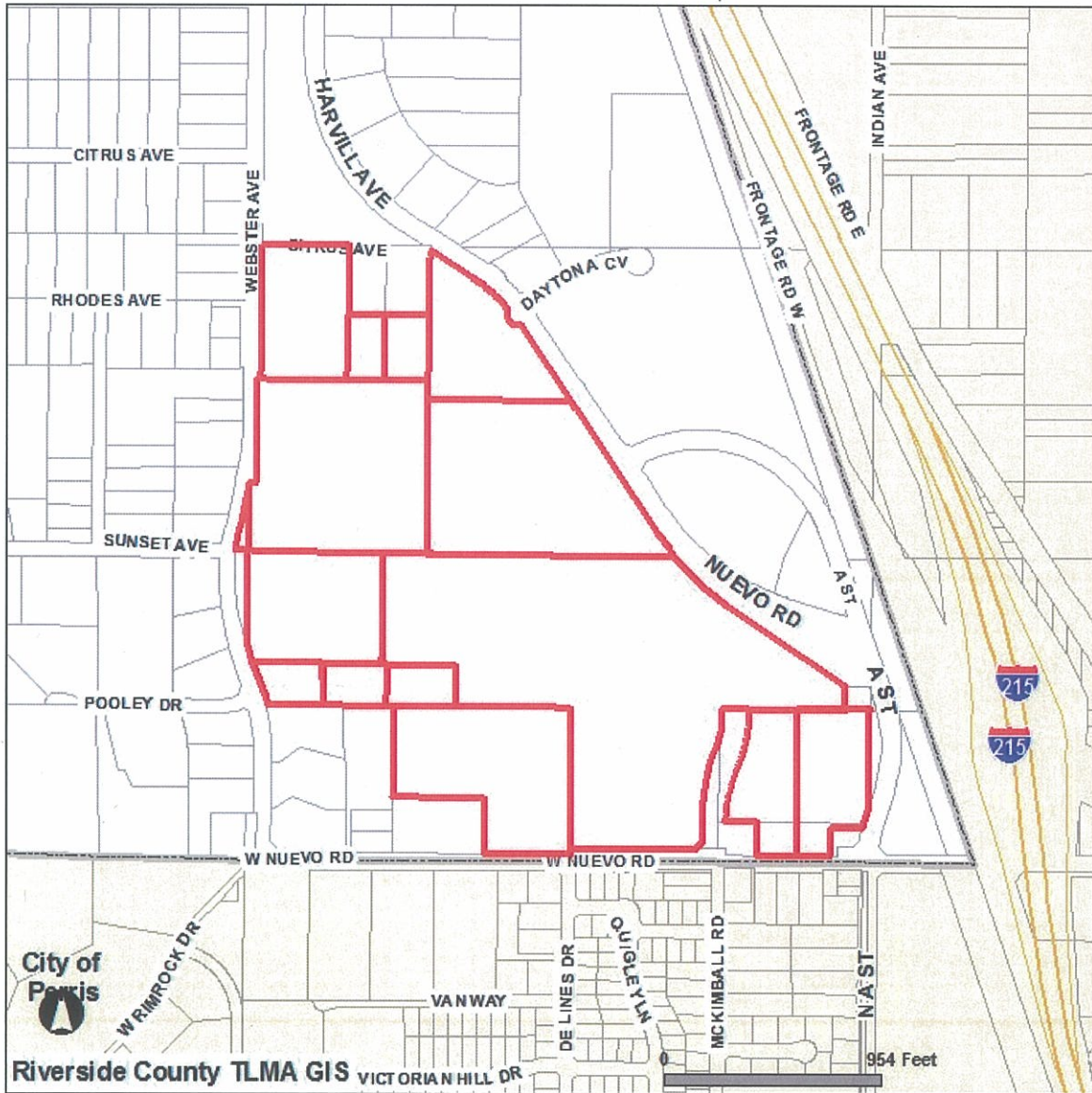
2014. In accordance with Section 18.30. G. of Ordinance 348, the time period in which to "use" a plot plan shall not exceed a total of 5 years; therefore, one (1) additional extension of time request can be filed, processed, or approved for this project.

RECOMMENDATION:

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 23332 (FTA 2008-07)**, extending the expiration date to February 8, 2014, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

SECOND EXTENSION OF TIME for PLOT PLAN NO. 23332 (FTA 2008-07) – Applicant: Hogle-Ireland, Inc. – First/First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD: BP) (0.25-0.60 floor area ratio) – Location: Northerly of Nuevo Road, southerly of Citrus Avenue, easterly of Webster Avenue and westerly of Harvill Avenue – 104.45 Gross Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1), Industrial Park – (I-P) – **APPROVED PROJECT DESCRIPTION:** To construct and operate a light industrial and warehouse distribution center in two options. **OPTION A** is to construct eight (8) buildings totaling 2,124,774 square feet of building space. The buildings would range from approximately 27,260 to 499,913 square feet of floor space. Option A would also include 1,197 automobile parking spaces, 46 of which are handicap spaces, 389 truck trailer parking spaces, 351 loading dock doors, roadway improvements, traffic controls, utility infrastructure, landscaping and water quality/detention basins ("Option A"). **OPTION B** is to construct six (6) buildings totaling 2,124,774 square feet of building space. The buildings would range in size from approximately 27,260 to 1,296,732 square feet of floor space. Option B would also include 923 automobile parking spaces, 44 of which are handicap spaces, 672 truck trailer parking spaces, 320 loading dock doors, roadway improvements, traffic controls, utility infrastructure, landscaping and water quality/detention basins ("Option B"). If applicant does not submit a Request, as defined in 10.BS GRADE.21, to the Economic Development Agency for the County of Riverside ("EDA") or if EDA denies the Request, the construction and operation of the light industrial and warehouse distribution center shall be in accordance with Option A. The development shall be in compliance with all applicable federal, state and local laws, rules and regulations. If the applicant submits a Request to EDA and EDA grants the applicant's Request, the construction of the light industrial and warehouse distribution center shall be in accordance with Option B. The development shall be in compliance with all applicable federal, state and local laws, rules and regulations. – **REQUEST: SECOND EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 23332**, extending the expiration date to February 8, 2014.

SITE MAP



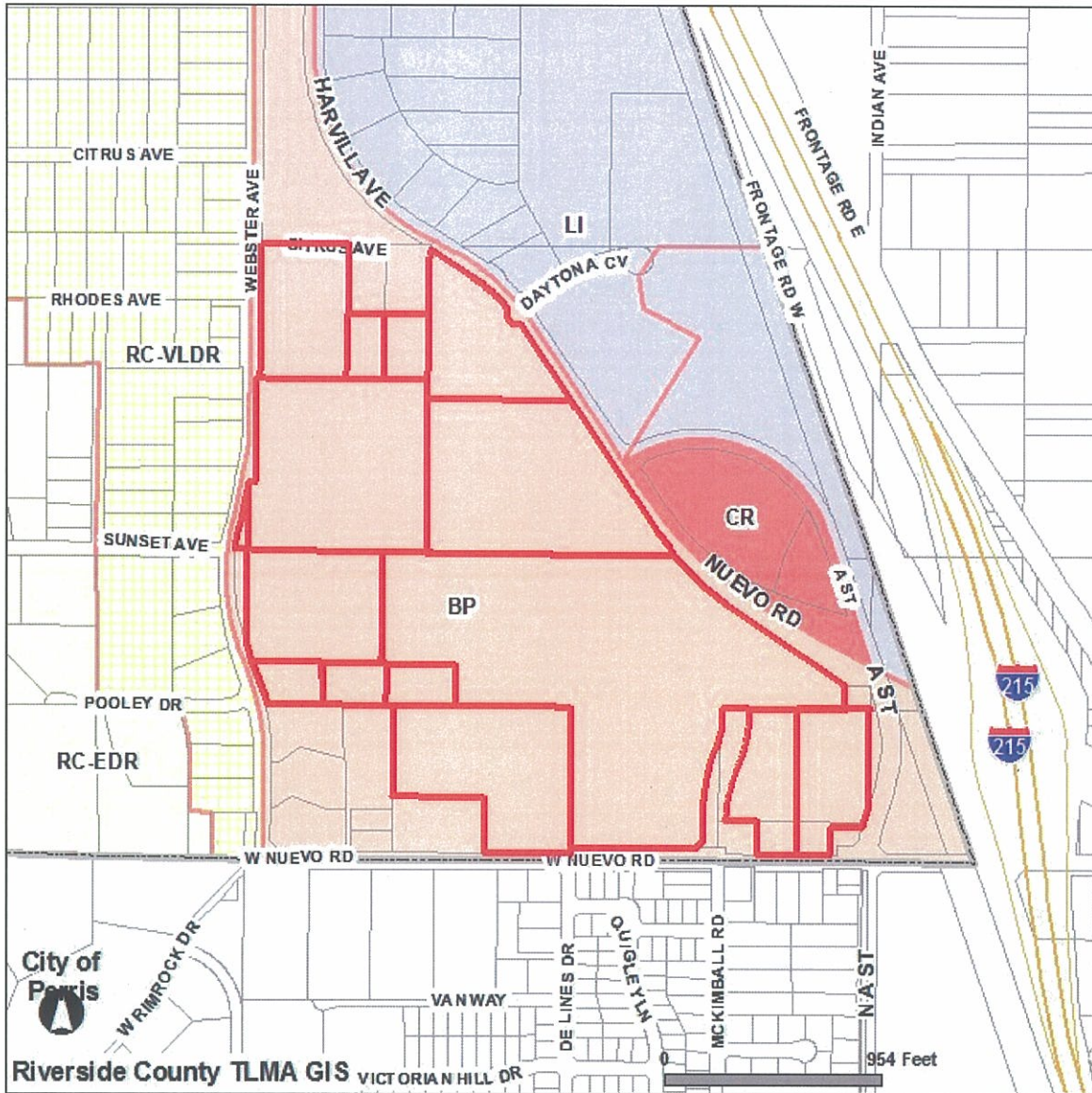
IMPORTANT

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...Tue Jul 30 10:53:21 2013

Version 130624

GENERAL PLAN



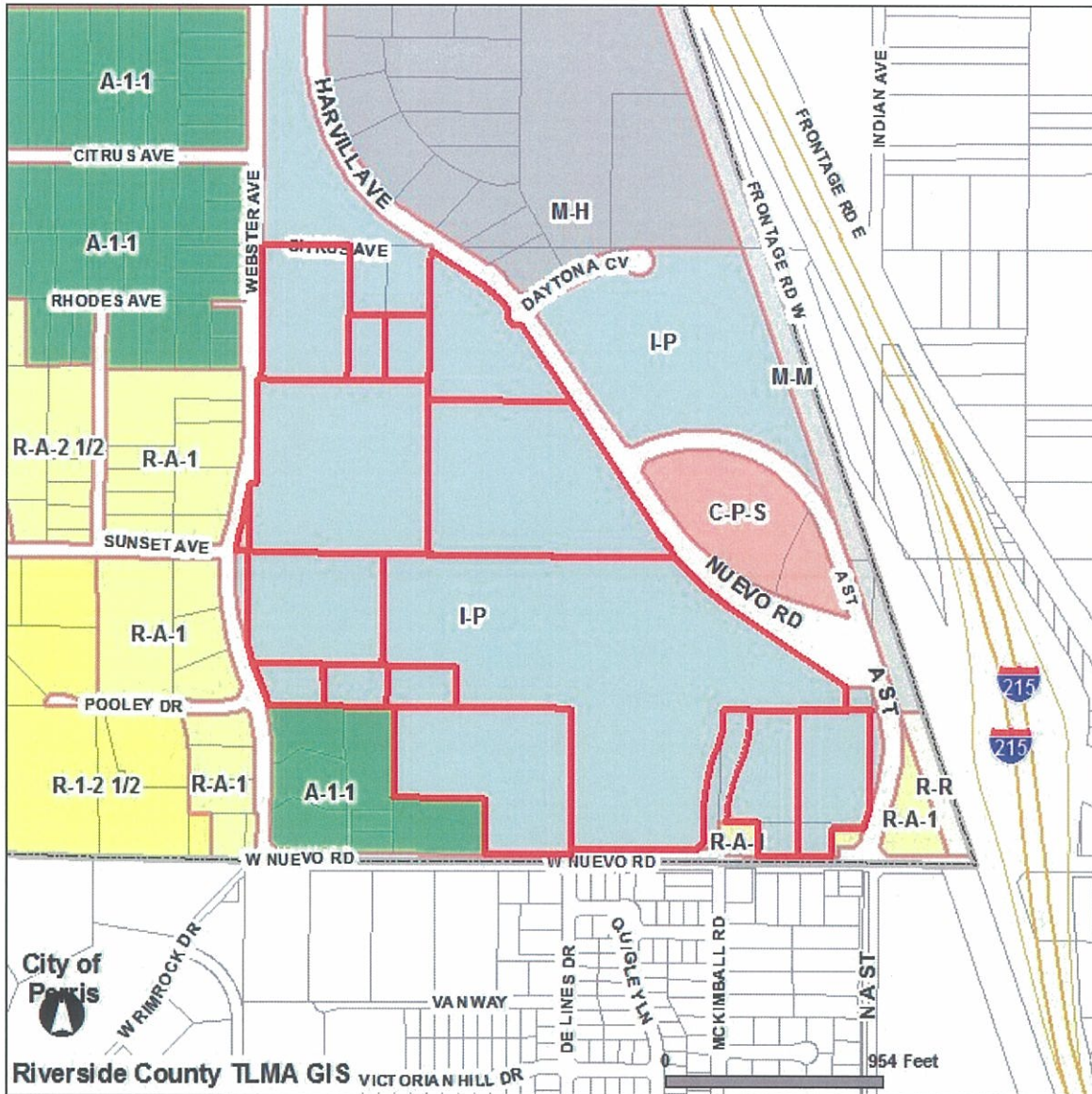
IMPORTANT

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 130624

ZONING



IMPORTANT

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

REPORT PRINTED ON...Tue Jul 30 10:54:17 2013

Version 130624

Extension of Time Environmental Determination

Project Case Number: PP23332
 Original EIR Number: EIR00507
 Extension of Time No.: Second
 Original Approval Date: February 8, 2010

Project Location: Northerly of Nuevo Road, southerly of Citrus Avenue, easterly of Webster Avenue and westerly of Harvill Avenue

Project Description: To construct and operate a light industrial and warehouse distribution center in two options. OPTION A is to construct eight (8) buildings totaling 2,124,774 square feet of building space. The buildings would range from approximately 27,260 to 499,913 square feet of floor space. Option A would also include 1,197 automobile parking spaces, 46 of which are handicap spaces, 389 truck trailer parking spaces, 351 loading dock doors, roadway improvements, traffic controls, utility infrastructure, landscaping and water quality/detention basins ("Option A"). OPTION B is to construct six (6) buildings totaling 2,124,774 square feet of building space. The buildings would range in size from approximately 27,260 to 1,296,732 square feet of floor space. Option B would also include 923 automobile parking spaces, 44 of which are handicap spaces, 672 truck trailer parking spaces, 320 loading dock doors, roadway improvements, traffic controls, utility infrastructure, landscaping and water quality/detention basins ("Option B"). If applicant does not submit a Request, as defined in 10.BS GRADE.21, to the Economic Development Agency for the County of Riverside ("EDA") or if EDA denies the Request, the construction and operation of the light industrial and warehouse distribution center shall be in accordance with Option A. The development shall be in compliance with all applicable federal, state and local laws, rules and regulations. If the applicant submits a Request to EDA and EDA grants the applicant's Request, the construction of the light industrial and warehouse distribution center shall be in accordance with Option B. The development shall be in compliance with all applicable federal, state and local laws, rules and regulations.

On 9/11/13, this Plot Plan and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: 
 Damaris Abraham, Urban Regional Planner III

Date: 9/11/13
 For Carolyn Syms Luna, Director

09/11/13
08:21

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:TRANSMITTED Case #: PP23332

Parcel: 305-180-018

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14

EOT2-BMP CONST NPDES PERMIT

RECOMMND

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



June 11, 2013

Planning Department
County of Riverside
4080 Lemon Street, 12th Floor
Riverside, CA 92502
Attn: Wendell Bugtai – Project Planner

**RE: 2nd Extension of Time for Nuevo 2 – Plot Plan No. 23332
Letter of Acceptance for Condition No. 60 BS Grade.14**

This letter is to confirm IDS Real Estate Group, development managers and agents for FR/Cal Harvill Road, LLC accepts Condition No. 60 BS Grade. 14 referred to below for the Extension of Time No. 2 for Plot Plan No. 23332 per the May 21, 2013 – 12:49 Extension of Time letter received from you. We understand that this condition will apply to the Planning approval for Plot Plan No. 23332.

New: Condition No. 60 BS Grade.14

As discussed with the Planning Department and the Landscape Division, Condition 80. Planning. 59 is a duplication of an original Condition in the Pinks - Conditions of Approval dated Feb. 8, 2010, and is therefore already a part of the Project's existing Conditions of Approval.

Should you have any questions on the above, please contact me at 213-862-9312 or email at pspillane@idsrealestate.com. On behalf of FR/Cal Harvill Road, LLC, we appreciate your time and efforts in processing our 2nd Extension of Time application.

Sincerely,

A handwritten signature in blue ink that reads "Patrick D. Spillane". The signature is fluid and cursive, with the first and last names being the most prominent.

Patrick D. Spillane
Senior Vice President

cc: Deirdre McCollister – MIG/Hogle Ireland
PDS/sw

x/doc/prop/788-06/01/04/EOT-No2/RivCo-ConditionAcceptanceLtr_06-20-2013.doc



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: May 21, 2013
TO: APPLICANT
FROM: Wendell Bugtai, Project Planner

RE: SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23332

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on **April 25, 2013**. The LDC has determined it necessary to recommend the addition of **two (2) new conditions of approval** in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. **The Grading and Planning Departments are recommending the addition of two (2) Conditions of Approval.**

Please review the proposed conditions of approval attached in this correspondence. **If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions.** This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

60.BS GRADE.14
80.PLANNING.59

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for Director's Hearing. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

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

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

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

DATE: February 22, 2012

TO:

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

Regional Parks & Open Space District
Co. Geologist
Environmental Programs Dept.
P.D. Landscaping Section

SECOND EXTENSION OF TIME for PLOT PLAN NO. 23332 (FTA 2008-07) – Applicant: Hogle-Ireland, Inc. – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan - Community Development: Business Park (CD: BP) (0.25-0.60 floor area ratio) – Location: Northerly of Nuevo Road, southerly of Citrus Avenue, easterly of Webster Avenue and westerly of Harvill Avenue – 104.45 Gross Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1), Industrial Park – (I-P) – **APPROVED PROJECT DESCRIPTION:** To construct and operate a light industrial and warehouse distribution center in two options. **OPTION A** is to construct eight (8) buildings totaling 2,124,774 square feet of building space. The buildings would range from approximately 27,260 to 499,913 square feet of floor space. Option A would also include 1,197 automobile parking spaces, 46 of which are handicap spaces, 389 truck trailer parking spaces, 351 loading dock doors, roadway improvements, traffic controls, utility infrastructure, landscaping and water quality/detention basins ("Option A"). **OPTION B** is to construct six (6) buildings totaling 2,124,774 square feet of building space. The buildings would range in size from approximately 27,260 to 1,296,732 square feet of floor space. Option B would also include 923 automobile parking spaces, 44 of which are handicap spaces, 672 truck trailer parking spaces, 320 loading dock doors, roadway improvements, traffic controls, utility infrastructure, landscaping and water quality/detention basins ("Option B"). If applicant does not submit a Request, as defined in 10.BS GRADE.21, to the Economic Development Agency for the County of Riverside ("EDA") of if EDA denies the Request, the construction and operation of the light industrial and warehouse distribution center shall be in accordance with Option A. The development shall be in compliance with all applicable federal, state and local laws, rules and regulations. If the applicant submits a Request to EDA and EDA grants the applicant's Request, the construction of the light industrial and warehouse distribution center shall be in accordance with Option B. The development shall be in compliance with all applicable federal, state and local laws, rules and regulations. – **REQUEST: SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23332, extending the expiration date to February 8, 2014.**

Please review the attached information, together with your existing records for the subject case. This extension request is being placed on the **April 25, 2013 LDC Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments must complete their review prior to the LDC Comment date. Failure to complete the review and/or provide comments within the indicated time frame will result in a presumption that the affected Agency/Department has no comment, and the extension request will be moved forward based on that presumption.

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

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

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

Should you have any questions regarding this item, please do not hesitate to contact Wendell Bugtai at micro 5-1816 or via e-mail at **WBUGTAI@rctlma.org**. You can also send documents to **MAILSTOP# 1070**.



January 16, 2013

Carolyn Syms Luna
Director of Planning
Planning Department
COUNTY OF RIVERSIDE
4080 Lemon Street, 12th Floor
Riverside, CA 92501

RE: 2nd Extension of Time for Nuevo 2 – Plot Plan No. 23332 – FTA 2008-07

Dear Ms. Syms Luna:

On behalf of the Project's Ownership, FR/Cal Harvill Road, LLC, IDS Real Estate Group, as their Agent and Development Manager, are making the request for a 2nd Extension of Time to Plot Plan No 23332 – FTA 2008-07 due to a delay in our development plans for the property as a result of the nationwide economic recession. It is our sincere hope that demands for the building product we have in this Plot Plan approval returns in the reasonably near future allowing us to proceed with development of the property.

Should you have any questions on the above, our timing for the project, or require any additional information in the processing of the 2nd Extension of Time request, please contact me at either 213-362-9312 or via email at pspillane@idsrealestate.com.

Thank you for considering our request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Patrick D. Spillane". The signature is fluid and cursive, written over a white background.

Patrick D. Spillane
Senior Vice President

PD/dm

x/doc/prop/788-06/01/04/6078_2nd Ext Time Req Ltr_01-15-2013.doc



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: PP23332 (FTA 2008-07) DATE SUBMITTED: _____

Assessor's Parcel Number(s): 305-180-009, 014, 018, 019, 027, 029, 034, 054, 305-270-001, 034, 036, 045, 047, 058, 061

EXTENSION REQUEST First Second Third Fourth Fifth

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

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

Date of Original Approval: February 8, 2010

Applicant's Name: Hogle-Ireland, Inc-Deirdre McCollister E-Mail: dmccollister@hogleireland.com

Mailing Address: 1500 Iowa Avenue, Suite 110

Riverside Street CA 92507
City State ZIP

Daytime Phone No: (951) 787-9222 Fax No: (951) 781-6014

Property Owner's Name: FR/Cal Harvill Road, LLC E-Mail: pspillane@idsrealestate.com

Mailing Address: Managed by: Patrick Spillane, IDS Real Estate Group, 515 S. Figueroa Street, 16th Floor

Los Angeles Street CA 90071
City State ZIP

Daytime Phone No: (213) 362-9312 Fax No: (213) 627-9937

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR EXTENSION OF TIME

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

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


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

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

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

Deirdre McCollister

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

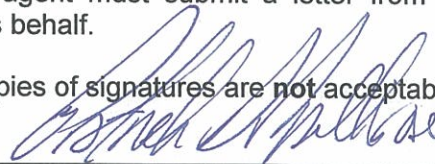
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Patrick Spillane

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.

2.1

Agenda Item No.:
Supervisory District: First/First
Project Planner: Bahelila Boothe
Director's Hearing: September 23, 2013

PLOT PLAN NO: 25403
Applicant: Jose and Maria Menendez
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 1,260 square foot detached patio cover on .9 acres.

ISSUES OF RELEVANCE:

The proposed 1,260 square foot detached patio cover with support solar panels. While Planning Department is approving the use of the detached carport additional approval and permit from Building & Safety is still required for solar panels.

RECOMMENDATIONS:

APPROVAL of **PLOT PLAN NO. 25300**, 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: Very Low Density Residential (1 Acre Minimum) on The Lake Mathews/Woodcrest Area Plan.
3. The proposed detached accessory use is a permitted use in the general plan designation.

4. The proposed detached accessory building is a permitted use, subject to approval of a plot plan in the Light Agricultural (A1-1) zone.
5. The proposed detached accessory building use is consistent with the development standards set forth in the A-1-1 zone.
6. The proposed 1,260 square foot detached patio cover is considered detached accessory building under Section 18.18 of Ordinance No. 348.
7. The detached accessory 1,260 square foot detached garage patio is compatible with the character of the surrounding community.
8. The detached accessory 1,260 square foot detached patio cover is located 24 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 #: PP25403

Parcel: 273-174-003

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a
1,260 square foot detached patio cover on .9 acre.

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. 25403 shall be henceforth defined as follows:

PLOT PLAN:ADMINISTRATIVE Case #: PP25403

Parcel: 273-174-003

10. GENERAL CONDITIONS

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

APPROVED EXHIBIT A = Plot Plan No. 25403, Exhibit A, dated July 30, 2013. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25403, Exhibit B, dated July 30, 2013. (Elevation)

APPROVED EXHIBIT C = Plot Plan No. 25403, Exhibit C, dated July 30, 2013. (Floor Plan)

BS PLNCK DEPARTMENT

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

The current conditional approval is for the proposed detached patio cover and a future photovoltaic (PV) solar installation on the roof. The applicant is notified to obtain building permit(s) from the building department prior to construction or installation on the property.

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, structure, or equipment.

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25403

Parcel: 273-174-003

10. GENERAL CONDITIONS

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

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: The new updated 2013 California Building Codes will be in effect as of January 1st 2014, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2014 will be subject to the new updated California Building Code(s).

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. 25403 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

08/26/13
11:08

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:ADMINISTRATIVE Case #: PP25403

Parcel: 273-174-003

10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - NO HOME OCCUPATIONS (cont.)

RECOMMND

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

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

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

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

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

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

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

10.PLANNING. 3

PPA - SETBACKS IN HIGH FIRE

RECOMMND

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25403

Parcel: 273-174-003

10. GENERAL CONDITIONS

10.PLANNING. 4 USE - CAUSES FOR REVOCATION

RECOMMND

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

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

RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP

RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

08/26/13
11:08

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:ADMINISTRATIVE Case #: PP25403

Parcel: 273-174-003

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):
273-174-003

LAND USE

- | | | | |
|--|---|--|---|
|  SELECTED PARCEL |  INTERSTATES |  HIGHWAYS |  PARCELS |
|  AG - AGRICULTURE |  OS-C - CONSERVATION | RC-VLDR - RURAL
COMMUNITY - VERY LOW
DENSITY RESIDENTIAL | RR - RURAL RESIDENTIAL |

IMPORTANT

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

REPORT PRINTED ON...Mon Aug 12 09:16:28 2013

Version 130624

2011 AERIAL



Selected parcel(s):
273-174-003

IMPORTANT

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REPORT PRINTED ON...Mon Aug 12 09:06:37 2013

Version 130624

ZONING



Selected parcel(s):
273-174-003

ZONING

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

IMPORTANT

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REPORT PRINTED ON...Mon Aug 12 09:15:18 2013

Version 130624

RIVERSIDE COUNTY GIS



Selected parcel(s):
273-174-003

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

273-174-003-5

OWNER NAME / ADDRESS

JOSE J MENENDEZ
MARIA R MENENDEZ
16906 ALITA DR
RIVERSIDE, CA. 92504

MAILING ADDRESS

(SEE OWNER)
(SEE SITUS)

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 189/1
SUBDIVISION NAME: TR 20929
LOT/PARCEL: 30, BLOCK: NOT AVAILABLE
TRACT NUMBER: 20929

LOT SIZE

RECORDED LOT SIZE IS 0.9 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 3722 SQFT., 4 BDRM/ 3.5 BATH, 2 STORY, ATTACHED GARAGE(0 SQ. FT), CONST'D 1992TILE, ROOF, CENTRAL HEATING,
CENTRAL COOLING, POOL

THOMAS BROS. MAPS PAGE/GRID

PAGE: 745 GRID: H5

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: RIVERSIDE
ANNEXATION DATE: OCT. 26, 2006
LAFCO CASE #: 2005-17-1,2&5
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)

KEVIN JEFFRIES, DISTRICT 1

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE

T3SR5W SEC 26

ELEVATION RANGE

1436/1444 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

RC-VLDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

LAKE MATHEWS / WOODCREST

COMMUNITY ADVISORY COUNCILS

WOODCREST (MAC)

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

A-1-1

ZONING DISTRICTS AND ZONING AREAS

WOODCREST DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE
NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS
NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS
NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

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

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

WRMSHCP CELL NUMBER
NOT IN A CELL

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

VEGETATION (2005)
DEVELOPED/DISTURBED LAND

FIRE

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

FIRE RESPONSIBILITY AREA
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. NORTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
LAKE MATHEWS

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

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

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

ROAD BOOK PAGE
28

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED

WATER DISTRICT
WMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SANTA ANA RIVER

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE
NOT IN A SUBSIDENCE AREA

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

MISCELLANEOUS

SCHOOL DISTRICT
RIVERSIDE UNIFIED

COMMUNITIES
WOODCREST

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
NOT APPLICABLE, 46.27 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
042003

FARMLAND
LOCAL IMPORTANCE
URBAN-BUILT UP LAND

TAX RATE AREAS
088007
-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
- RIVERSIDE UNIFIED SCHOOL
- WESTERN MUN WATER IMP DIST 1
- WESTERN MUNICIPAL WATER

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

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

BUILDING PERMITS

Case #	Description	Status
277592	DWLG 3967 SF & ATT GAR 690 SF	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
309017	PRECISE GRADING- 1 RES. LOT	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
312832	TEMP POWER POLE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
313959	SUPP P/C - FLOOR PLAN CHNG	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
387506	BLOCK COLUMNS W/ELECTRICAL	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BAR050706	AS-BUILT ROOM ADDITION 685 SQ FT	EXPIRED
BHR100381	REQUEST FOR RECORDS	PAID
BSP990649	GUNITE POOL AND SPA	FINAL
BXX992327	BLOCK WALL	EXPIRED
BXX992418	DETACHED GARAGE	FINAL

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHS100752	SEPTIC VERIFICATION	APPLIED

PLANNING PERMITS

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Fri Jul 26 13:28:17 2013
Version 130624

\$510 Deposit Average Cost = \$



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25403

DATE SUBMITTED: 7-26-13

APPLICATION INFORMATION

Applicant's Name: Jose & Maria Menendez ^(owners) E-Mail: pepe.mamey@roadrunner.com

Mailing Address: 16906 Alita Drive
Riverside ^{Street} CA 92504
^{City State ZIP}

Daytime Phone No: (951) 443-8890 ^{cell Jose}
(951) 443-8827 ^{Maria} Fax No: ()

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

Mailing Address: _____
^{Street}

^{City State ZIP}

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

Property Owner's Name: Jose & Maria Menendez E-Mail: pepe.mamey@roadrunner.com

Mailing Address: 16906 Alita Drive
Riverside ^{Street} CA 92504
^{City State ZIP}

Daytime Phone No: (951) 443-8890 ^{cell Jose}
(951) 443-8827 ^{Maria} 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.

Jose Menendez
& Maria Menendez
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):

Jose Menendez
PRINTED NAME OF PROPERTY OWNER(S)

Maria Menendez
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 property.

PROJECT INFORMATION

Proposal (describe the project and reference the applicable Ord. No. 348 section): Proposed
patio structure for support for photovoltaic
solar panels

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 2731-740-035000 273174003

APPLICATION FOR MINOR PLOT PLAN

Section: _____ Township: _____ Range: _____

Approximate Gross Acreage: 0.9 A

General location (nearby or cross streets): North of Mangosa, South of Ponderosa, East of Alife, West of Suttons

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

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



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



George A. Johnson
Agency Director

Katherine Gifford
Director,
Administrative
Services
Department

Ron Goldman
Director,
Planning
Department

Juan C. Perez
Director,
Transportation
Department

Mike Lara
Director,
Building & Safety
Department

John Boyd
Director,
Code
Enforcement
Department

Carolyn Syms
Luna
Director,
Environmental
Programs Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

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

and Jose & Maria Menendez hereafter "Applicant" and Jose & Maria Menendez "Property Owner".

Description of application/permit use:

Proposed patio structure for support of Photovoltaic Solar panels, approximately 1260 sq. feet

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.

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. 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. 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): APN 2731 740 035000
Property Location or Address: 16906 Alita Drive Riverside CA 92504

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Jose & Maria Menendez Phone No.: 951-3987314 ^{cell} 951-443-8827
Firm Name: _____ Email: pepemamey@roadrunner.com
Address: 16906 Alita Drive
Riverside, CA 92504

3. APPLICANT INFORMATION:

Applicant Name: Same as above Phone No.: _____
Firm Name: _____ Email: _____
Address (if different from property owner) _____

4. SIGNATURES:

Signature of Applicant: [Signature] Date: 7/24/13
Print Name and Title: Jose & Maria Menendez

Signature of Property Owner: Same as above Date: 7/24/13
Print Name and Title: Jose & Maria Menendez

Signature of the County of Riverside, by _____ Date: _____
Print Name and Title: _____

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

**PROPERTY OWNERS CERTIFICATION FORM
PP25403**

I, Stella Spadafora, certify that on
(Print Name)

8/13/2013 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

Distance Buffered: 600 Feet

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 300 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: Stella Spadafora

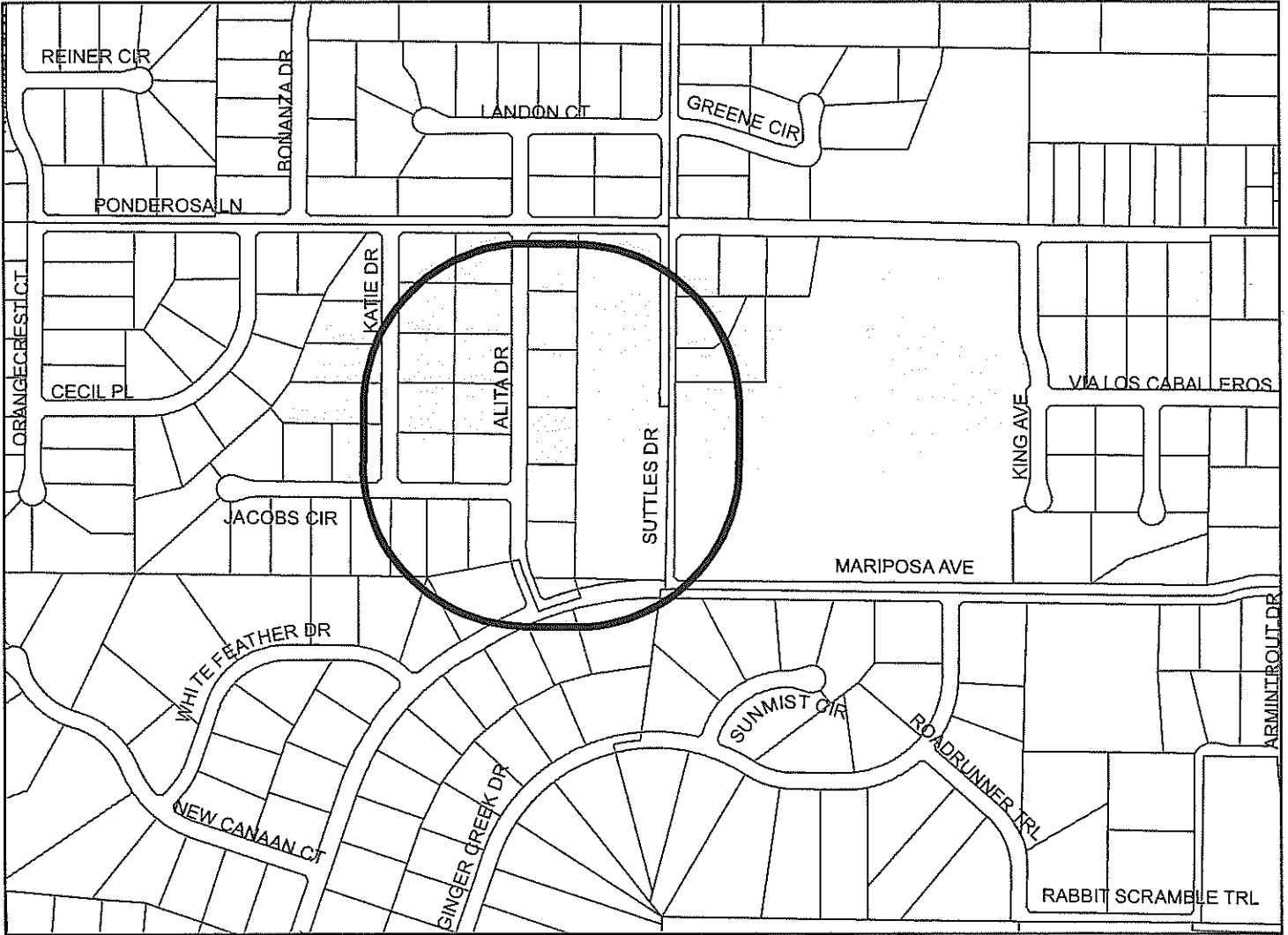
TITLE/REGISTRATION: GIS Analyst

ADDRESS: 4080 Lemon St. 10th Floor

Riverside, CA 92501

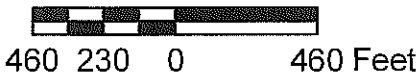
TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288

PP25403
(600 Feet Radius)



Selected Parcels

273-200-030	273-173-001	273-172-026	273-200-031	273-172-015	273-174-004	273-173-007	273-174-006	273-172-014	273-173-008
273-174-003	273-172-027	273-172-013	273-173-003	273-174-002	273-174-005	273-173-005	273-174-011	273-173-006	273-174-008
273-174-001	273-173-002	273-172-024	273-200-029	273-173-010	273-172-025	273-173-004	273-173-009	273-520-020	273-580-022
273-580-023	273-580-024	273-580-025	273-580-026	273-580-027	273-580-028	273-172-016	273-200-025		



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

ASMT: 273172013, APN: 273172013
STEVEN SHUMWAY, ETAL
16825 KATIE DR
RIVERSIDE, CA. 92504

ASMT: 273172027, APN: 273172027
DAVID VINSANT, ETAL
C/O DAVID VINSANT
16375 JACOBS CIR
RIVERSIDE, CA. 92504

ASMT: 273172014, APN: 273172014
GUS ARGERIS
16857 KATIE DR
RIVERSIDE, CA. 92504

ASMT: 273173001, APN: 273173001
CHRISTINE PETRIKAS
15181 VAN BUREN NO 120
RIVERSIDE CA 92504

ASMT: 273172015, APN: 273172015
DELIA FOSDICK, ETAL
16879 KATIE DR
RIVERSIDE, CA. 92504

ASMT: 273173002, APN: 273173002
CHRISTINE ELLIS, ETAL
16796 KATIE DR
RIVERSIDE CA 92503

ASMT: 273172016, APN: 273172016
THEODORE KRUG
16244 JACOBS CIR
RIVERSIDE, CA. 92504

ASMT: 273173003, APN: 273173003
MARY BAGLEY, ETAL
16818 KATIE DR
RIVERSIDE, CA. 92504

ASMT: 273172024, APN: 273172024
RINDI SINGH, ETAL
16283 JACOBS CIR
RIVERSIDE, CA. 92504

ASMT: 273173004, APN: 273173004
MARILYN SALGADO, ETAL
16852 KATIE DR
RIVERSIDE, CA. 92504

ASMT: 273172025, APN: 273172025
LISA MOHN, ETAL
16317 JACOBS CIR
RIVERSIDE, CA. 92504

ASMT: 273173005, APN: 273173005
OLGA GABALDON, ETAL
16302 JACOBS CIR
RIVERSIDE, CA. 92504

ASMT: 273172026, APN: 273172026
TARA TEIGEN WALLNER, ETAL
16349 JACOBS CIR
RIVERSIDE, CA. 92504

ASMT: 273173006, APN: 273173006
MARY BISHARA, ETAL
16891 ALITA DR
RIVERSIDE, CA. 92504



ASMT: 273173007, APN: 273173007
ELIZABETH WINDOM, ETAL
16853 ALITA DR
RIVERSIDE, CA. 92504

ASMT: 273174005, APN: 273174005
LEO CLARK
16832 ALITA DR
RIVERSIDE, CA. 92504

ASMT: 273173008, APN: 273173008
CONSUELO CARRANZA, ETAL
16815 ALITA DR
RIVERSIDE, CA. 92504

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

ASMT: 273173009, APN: 273173009
CHERYL VITO, ETAL
16797 ALITA DR
RIVERSIDE, CA. 92504

ASMT: 273174008, APN: 273174008
PAUL HARRIS FAMILY LTD PARTNERSHIP
16990 ALITA DR
RIVERSIDE, CA. 92504

ASMT: 273173010, APN: 273173010
M KELLY, ETAL
PMB 213
17130 VAN BUREN BL 18
RIVERSIDE CA 92504

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

ASMT: 273174002, APN: 273174002
LISA MOY, ETAL
16948 ALITA DR
RIVERSIDE, CA. 92504

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

ASMT: 273174003, APN: 273174003
MARIA MENENDEZ, ETAL
16906 ALITA DR
RIVERSIDE, CA. 92504

ASMT: 273200029, APN: 273200029
RAMY SENG
16521 PONDEROSA LN
RIVERSIDE, CA. 92508

ASMT: 273174004, APN: 273174004
EDWARD SMITH
16874 ALITA DR
RIVERSIDE, CA. 92504

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

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

ASMT: 273580028, APN: 273580028
SCOTT LISSOY
C/O FAR WEST INDUSTRIES
2922 DAIMLER ST
SANTA ANA CA 92705

Agenda Item No.: 2.2
Supervisorial District: First/First
Project Planner: Bahelila Boothe
Director's Hearing: September 23, 2013

PLOT PLAN NO: 25399
Applicant: Carol and Donald Garland
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 1,100 square foot addition to existing 960 square foot detached garage on 2.33 acres.

ISSUES OF RELEVANCE:

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

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25300, 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: Estate Density Residential (2 Acres Minimum) on The Lake Mathews/Woodcrest Area Plan.
3. The proposed detached accessory use is a permitted use in the general plan designation.

gw

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 building use is consistent with the development standards set forth in the R-A-2 ½ zone.
6. The proposed 1,100 square foot addition to existing 960 square foot detached garage is considered detached accessory building under Section 18.18 of Ordinance No. 348.
7. The detached accessory 1,100 square foot addition to existing 960 square foot detached garage is compatible with the character of the surrounding community.
8. The detached accessory 1,100 square foot addition to existing 960 square foot detached garage 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 #: PP25399

Parcel: 287-070-021

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION

DRAFT

The use hereby permitted is a proposal to construct a 1,100 square foot addition to existing 960 square foot detached garage on 2.33 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 #: PP25399

Parcel: 287-070-021

10. GENERAL CONDITIONS

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

No. 25399 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25399, Exhibit A,
Amended #1, dated August 13, 2013. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25399, Exhibit B, dated
July 17, 2013. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25399, Exhibit C, dated
July 17, 2013. (Floor Plan)

BS PLNCK DEPARTMENT

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

The project is to construct a 1,100 square foot work shop
as non-conditioned space to aan existing 960 sq.; ft. shed.

It would appear the shed has been converted into a private
garage with electrical power.

The applicant shall provide building plans to the building
department for the proposed construction of the workshop.
The drawings shall include verification from a California
licensed civile engineer , and shall include the converted
shed to garage within the building plans. The strucural
calculation documents shall include the validity of the
converted shed within the design criteria.

All building plans, and supporting documentation shall
comply with the current adopted California Building Codes
at the time of building plan submittal and fee payment to
the building department.

E HEALTH DEPARTMENT

10.E HEALTH. 1 PP25399 RECOMMND

PROVIDE C-42 CERTIFICATION OF YOUR EXISTING SEPTIC SYSTEM.
LICENSED C-42 CONTRACTOR MUST PROVIDE A ENGINEER SCALED
DRAWING OF YOUR EXISTING SEPTIC SYSTEM AND 100% EXPANSION
AREA.

PLOT PLAN:ADMINISTRATIVE Case #: PP25399

Parcel: 287-070-021

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. 25399 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 #: PP25399

Parcel: 287-070-021

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 #: PP25399

Parcel: 287-070-021

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 #: PP25399

Parcel: 287-070-021

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 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, dated July 17, 2013.

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

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated July 17, 2013.

08/13/13
13:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 7

PLOT PLAN:ADMINISTRATIVE Case #: PP25399

Parcel: 287-070-021

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.

2011 Aerial



Selected parcel(s):
287-070-021

LEGEND

 SELECTED PARCEL

 INTERSTATES

 HIGHWAYS

 PARCELS

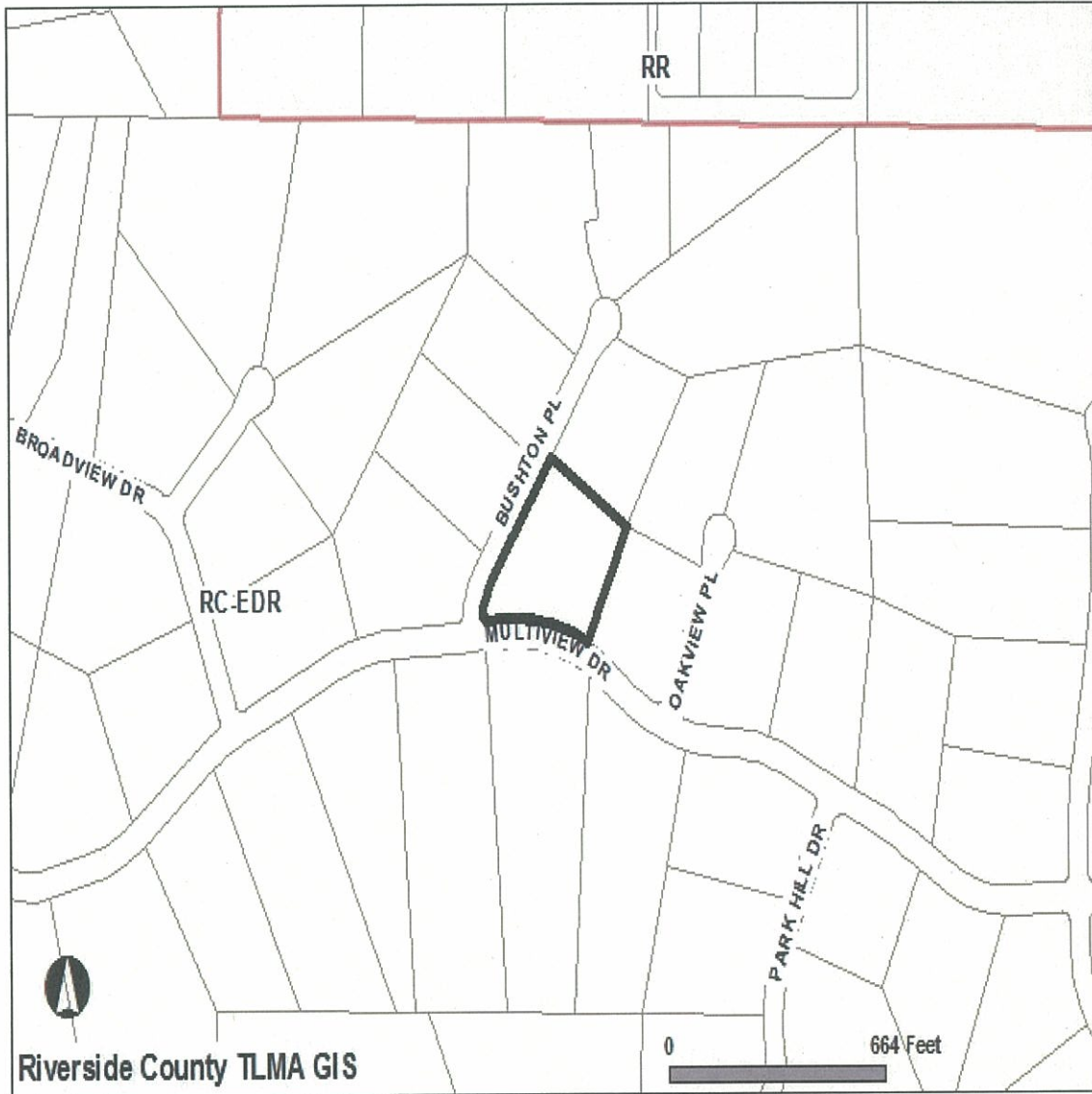
IMPORTANT

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.

REPORT PRINTED ON...Fri Aug 09 10:24:55 2013

Version 130624

LAND USE



Selected parcel(s):
287-070-021

LAND USE

- SELECTED PARCEL
- INTERSTATES
- HIGHWAYS
- PARCELS
- EDR-RC - RURAL COMMUNITY - ESTATE DENSITY RESIDENTIAL
- RR - RURAL RESIDENTIAL

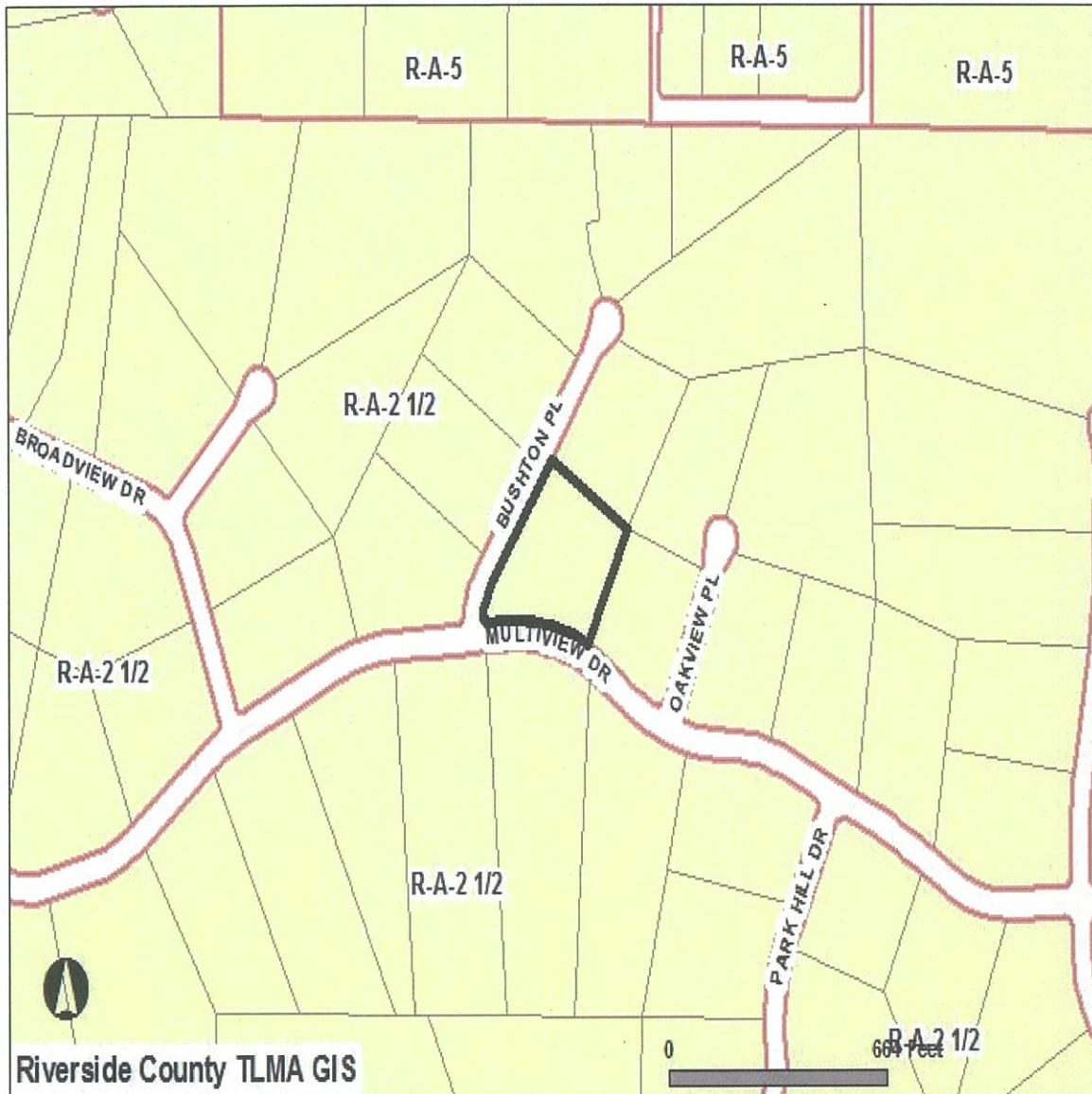
IMPORTANT

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REPORT PRINTED ON...Fri Aug 09 10:26:08 2013

Version 130624

ZONING



Selected parcel(s):
287-070-021

ZONING

- SELECTED PARCEL
- ZONING BOUNDARY
- N INTERSTATES
- M HIGHWAYS
- R-A-2 1/2, R-A-5
- 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 130624

RIVERSIDE COUNTY GIS



Selected parcel(s):
287-070-021

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

287-070-021-1

OWNER NAME / ADDRESS

DONALD GARLAND
CAROL GARLAND
16080 MULTIVIEW DR
PERRIS, CA. 92570

MAILING ADDRESS

(SEE OWNER)
(SEE SITUS)

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 53/41
SUBDIVISION NAME: TR 3197
LOT/PARCEL: 19, BLOCK: NOT AVAILABLE
TRACT NUMBER: 3197

LOT SIZE

RECORDED LOT SIZE IS 2.33 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1746 SQFT., 4 BDRM/ 1.75 BATH, 1 STORY, ATTACHED GARAGE(389 SQ. FT), CONST'D 1977TILE, ROOF, CENTRAL HEATING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 775 GRID: G5, G6, H5, H6

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: RIVERSIDE
ANNEXATION DATE: OCT. 26, 2006
LAFCO CASE #: 2005-17-1,2&5
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)

KEVIN JEFFRIES, DISTRICT 1

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE

T4SR5W SEC 15

ELEVATION RANGE

1864/1904 FEET

PREVIOUS APN

101-801-050

PLANNING

LAND USE DESIGNATIONS

RC-EDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

LAKE MATHEWS / WOODCREST

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)

R-A-2 1/2 (CZ 5086)

ZONING DISTRICTS AND ZONING AREAS

LAKE MATHEWS 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
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.NORTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
LAKE MATHEWS

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

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE

32

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS

NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED

WATER DISTRICT

WMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA ANA RIVER

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE

NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY

LOW POTENTIAL.

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

MISCELLANEOUS

SCHOOL DISTRICT

CORONA-NORCO UNIFIED

COMMUNITIES

LAKE MATHEWS

COUNTY SERVICE AREA

IN OR PARTIALLY WITHIN

LAKE MATHEWS #128 -
ROAD MAINTAINANCE

LIGHTING (ORD. 655)

ZONE B, 43.57 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

042007

FARMLAND

OTHER LANDS

TAX RATE AREAS

059029

*CORONA NORCO UNIFIED SCHOOL
*COUNTY FREE LIBRARY

- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 128
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST
- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- WESTERN MUN WATER 3RD FRINGE
- WESTERN MUN WATER IMP DIST 2
- WESTERN MUN WATER IMP DIST U-3

SPECIAL NOTES
NO SPECIAL NOTES

CODE COMPLAINTS

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

BUILDING PERMITS

Case #	Description	Status
025606	WITNESS FEES	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
067050	DEMOLISH EXT ROOM ADD/DWELLING	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
078298	LATTICE PATIO COVER TO DWLG	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
143753	960 SQ FT STORAGE SHED	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
350341	ELECTRIC & METER TO STORAGE BUILDING	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BEL080436	RESET METER TO DWLG	FINAL
BZ292197	P/C DWLG & ATT GARAGE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ296122	DWLG & ATT GARAGE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017

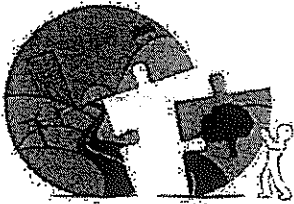
ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

PLANNING PERMITS

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Wed Jul 17 11:29:58 2013
Version 130624



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

*Carolyn Syms Luna
Director*

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 25399 DATE SUBMITTED: 7-17-13

APPLICATION INFORMATION

Applicant's Name: DON GARLAND E-Mail: dondammit@aol.com

Mailing Address: 16080 MULTIVIEW DR.
PERRIS CA 92570
Street City State ZIP

Daytime Phone No: (949) 241 0076 Fax No: ()

Engineer/Representative's Name: I. STINCHCOMB E-Mail:

Mailing Address: 5525 GOSS ROAD
PHELAN CA 92371
Street City State ZIP

Daytime Phone No: (760) 868 1746 Fax No: ()

Property Owner's Name: DON GARLAND E-Mail: dondammit@aol.com

Mailing Address: 16080 MULTIVIEW DR.
PERRIS CA 92570
Street City State ZIP

Daytime Phone No: (949) 241 0076 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).

DON GARLAND

PRINTED NAME OF APPLICANT

Don Garland

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):

DON GARLAND

PRINTED NAME OF PROPERTY OWNER(S)

Don Garland

SIGNATURE OF PROPERTY OWNER(S)

CAROL GARLAND

PRINTED NAME OF PROPERTY OWNER(S)

Carol Garland

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): 348-173

WORKSHOP ADDITION TO EXISTING GARAGE

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 287 070 021

APPLICATION FOR MINOR PLOT PLAN

T4SR EW SEC 15

Section: 15 Township: T4SR Range: SW

Approximate Gross Acreage: 2.33

General location (nearby or cross streets): North of MULTIVIEW, South of CATALLO, East of BUSHTON, West of OAKVIEW

Thomas Brothers Map, edition year, page no., and coordinates: 775 GRDG5, 6, H5, H6

MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:

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

COMMERCIAL/INDUSTRIAL

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

ACCESSORY BUILDING

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

GUEST HOUSE

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



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



*George A. Johnson
Agency Director*

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

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Don Garland hereafter "Applicant" and Don Garland "Property Owner".

Description of application/permit use:

WORKSHOP ADDITION TO EXISTING GARAGE

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

Section 1. Deposit-based Fees

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

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

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

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. 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. 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): 287 070 021

Property Location or Address:

16080 MULTVIEW DR. PERRIS, CA 92570

2. PROPERTY OWNER INFORMATION:

Property Owner Name: DON GARLAND

Phone No.: 949 241 0076

Firm Name: _____

Email: dondammit@aol.com

Address: 16080 MULTVIEW DR

PERRIS, CA 92570

3. APPLICANT INFORMATION:

Applicant Name: DON GARLAND

Phone No.: 949 241 0076

Firm Name: _____

Email: dondammit@aol.com

Address (if different from property owner)

16080 MULTVIEW DR

PERRIS, CA 92570

4. SIGNATURES:

Signature of Applicant: [Signature] Date: 7/15/13

Print Name and Title: DON GARLAND

Signature of Property Owner: [Signature] Date: 7/15/13

Print Name and Title: DON GARLAND

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

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#: _____

Set #: _____ Application Date: _____

PROPERTY OWNERS CERTIFICATION FORM
PP25399

I, Stella Spadafora, certify that on
(Print Name)
8/12/2013 the attached property owners list
(Date)
was prepared by County of Riverside / GIS
(Print Company or Individual's Name)
Distance Buffered: 800 Feet

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 300 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: Stella Spadafora

TITLE/REGISTRATION: GIS Analyst

ADDRESS: 4080 Lemon St. 10th Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288

ASMT: 287040015, APN: 287040015
VERGIL JENKINS
3366 SOMIS DR
RIVERSIDE CA 92507

ASMT: 287070018, APN: 287070018
VALERIE NIELSON, ETAL
20627 BUSHTON PL
PERRIS, CA. 92570

ASMT: 287070012, APN: 287070012
MANUEL RAMOS
250 CROSS RAIL LN
NORCO CA 92860

ASMT: 287070020, APN: 287070020
AMBER DONLEY, ETAL
20528 BUSHTON PL
PERRIS, CA. 92570

ASMT: 287070013, APN: 287070013
IRSHAD SAULAT
15737 RONELL RD
PERRIS CA 92570

ASMT: 287070021, APN: 287070021
CAROL GARLAND, ETAL
16080 MULTIVIEW DR
PERRIS, CA. 92570

ASMT: 287070014, APN: 287070014
HARRIS MATTHEWS
9076 MUSTANG RD
ALTA LOMA CA 91701

ASMT: 287070028, APN: 287070028
NANCY JONES, ETAL
20515 BUSHTON PL
PERRIS CA 92570

ASMT: 287070015, APN: 287070015
LOURDES TABORA, ETAL
17092 BIRCH HILL RD
RIVERSIDE CA 92504

ASMT: 287080010, APN: 287080010
LEONARD SABIN, ETAL
15949 MULTIVIEW DR
PERRIS, CA. 92570

ASMT: 287070016, APN: 287070016
TAVIA GUYER, ETAL
16040 MULTIVIEW DR
PERRIS, CA. 92570

ASMT: 287080011, APN: 287080011
VICTORIA ESCOBEDO TALLACKSON, ETAL
15995 MULTIVIEW DR
PERRIS, CA. 92570

ASMT: 287070017, APN: 287070017
DAVID PHILIPS
3853 BROCKTON AVE
RIVERSIDE CA 92501

ASMT: 287080014, APN: 287080014
BLAISE RONSTADT, ETAL
16165 MULTIVIEW DR
PERRIS, CA. 92570

ASMT: 287130012, APN: 287130012
KIMBERLY SIMPSON, ETAL
20651 VILLA KNOLL DR
PERRIS, CA. 92570

ASMT: 287130020, APN: 287130020
JANICE COLLIS, ETAL
20745 OAKVIEW DR
PERRIS, CA. 92570

VERONICA
3325 HOLES DR
PERRIS CA 92570

ASMT: 287130013, APN: 287130013
ALISON RAMIREZ, ETAL
20721 VILLA KNOLL DR
PERRIS, CA. 92570

ASMT: 287130021, APN: 287130021
GARY BABCOCK
C/O G R BABCOCK COMPANY
75252 ST HWY 16
WAGONER OK 74467

MARIE PATRICK
250 CLOVER BAY
NORFOLK VA 23502

ASMT: 287130015, APN: 287130015
KATHLEEN COBELIUS, ETAL
16110 MULTIVIEW DR
PERRIS, CA. 92570

ASMT: 287130037, APN: 287130037
VENUS BUGARIN, ETAL
20550 BUSHTON PL
PERRIS CA 92570

SMITH
IRSHAD SAJJAD
13757 NOBLE RD
PERRIS CA 92570

ASMT: 287130016, APN: 287130016
TAKAKO KAWAHARA
15200 VIA BARRANCA
PERRIS CA 92570

ASMT: 287140019, APN: 287140019
DELORES BAUMANN
20845 PARK HILL DR
PERRIS, CA. 92570

SANTO
HAINES LUTHERA
9070 20TH AVE
ALTAIR CA 92501

ASMT: 287130017, APN: 287130017
GILLIAN PHELPS, ETAL
20742 OAKVIEW DR
PERRIS, CA. 92570

ASMT: 287130018
LORRAINE
17052 BIRCHHILL
PERRIS CA 92570

ASMT: 287130018
LORRAINE
17052 BIRCHHILL
PERRIS CA 92570

ASMT: 287130018, APN: 287130018
AIMEE JIMENEZ, ETAL
20921 STRAW RD
PERRIS CA 92570

ASMT: 287130018
LORRAINE
17052 BIRCHHILL
PERRIS CA 92570

ASMT: 287130018
LORRAINE
17052 BIRCHHILL
PERRIS CA 92570

ASMT: 287130019, APN: 287130019
DANIEL TIMMINS
20705 OAKVIEW DR
PERRIS, CA. 92570

ASMT: 287130019
DANIEL
3355 BIRCHHILL
PERRIS CA 92570

ASMT: 287130019
DANIEL
3355 BIRCHHILL
PERRIS CA 92570

PROPERTY OWNERS CERTIFICATION FORM
PP25399

I, Mickey Zolezio, certify that on
(Print Name)

8/12/2013 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

Distance Buffered : 800'

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: Mickey Zolezio

TITLE/REGISTRATION Senior GIS Analyst

ADDRESS: 4080 Lemon St. 10th Floor
Riverside, CA 92501

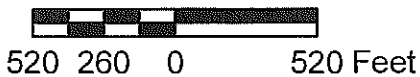
TELEPHONE (8 a.m. – 5 p.m.): (951) 955-4649

PP25399
(800 Feet Radius)



Selected Parcels

287-130-015	287-130-012	287-070-016	287-130-019	287-070-017	287-140-019	287-070-021	287-130-018	287-130-027	287-130-037
287-130-021	287-070-015	287-070-028	287-070-014	287-070-013	287-130-020	287-130-013	287-080-011	287-080-010	287-130-017
287-070-012	287-080-012	287-080-013	287-080-014	287-070-018	287-070-020	287-140-020	287-130-016	287-040-014	287-040-015



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