



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

1:30 P.M.

OCTOBER 21, 2013

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

County Administrative Center
4080 Lemon Street
1st Floor, Conference Room 2A
Riverside, CA 92501

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

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

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

1.0 CONSENT CALENDAR:

1.1 **NONE**

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

- 2.1 **PLOT PLAN NO. 25343** - CEQA Exempt - Applicant: Juan Carlos Pulido – First/First Supervisorial District – Location: Easterly Southerly and easterly of Ridgedale Drive, westerly of Lake Mathews Drive, northerly of Descanso Drive - **REQUEST:** The Plot Plan is a proposal to construct 2,125 square foot detached RV garage with 247 square foot recreation room/storage on 2.13 acres. Project Planner, Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)
- 2.2 **PLOT PLAN NO. 25386** - CEQA Exempt - Applicant: Justin Sudduth – Third/Third Supervisorial District – Location: Northerly of Thornton Avenue, southerly of Indian Tree Drive, westerly of Girard Street - **REQUEST:** Plot Plan is a proposal to construct a 1,160 square foot detached RV garage on .9 acres. Project Planner, Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)
- 2.3 **PLOT PLAN NO. 25408** - CEQA Exempt – Applicant: Gayle Eads – Third/Third Supervisorial District – Location: Westerly of Terwilliger Road and southerly of De

Silva Road – 2.36 acres – **REQUEST:** The Plot Plan is a proposal to permit a Class I Kennel (5-10 Dogs). Project Planner, Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

- 2.4 **PLOT PLAN NO. 25427** - CEQA Exempt - Applicant: Champion Electric – First/First Supervisorial District – Location: Southerly Jacobs Circle, westerly of Alita Drive, northerly Mariposa Avenue, and easterly Katie Drive - **REQUEST:** The Plot Plan is a proposal to construct a 1,500 square foot detached metal canopy on .99 acre. Project Planner, Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)
- 2.5 **PLOT PLAN NO. 25429** - CEQA Exempt - Applicant: Kimberlee and David Rubio – Second/Fifth Supervisorial District – Location: Northerly of Center Street, southerly of Main Street, easterly of Heron Lane, westerly of Mt. Vernon - **REQUEST:** The Plot Plan is a proposal to construct a 1,200 square foot metal garage on .51 acres. Project Planner, Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)
- 2.6 **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. Continued from September 23, 2013 and October 7, 2013. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

3.0 PUBLIC COMMENTS:

Agenda Item No.: 2.17
Supervisory District: First/First
Project Planner: Bahelila Boothe
Director's Hearing: October 22, 2013

PLOT PLAN NO: 25343
Applicant: Juan Carlos Pulido
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 2,125 square foot detached RV garage with attached 247 square foot recreation room/storage on 2.13 acres.

ISSUES OF RELEVANCE:

Project has been reviewed and conditioned by Riverside County Health Department.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25343, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project has a primary dwelling on the parcel where the detached accessory building is proposed.
2. The project site is designated Rural Community: Estate Density Residential (2 Acres Minimum) on 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 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 2,125 square foot detached RV garage with attached 247 square foot recreation room/storage is considered detached accessory building under Section 18.18 of Ordinance No. 348.
7. The detached accessory 2,125 square foot RV garage with attached 247 square foot recreation room/storage is compatible with the character of the surrounding community.
8. The detached accessory 2,125 square foot RV garage with attached 247 square foot recreation room/storage is located more than 100 feet from the main building and is compatible with the character of the surrounding community.
9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions:

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

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.

PLOT PLAN:ADMINISTRATIVE Case #: PP25343

Parcel: 286-200-010

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 2,125 square foot detached RV garage with attached 247 square foot recreation room/storage on 2.13 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 #: PP25343

Parcel: 286-200-010

10. GENERAL CONDITIONS

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

RECOMMND

No. 25343 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25343, Exhibit A, Amd. #1, dated July 30, 2013. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25343, Exhibit B, Amd. #1, dated July 30, 2013. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25343, Exhibit C, Amd. #1, dated July 30, 2013. (Floor Plan)

APPROVED EXHIBIT M = Plot Plan No. 25343, Exhibit M, Amd. #1, dated July 30, 2013. (Colors/Materials)

BS PLNCK DEPARTMENT

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

RECOMMND

This conditional approval is for a detached 2,125 sq.ft private garage which includes 247 sq.ft. of storage space and bathroom to include one watercloset and one lavatory.

PERMIT ISSUANCE:

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

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

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

CODE/ORDINANCE REQUIREMENTS:

PLOT PLAN:ADMINISTRATIVE Case #: PP25343

Parcel: 286-200-010

10. GENERAL CONDITIONS

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

RECOMMND

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

NOTE: 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).

E HEALTH DEPARTMENT

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

RECOMMND

Recreational Vehicle (RV) wastewater cannot be disposed of into an onsite wastewater treatment system (OWTS). Therefore, an RV dump station shall not be allowed to connect to an OWTS.

10.E HEALTH. 2 PP 25343 - REQUIREMENTS

RECOMMND

Plot Plan 25343 is proposing to construct a 2,125 square foot Recreational Vehicle garage with a 247 square foot recreational room. A bathroom with 7 fixture units is proposed (1 hand sink and 1 water closet) which will require the construction of a dedicated onsite wastewater treatment system (OWTS) to service this building.

If groundwater encroachment is observed, further mitigation including but not limited to the proposal of an advanced treatment unit (ATU) may be required at the discretion of the Department of Environmental Health (DEH).

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, the applicant must address the following:

1 Provide to DEH an original copy of soils percolation report performed in accordance with the DEH Technical Guidance Manual.

PLOT PLAN:ADMINISTRATIVE Case #: PP25343

Parcel: 286-200-010

10. GENERAL CONDITIONS

10.E HEALTH. 2 PP 25343 - REQUIREMENTS (cont.) RECOMMND

2) DEH Site Evaluation is required. The applicant must ensure that the groundwater detection boring (4 inch perforated pipe installed at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate.

3) Provide to DEH at least three copies of detailed contoured plot plans, appropriately scaled and wet signed by the Professional of Record (individual or firm who is responsible for the soils percolation report), showing the location of all required detail as specified in the DEH Technical Guidance Manual.

4) Provide a copy of the floor plan showing all proposed plumbing fixtures.

5) Applicable review fees shall apply.

6) All required setbacks shall be maintained.

7) The lot shall be properly marked with a durable placard delineating the property address or APN#. All property corners must be clearly staked or marked.

Further information may be required pending review of all requested items.

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. 25343 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

PLOT PLAN:ADMINISTRATIVE Case #: PP25343

Parcel: 286-200-010

10. GENERAL CONDITIONS

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

Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

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

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

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

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25343

Parcel: 286-200-010

10. GENERAL CONDITIONS

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

advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

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

10.PLANNING. 4 USE - CAUSES FOR REVOCATION RECOMMND

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

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

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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

09/16/13
11:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 7

PLOT PLAN:ADMINISTRATIVE Case #: PP25343

Parcel: 286-200-010

20. PRIOR TO A CERTAIN DATE

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - E.HEALTH CLEARANCE REQ. RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

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

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

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

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

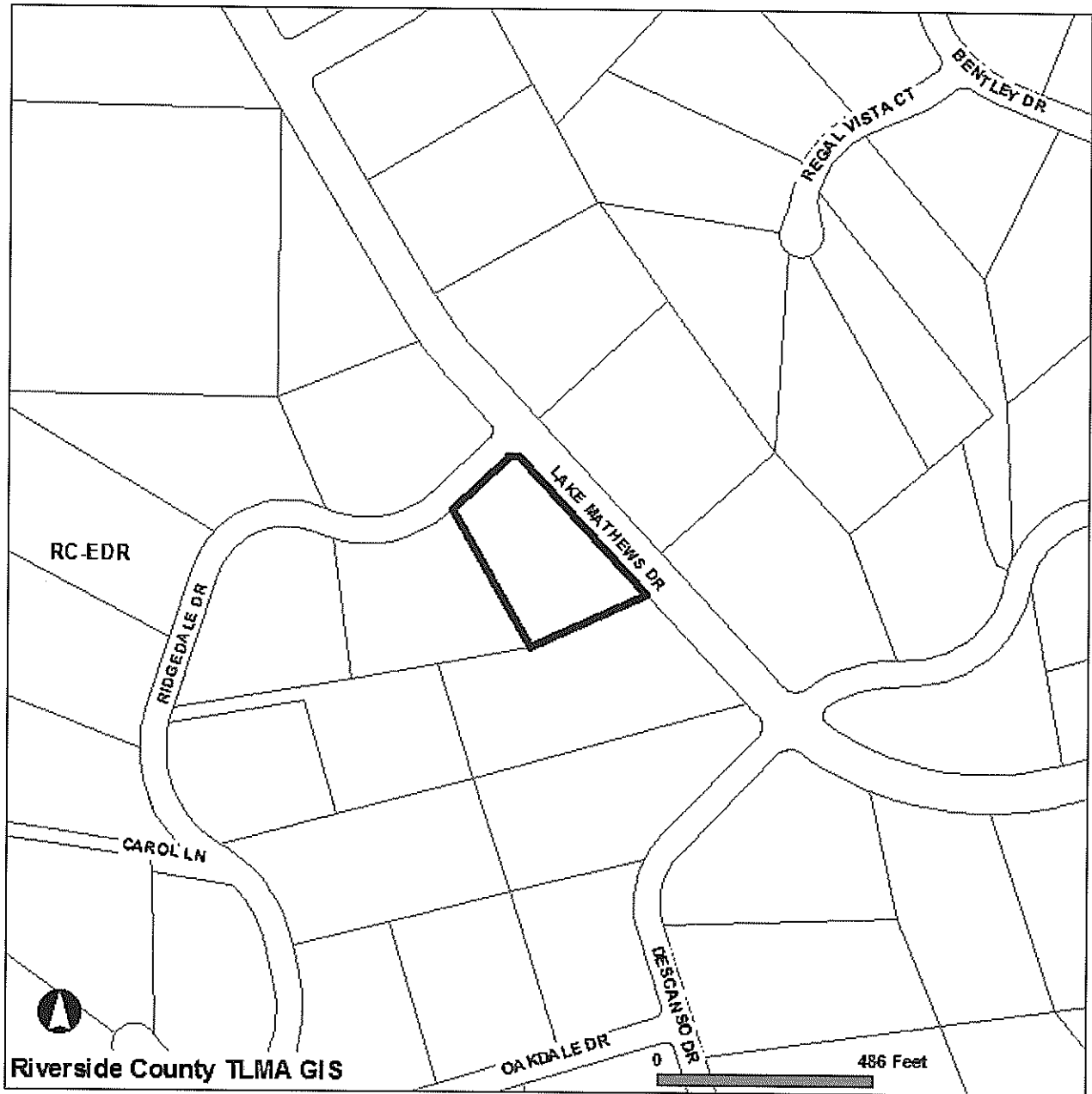
90.E HEALTH. 1 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2 USE-FEE STATUS RECOMMND

Prior to final approval, the Environmental Health Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay any outstanding balances. Contact the accounting section at (951) 955-8982.

RIVERSIDE COUNTY GIS



Selected parcel(s):
286-200-010

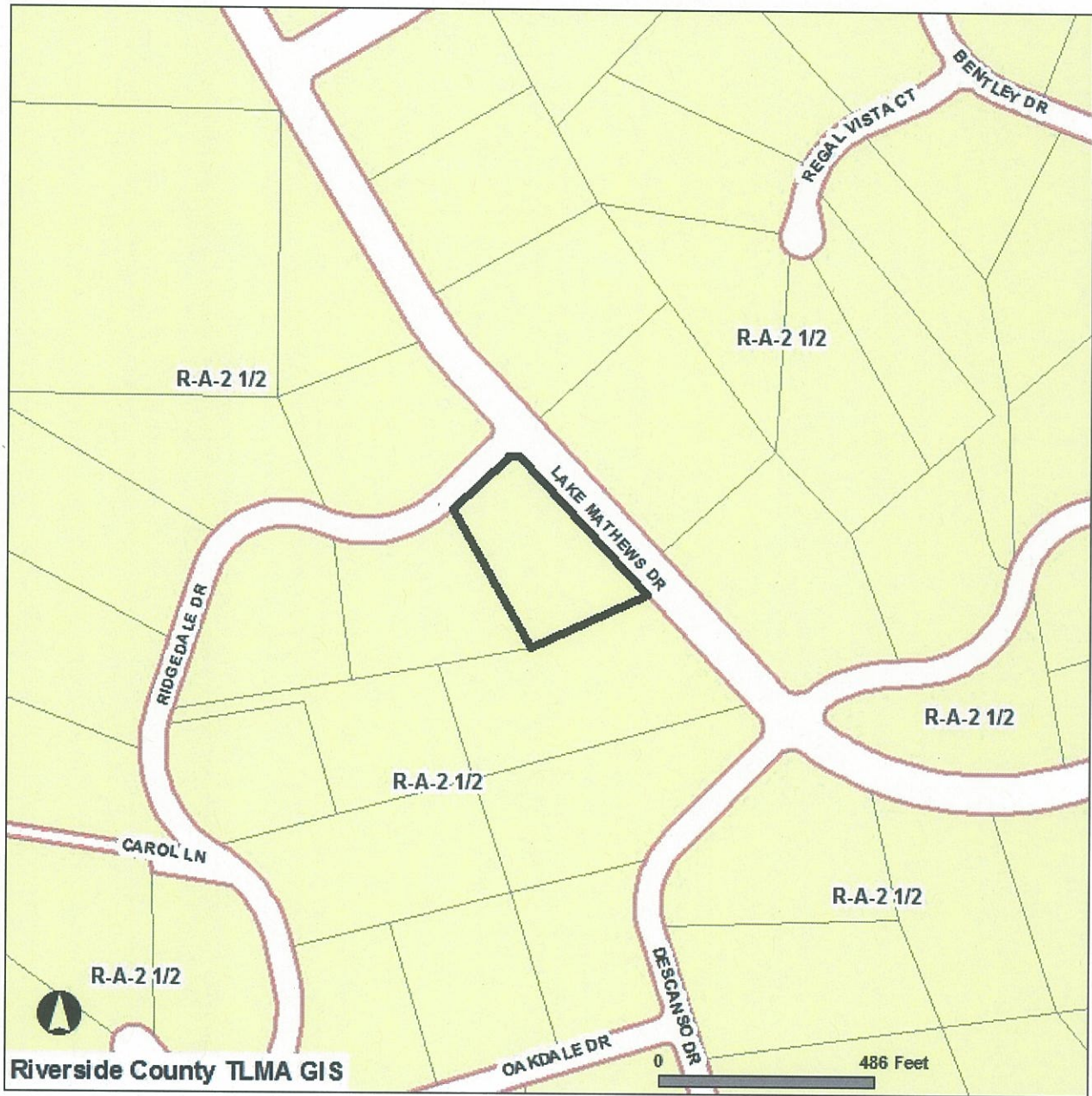
LAND USE

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

IMPORTANT

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

RIVERSIDE COUNTY GIS



Riverside County TLMA GIS

Selected parcel(s):
286-200-010

ZONING

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

IMPORTANT

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Version 130826

RIVERSIDE COUNTY GIS



Selected parcel(s):
286-200-010

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STANDARD WITH PERMITS REPORT

APNs

286-200-010-5

OWNER NAME / ADDRESS

ROGELIO ZEPEDA
YOLANDA ZEPEDA
21010 RIDGEDALE DR
PERRIS, CA 92570

MAILING ADDRESS

(SEE OWNER)
(SEE SITUS)

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 46/83
SUBDIVISION NAME: TR 2624
LOT/PARCEL: 15, BLOCK: NOT AVAILABLE
TRACT NUMBER: 2624

LOT SIZE

RECORDED LOT SIZE IS 2.13 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1248 SQFT., 3 BDRM/ 2 BATH, 1 STORY, CONST'D 2000COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 775 GRID: D7

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 21

ELEVATION RANGE

1636/1660 FEET

PREVIOUS APN

102-403-018

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

IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE TRANSPORTATION DEPT. PERMITS SECTION AT (951) 955-6790 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

ROAD BOOK PAGE

34

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

LOW

MODERATE

SUBSIDENCE

SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY

LOW POTENTIAL

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

MISCELLANEOUS

SCHOOL DISTRICT

CORONA-NORCO UNIFIED

COMMUNITIES

LAKE MATHEWS

COUNTY SERVICE AREA

IN OR PARTIALLY WITHIN

LAKE MATHEWS #128 -
ROAD MAINTAINANCE

LIGHTING (ORD. 655)

ZONE B, 44.31 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
BGR984028	GRADING - SFR - TR02624/LOT 15 rough & Precise	EXPIRED
BMR002100	MOBILEHOME SITE PREP - PF	FINAL
BMR002101	MOBILEHOME INSTALLATION - PF	FINAL
BMR002102	PERMANENT FOUNDATION TO MOBILEHOME	FINAL
BRS070470	2794 SF REPLACEMENT SFR/592 SF ATT'D GARAGE	VOID
BRS071995	2794 SF REPLACEMENT SFR/592 SF ATTACHED GARAGE	VOID

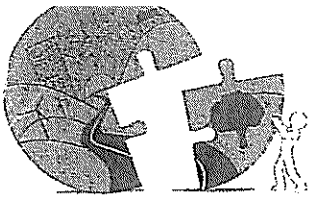
ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHS072519	SEPTIC VERIFICATION	APPLIED

PLANNING PERMITS

Case #	Description	Status
MT013938	TR02624/LOT 15	VOID
MT013939	TR02624/LOT 15	VOID
MT014000	TR02624/LOT 15	PAID
MT014001	TR02624/LOT 15	PAID

REPORT PRINTED ON...Tue Apr 09 09:38:45 2013
Version 130225



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25343

DATE SUBMITTED: 4/9/13

APPLICATION INFORMATION

Applicant's Name: JUAN CARLOS PULIDO

E-Mail: JCPULIDO@ENGINEER.COM

Mailing Address: 106A AVENUE C
REDONDO BEACH City CA State 90277 ZIP

Daytime Phone No: (949) 4001706 Fax No: ()

Engineer/Representative's Name: FABIAN BUENAVENTURA E-Mail: FABIANB@ENGINEER.COM

Mailing Address: 106A AVENUE C
REDONDO BEACH City CA State 90277 ZIP

Daytime Phone No: (877) 821 1213 Fax No: ()

Property Owner's Name: Rogelio Zepeda E-Mail: v yorzepeda@yahoo.com

Mailing Address: 21010 Ridgedale Dr.
Perris City CA State 92570 ZIP

Daytime Phone No: (951) 963-6440 Fax No: (563) 696-1822

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).

Jan Carlos Ruiz
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):

x Rogelio Zepeda
PRINTED NAME OF PROPERTY OWNER(S)
x Yolanda P. Zepeda
PRINTED NAME OF PROPERTY OWNER(S)

x [Signature]
SIGNATURE OF PROPERTY OWNER(S)
x [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): _____

BUILD A NEW R.V GARAGE AND NEW RECREATION STORAGE ROOM

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 286200010-5

APPLICATION FOR MINOR PLOT PLAN

Section: 21 Township: 45 Range: 5W

Approximate Gross Acreage: 2.13 Acres

General location (nearby or cross streets): North of OAKDALE Dr, South of REGAL VISTA Ct, East of MAGNA VISTA Dr, West of LAKE MATHEWS.

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

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

COMMERCIAL/INDUSTRIAL

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

ACCESSORY BUILDING

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

GUEST HOUSE

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



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



George A. Johnson
Agency Director

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

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Juan C Perez hereafter "Applicant" and Rogelio Lopez "Property Owner".

Description of application/permit use:
PERMIT FOR NEW GARAGE

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

Section 1. Deposit-based Fees

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

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

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



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

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 286200010-5

Property Location or Address:
21010 RIDGEDALE PEAKS CA 92570

2. PROPERTY OWNER INFORMATION:

Property Owner Name: ROSELIO ZEPEDA Phone No.: 951 9636440
Firm Name: _____ Email: _____

Address: 21010 RIDGEDALE A
PEAKS CA 92570

3. APPLICANT INFORMATION:

Applicant Name: Juan C. Pulido Phone No.: 949 400 1706
Firm Name: INGENIAQ DESIGN Email: CCPULIDO@INGENIAQ.COM

Address (if different from property owner)
106A AVENUE C
DESCONDO BEACH CA 92011

4. SIGNATURES:

Signature of Applicant: [Signature] Date: 3-7-13
Print Name and Title: Juan Carlos Pulido / Regional Manager

Signature of Property Owner: [Signature] Date: 3-7-13
Print Name and Title: Roselio Zepeda Owner

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

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

PROPERTY OWNERS CERTIFICATION FORM

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

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP 25343 For

Company or Individual's Name Planning Department

Distance buffered 1000'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

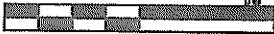
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

PP25343 (1000 feet buffer)



Selected Parcels

286-200-025	286-220-024	286-180-030	286-180-006	286-200-024	286-220-026	286-200-001	286-200-015	286-200-009	286-180-032
286-220-025	286-180-002	286-200-019	286-200-016	286-180-028	286-200-012	286-180-004	286-200-006	286-200-008	286-220-034
286-220-013	286-200-014	286-200-020	286-220-023	286-220-002	286-180-020	286-200-023	286-200-004	286-180-003	286-180-029
286-200-002	286-180-025	286-200-032	286-200-013	286-200-017	286-180-005	286-200-010	286-200-030	286-220-022	286-200-003
286-180-023	286-180-011	286-180-031	286-200-029	286-200-018					



525262.5 0 525 Feet

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

ASMT: 286180002, APN: 286180002
ERNESTINA MARTINEZ
29611 CALLE EDMUNDO
SUN CITY CA 92586

ASMT: 286180023, APN: 286180023
TAKAKO KAWAHARA
15200 VIA BARRANCA
PERRIS CA 92570

ASMT: 286180003, APN: 286180003
MANUEL MEDINA
PO BOX 2176
SOUTH GATE CA 90280

ASMT: 286180025, APN: 286180025
NEDAL IBRAHIM
3969 RANCHO DEL ORO DR
RIVERSIDE CA 92505

ASMT: 286180004, APN: 286180004
JANINE SAUNDERS, ETAL
21200 LAKE MATHEWS DR
PERRIS, CA. 92570

ASMT: 286180028, APN: 286180028
NELLIE TOUMAYAN, ETAL
21225 REGAL VISTA CT
PERRIS CA 92570

ASMT: 286180005, APN: 286180005
PAMELA FLEES, ETAL
21148 LAKE MATHEWS DR
PERRIS, CA. 92570

ASMT: 286180029, APN: 286180029
LALEH MODREK, ETAL
21215 REGAL VISTA CT
PERRIS, CA. 92570

ASMT: 286180006, APN: 286180006
JAMES COUNSELLOR, ETAL
21134 LAKE MATHEWS DR
PERRIS, CA. 92570

ASMT: 286180030, APN: 286180030
KRYSTYNA CZAPLINSKI, ETAL
21233 REGAL VISTA CT
PERRIS, CA. 92570

ASMT: 286180011, APN: 286180011
TONI DIDOMINICUS
P O BOX 78916
CORONA CA 92877

ASMT: 286180031, APN: 286180031
TRACY TAYLOR
21228 REGAL VISTA CT
PERRIS, CA. 92570

ASMT: 286180020, APN: 286180020
SUSAN ROY, ETAL
21185 BENTLEY DR
PERRIS, CA. 92570

ASMT: 286180032, APN: 286180032
RAMONA SANTEE, ETAL
21212 REGAL VISTA CT
PERRIS, CA. 92570

ASMT: 286200001, APN: 286200001
TONI CARTTER, ETAL
21251 LAKE MATHEWS DR
PERRIS, CA. 92570

ASMT: 286200010, APN: 286200010
YOLANDA ZEPEDA, ETAL
21010 RIDGEDALE DR
PERRIS, CA. 92570

ASMT: 286200002, APN: 286200002
KAREN HORAK, ETAL
21145 RIDGEDALE DR
PERRIS, CA. 92570

ASMT: 286200012, APN: 286200012
JARNCE SHELTON
4655 MINNIER ST NO 39B
RIVERSIDE CA 92505

ASMT: 286200003, APN: 286200003
STEPHEN PARILLO
21165 RIDGEDALE DR
PERRIS, CA. 92570

ASMT: 286200013, APN: 286200013
PAUL BLACK
14303 DESCANSO DR
PERRIS, CA. 92570

ASMT: 286200004, APN: 286200004
SANDRA FALLS, ETAL
21175 RIDGEDALE DR
PERRIS, CA. 92570

ASMT: 286200014, APN: 286200014
JUDIE BINGHAM
14302 DESCANSO DR
PERRIS, CA. 92570

ASMT: 286200006, APN: 286200006
JOHN MANJARREZ
21274 RIDGEDALE DR
PERRIS, CA. 92570

ASMT: 286200015, APN: 286200015
EDMUND BRZEZINSKI
875 PULSAR LN
CHINO VALLEY AZ 86323

ASMT: 286200008, APN: 286200008
JANICE LORENZ, ETAL
21200 RIDGEDALE DR
PERRIS, CA. 92570

ASMT: 286200016, APN: 286200016
ANJA WALKER, ETAL
21701 LAKE MATHEWS DR
PERRIS, CA. 92570

ASMT: 286200009, APN: 286200009
JENNIFER FANCHIN, ETAL
21070 RIDGEDALE DR
PERRIS, CA. 92570

ASMT: 286200017, APN: 286200017
ANDREA OWENS, ETAL
21710 LAKE MATHEWS DR
PERRIS, CA. 92570

ASMT: 286200018, APN: 286200018
CATHY WAECHTER, ETAL
21520 LAKE MATHEWS DR
PERRIS, CA. 92570

ASMT: 286200030, APN: 286200030
SARA LIBERMAN
AMIR GILBOWA 10
TEL AVIV ISRAEL 69671

ASMT: 286200019, APN: 286200019
EUGENIA VALENCIA, ETAL
14485 DESCANSO DR
PERRIS, CA. 92570

ASMT: 286200032, APN: 286200032
PATSY ANDERSON
21480 LAKE MATHEWS DR
PERRIS CA 92570

ASMT: 286200020, APN: 286200020
JULIET LUGO
5632 CONIFER DR
LA PALMA CA 90623

ASMT: 286220002, APN: 286220002
LINDA POLLARD, ETAL
14020 OAKDALE DR
PERRIS, CA. 92570

ASMT: 286200023, APN: 286200023
LORY GARCIA
20550 EARL ST NO B
TORRANCE CA 90503

ASMT: 286220013, APN: 286220013
MARIA GUTIERREZ, ETAL
14290 DESCANSO DR
PERRIS, CA. 92570

ASMT: 286200024, APN: 286200024
COURTNEY RESTIVO DEGANGE
21230 RIDGEDALE DR
PERRIS, CA. 92570

ASMT: 286220022, APN: 286220022
MARIA MARSCHEIDER, ETAL
14205 OAKDALE DR
PERRIS, CA. 92570

ASMT: 286200025, APN: 286200025
ALMA WIEST PUGH, ETAL
21260 RIDGEDALE DR
PERRIS, CA. 92570

ASMT: 286220023, APN: 286220023
VERONICA VALDEZ FLYNN, ETAL
14295 OAKDALE DR
PERRIS, CA. 92570

ASMT: 286200029, APN: 286200029
KELLY VALENZUELA, ETAL
21235 RIDGEDALE DR
PERRIS, CA. 92570

ASMT: 286220024, APN: 286220024
ANTOINETTE VALLEJOS
14294 OAKDALE DR
PERRIS CA 92570



ASMT: 286220025, APN: 286220025
ANGELYN ATCHLEY, ETAL
14230 OAKDALE DR
PERRIS, CA. 92570

ASMT: 286220026, APN: 286220026
LUCIA CERVANTES, ETAL
14150 OAKDALE DR
PERRIS, CA. 92570

ASMT: 286220034, APN: 286220034
JOSEPH WATERMAN
14100 OAKDALE DR
PERRIS, CA. 92570



Agenda Item No.: 2 . 2
Supervisory District: Third/Third
Project Planner: Bahelila Boothe
Director's Hearing: October 21, 2013

PLOT PLAN NO: 25386
Applicant: Justin Sudduth
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 1,160 square foot detached RV garage on .9 acres.

ISSUES OF RELEVANCE:

Project has been reviewed and conditioned by Riverside County Flood Control.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25386, 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: Medium Density Residential (2-5 DU/Acre) on San Jacinto Valley Area Plan.
3. The proposed detached accessory use is a permitted use in the general plan designation.
4. The proposed detached accessory building is a permitted use, subject to approval of a plot plan in the Light Agricultural (A -1-1) and Controlled Development (W-1) zone.

5. The proposed detached accessory building use is consistent with the development standards set forth in the A-1-1 and W-1 zone.
6. The proposed 1,160 square foot detached accessory RV Garage is considered detached accessory building under Section 18.18 of Ordinance No. 348.
7. The detached accessory 1,160 square foot RV Garage is compatible with the character of the surrounding community.
8. The detached accessory 1,160 square foot detached RV Garage is located more than 15 feet from the main building and compatible with the architecture of the main residence.
9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

PLOT PLAN:ADMINISTRATIVE Case #: PP25386

Parcel: 451-190-007

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 1,160 square foot detached RV garage on .9 acres.

10. EVERY. 2 PPA - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25386 shall be henceforth defined as follows:

PLOT PLAN:ADMINISTRATIVE Case #: PP25386

Parcel: 451-190-007

10. GENERAL CONDITIONS

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

APPROVED EXHIBIT A = Plot Plan No. 25386, Exhibit A, dated July 2, 2013. (Site Plan)

APPROVED EXHIBIT B/C = Plot Plan No. 25386, Exhibit B/C, Amended #1, dated September 12, 2013. (Floor Plans/Elevations).

BS PLNCK DEPARTMENT

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

The proposed 1,160 proposed private garage shall be classified as a group "U" occupancy per the current adopted California Builnsing Code.

PERMIT ISSUANCE:

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

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

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

CODE/ORDINANCE REQUIREMENTS:

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25386

Parcel: 451-190-007

10. GENERAL CONDITIONS

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

submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 25386 is a proposal to construct a 1,160 sq. ft. of carport on 0.9 acres in Hemet area. The site is located south Indian Tree Drive, north of Thornton Avenue, east of San Jacinto Street and west of Sesame Street.

The site is parcel 3 of PM 12110.

Three quarter of the site is located within the 100-year Zone "A" floodplain limits as delineated on Map No. 06065C 2105G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

As per the underlying parcel map the flood plain as delineated on ECS must be kept free of all buildings and obstruction. The amended 1 exhibit shows the majority of the proposed carport is within the flood plain. Two sides are kept open and the other two sides are raised 2' to allow flow through area which is acceptable to the District.

This site is located within the bounds of the Salt Creek Channel/South Hemet Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Since the impervious area is negligible no ADP fees is applicable for this proposal at this time.

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. 25386 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

PLOT PLAN:ADMINISTRATIVE Case #: PP25386

Parcel: 451-190-007

10. GENERAL CONDITIONS

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

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.

f. No signs other than one unlighted identification sign,

PLOT PLAN:ADMINISTRATIVE Case #: PP25386

Parcel: 451-190-007

10. GENERAL CONDITIONS

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

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 substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently

PLOT PLAN:ADMINISTRATIVE Case #: PP25386

Parcel: 451-190-007

20. PRIOR TO A CERTAIN DATE

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

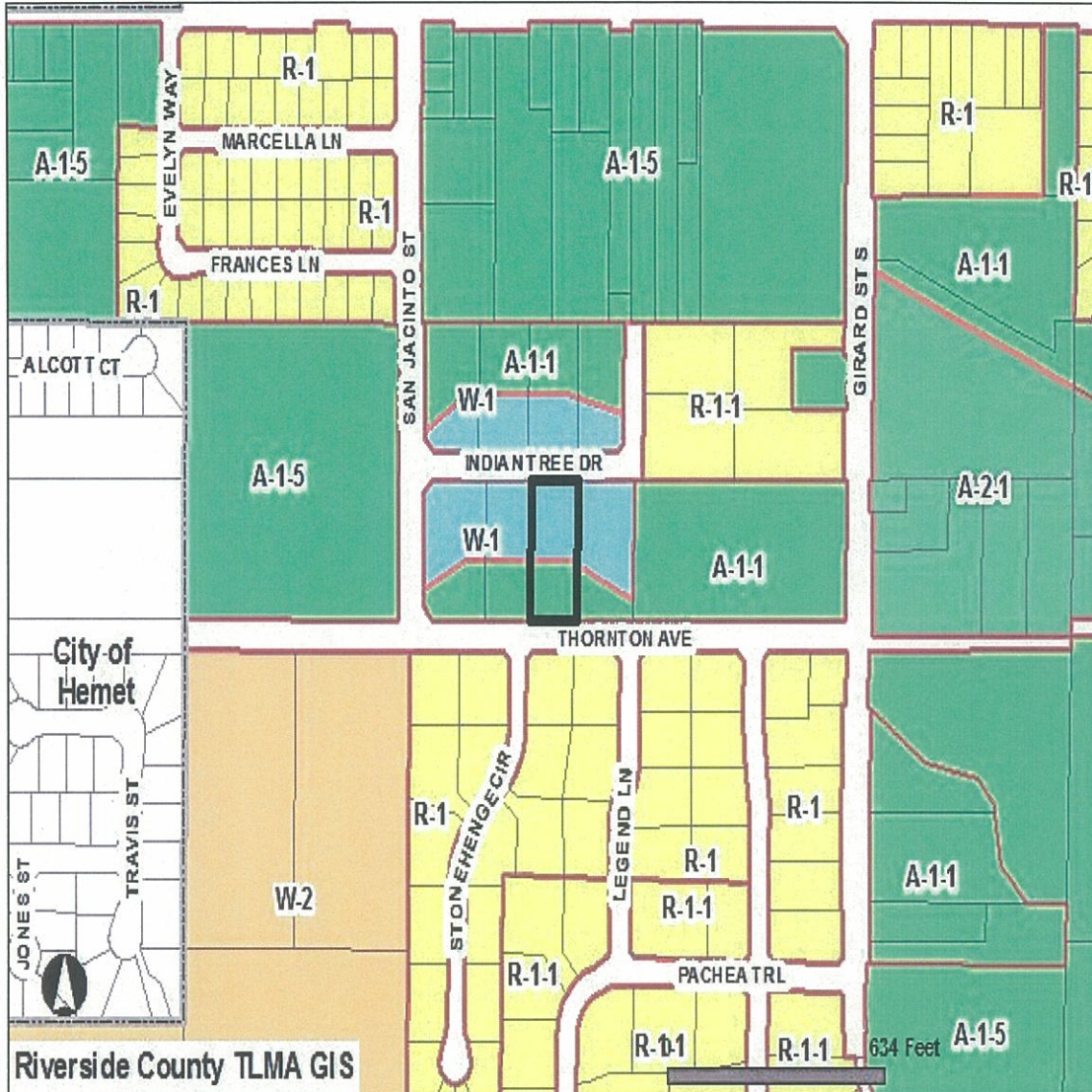
80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

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

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

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

ZONING



Selected parcel(s):
451-190-007

ZONING



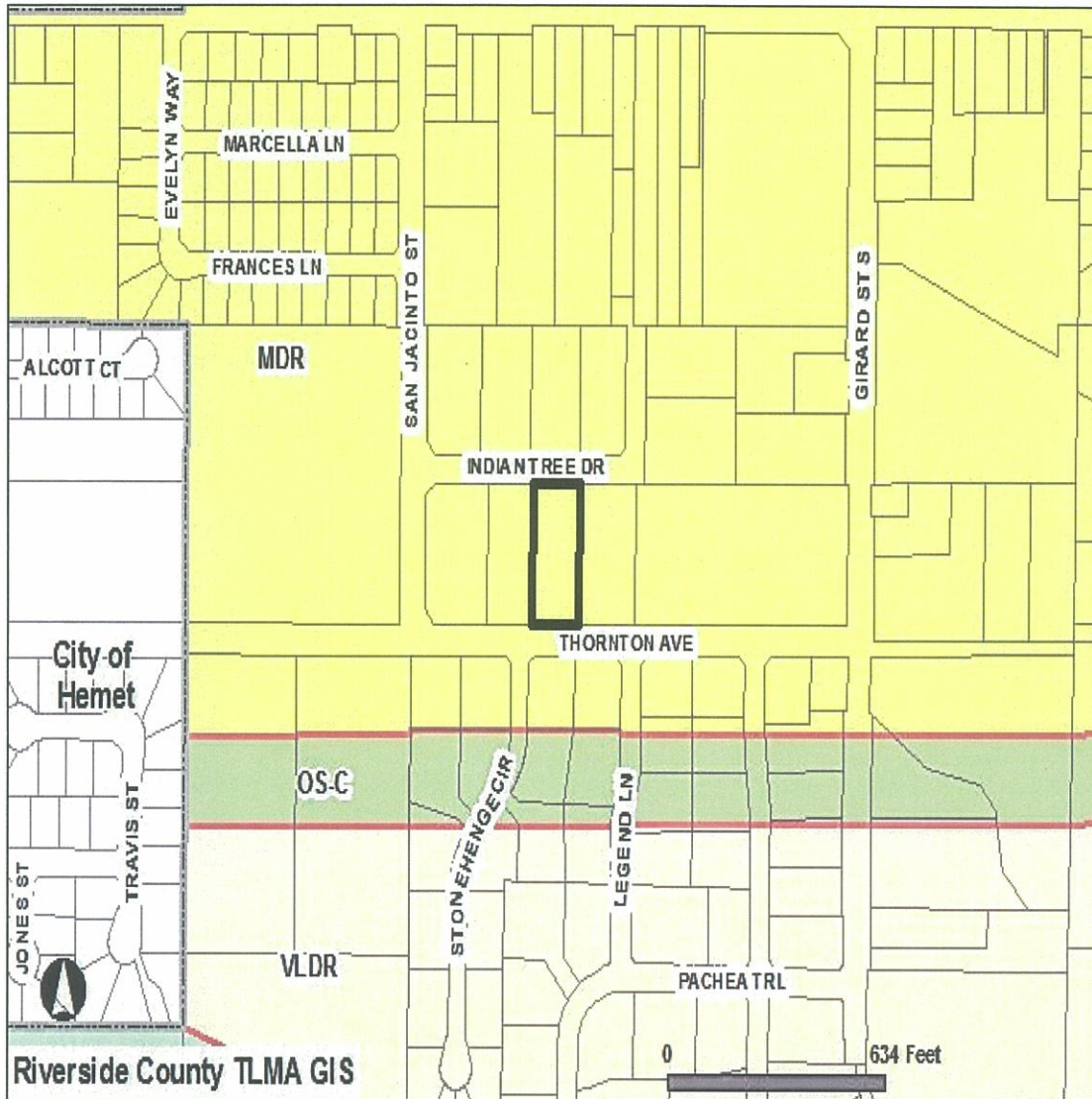
IMPORTANT

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...Thu Sep 19 12:24:18 2013

Version 130826

LAND USE



Selected parcel(s):
451-190-007

LAND USE

- | | | | |
|-------------------------------------|----------------------------------|---------------------|------------------------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | MDR - MEDIUM DENSITY RESIDENTIAL | OS-C - CONSERVATION | RM - RURAL MOUNTAINOUS |
| VLDR - VERY LOW DENSITY RESIDENTIAL | | | |

IMPORTANT

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

REPORT PRINTED ON...Thu Sep 19 12:23:19 2013

Version 130826

HEMET, CA. 92544

MAILING ADDRESS

(SEE OWNER)
(SEE SITUS)

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 60/63
SUBDIVISION NAME: PM 12110
LOT/PARCEL: 3, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.9 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 4070 SQFT., 3 BDRM/ 2.75 BATH, 1 STORY, ATTACHED GARAGE(923 SQ. FT), CONST'D 2007TILE, ROOF, CENTRAL HEATING,
CENTRAL COOLING, POOL

THOMAS BROS. MAPS PAGE/GRID

PAGE: 841 GRID: C3

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: HEMET
ANNEXATION DATE: NOT APPLICABLE
LAFCO CASE #: 2006-24-3
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)

JEFF STONE, DISTRICT 3

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

JEFF STONE, DISTRICT 3

TOWNSHIP/RANGE

T5SR1W SEC 23

ELEVATION RANGE

1628/1628 FEET

PREVIOUS APN

451-190-001

PLANNING**LAND USE DESIGNATIONS**

MDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

SAN JACINTO VALLEY

COMMUNITY ADVISORY COUNCILS

NOT IN A COMMUNITY ADVISORY COUNCIL AREA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

A-1-1 (CZ 2308)
W-1 (CZ 2308)

ZONING DISTRICTS AND ZONING AREAS

RAMONA DISTRICT

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS
NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS
NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE
NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS
NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS
NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

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

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

WRMSHCP CELL NUMBER
NOT IN A CELL

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

VEGETATION (2005)
DEVELOPED/DISTURBED LAND

FIRE

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

FIRE RESPONSIBILITY AREA
NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

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

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

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

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

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

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
SAN JACINTO VALLEY

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
116A

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

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

WATER DISTRICT
EMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SAN JACINTO VALLEY

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
MODERATE

SUBSIDENCE
SUSCEPTIBLE

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

MISCELLANEOUS

SCHOOL DISTRICT
HEMET UNIFIED

COMMUNITIES
EAST HEMET

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
ZONE B, 26.02 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
043312

FARMLAND

URBAN-BUILT UP LAND

TAX RATE AREAS

071060

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- HEMET UNIFIED SCHOOL
- LAKE HEMET MUNICIPAL WATER
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS
- SAN JACINTO VALLEY CEMETERY
- VALLEY HEALTH SYSTEM HOSP DIST
- VALLEY WIDE REC & PARK

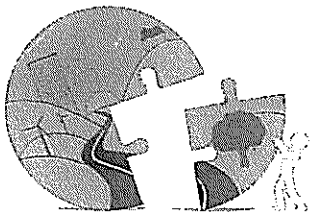
SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

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

REPORT PRINTED ON...Thu Jun 27 16:06:08 2013
Version 130523



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 25386 DATE SUBMITTED: 6/27/2013

APPLICATION INFORMATION

Applicant's Name: Justin Jordon E-Mail: jjjordan2002@yahoo.com

Mailing Address: 1010 N BARAUA #R
ORANGE Street 92607
City State ZIP

Daytime Phone No: (714) 770-7968 Fax No: (714) 633-3697

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

Mailing Address: _____
Street
City State ZIP

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

Property Owner's Name: WILLIAM MCGLOTHLIN E-Mail: BILLMCG@PRWnetwork.com

Mailing Address: 40310 THORNTON AVE
HEMET Street CA 92544
City State ZIP

Daytime Phone No: (714) 875-5010 Fax No: (951) 929-1081

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

Section: _____ Township: _____ Range: _____

Approximate Gross Acreage: -.09 AC

General location (nearby or cross streets): North of TOWANTON AVE, South of NOBLES TREE, East of _____, West of CLARENCE ST.

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

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

COMMERCIAL/INDUSTRIAL

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

ACCESSORY BUILDING

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

GUEST HOUSE

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



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



*George A. Johnson
Agency Director*

<i>Katherine Gifford 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 *John Jordan*, hereafter "Applicant" and *William McGloghlin* Property Owner".

Description of application/permit use:

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

Section 1. Deposit-based Fees

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

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

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

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

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 451-190 007

Property Location or Address: 40310 THORNTON AVE, HEMET CA 92544

2. PROPERTY OWNER INFORMATION:

Property Owner Name: WILLIAM McGLOGLON Phone No.: 951-929-7071
 Firm Name: _____ Email: BILL.MCG@PERNETWORK.COM
 Address: 40310 Thornton Ave
HEMET, CA 92544

3. APPLICANT INFORMATION:

Applicant Name: JUSTIN SUDDUTH Phone No.: 914-720-7968
 Firm Name: POWER AID Email: JSUDDUTH2000@yahoo.com
 Address (if different from property owner) _____

4. SIGNATURES:

Signature of Applicant: [Signature] Date: 2-5-2013
 Print Name and Title: EDDIE HARO - CEO, ElectricCare Inc.

Signature of Property Owner: [Signature] Date: 01-28-2013
 Print Name and Title: WILLIAM R. MCGLOGLON and SUSAN LEE MCGLOGLON

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

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

APPLICATION FOR MINOR PLOT PLAN

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Justin Swartz
PRINTED NAME OF APPLICANT

[Handwritten 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):

WILLIAM P. MCGLOGLON
PRINTED NAME OF PROPERTY OWNER(S)

[Handwritten Signature]
SIGNATURE OF PROPERTY OWNER(S)

SUSAN L. MCGLOGLON
PRINTED NAME OF PROPERTY OWNER(S)

[Handwritten 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): _____

1660 RV Campout

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 451 190 007

PROPERTY OWNERS CERTIFICATION FORM

I, Stella Spadafora certify that on September 18, 2013,

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


For APN (s) or case numbers PP25386

Company or Individual's Name RCIT - GIS,

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 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.

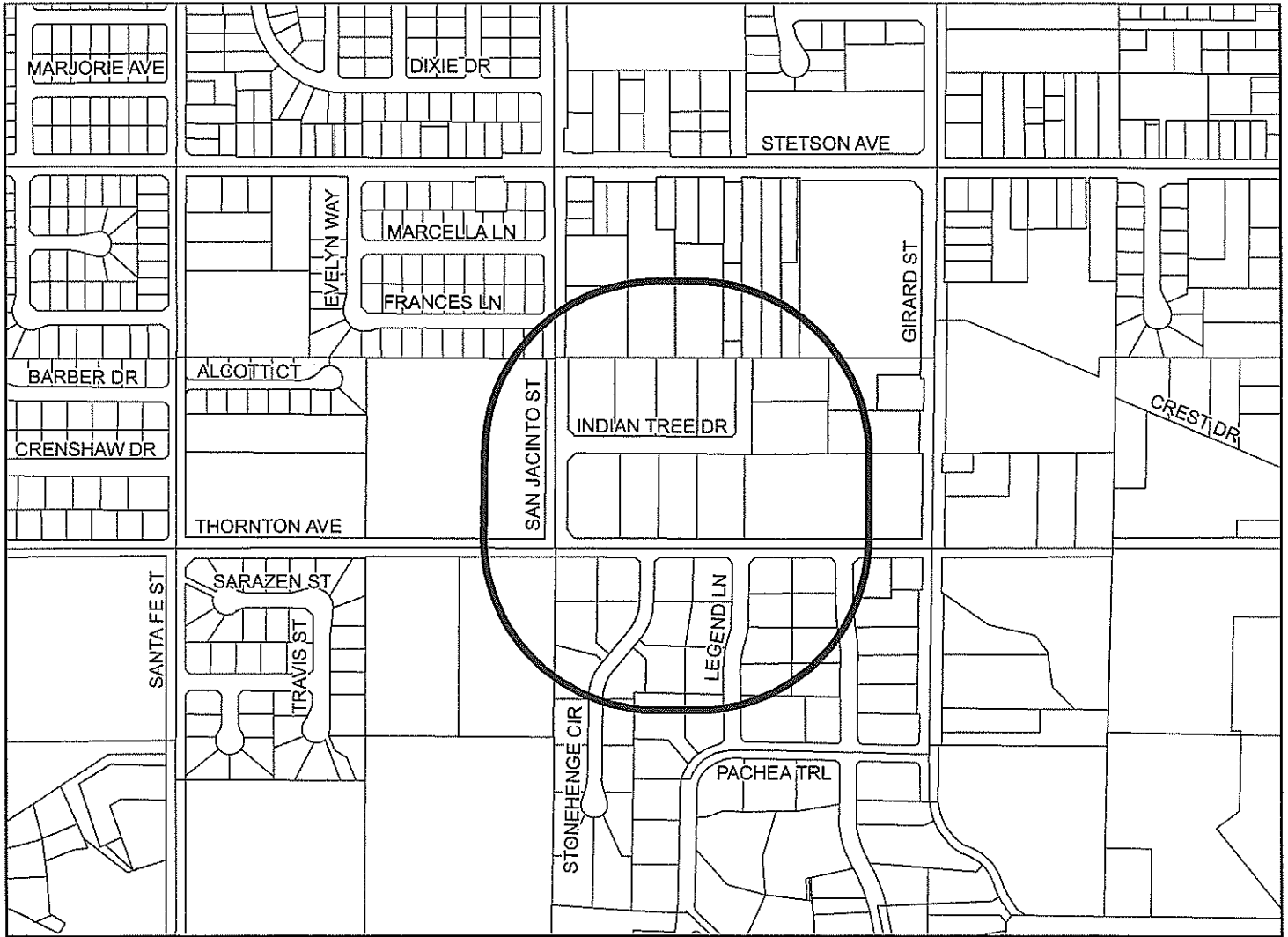
TITLE GIS Analyst Signature : 

ADDRESS: 4080 Lemon Street, 10th Floor

Riverside, CA 92502

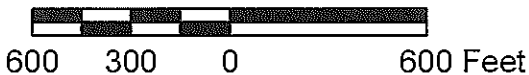
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-3288

PP25386
(600 Feet Radius)



Selected Parcels

451-190-004	451-190-011	451-190-018	451-220-029	451-220-020	451-220-018	451-180-016	451-220-037	451-180-013	451-220-028
451-190-008	451-190-012	451-190-013	451-220-022	451-220-021	451-220-008	451-220-009	451-162-024	451-180-005	451-190-009
451-170-004	451-220-024	451-180-011	451-220-016	451-190-020	451-220-027	451-220-019	451-180-006	451-220-017	451-162-023
451-190-016	451-190-019	451-220-023	451-220-032	451-231-005	451-220-033	451-180-014	451-220-011	451-220-030	451-220-015
451-190-010	451-180-019	451-180-007	451-220-031	451-220-034	451-200-003	451-220-038	451-180-021	451-220-036	451-190-014
451-190-007	451-220-035								



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ASMT: 451162023, APN: 451162023
LINDA HASKELL
40225 FRANCES LN
HEMET, CA. 92543

ASMT: 451180013, APN: 451180013
DARWIN OURDERKIRK
40391 STETSON AVE
HEMET, CA. 92544

ASMT: 451162024, APN: 451162024
GABRIEL PEREZ
40235 FRANCES LN
HEMET, CA. 92543

ASMT: 451180014, APN: 451180014
BETHIAH JONES, ETAL
40399 STETSON
HEMET, CA. 92544

ASMT: 451170004, APN: 451170004
MARIA CORDERO, ETAL
27111 SAN JACINTO ST
HEMET, CA. 92543

ASMT: 451180016, APN: 451180016
ELAINE SKORETZ, ETAL
1260 S BARTON RD
COLTON CA 92324

ASMT: 451180005, APN: 451180005
CHERYL HURTADO, ETAL
27042 SAN JACINTO ST
HEMET, CA. 92544

ASMT: 451180019, APN: 451180019
SE CALIF ASSN OF 7TH DAY ADVENTISTS
P O BOX 79990
RIVERSIDE CA 92513

ASMT: 451180006, APN: 451180006
KLARISSA CHRISTENSEN
27052 SAN JACINTO ST
HEMET, CA. 92543

ASMT: 451180021, APN: 451180021
VANITA FARRELL
27115 SESAME ST
HEMET, CA. 92544

ASMT: 451180007, APN: 451180007
SHYAMALA IMMANENI
40301 STETSON AVE
HEMET, CA. 92544

ASMT: 451190004, APN: 451190004
LOAN LE, ETAL
2490 N ROBINHOOD PL
ORANGE CA 92867

ASMT: 451180011, APN: 451180011
JESUS SANCHEZ
40373 STETSON AVE
HEMET, CA. 92544

ASMT: 451190007, APN: 451190007
SUSAN MCGLOGHLON, ETAL
40310 THORNTON AVE
HEMET, CA. 92544

ASMT: 451190008, APN: 451190008
FRANCES HARVEY, ETAL
140 E STETSON AVE NO 144
HEMET CA 92543

ASMT: 451190009, APN: 451190009
GERHARD BOCKNESS, ETAL
27170 SAN JACINTO ST
HEMET, CA. 92543

ASMT: 451190010, APN: 451190010
ROBERTO HEREDIA
40320 INDIAN TREE DR
HEMET, CA. 92544

ASMT: 451190011, APN: 451190011
BILLIE MCDOWELL
40330 INDIAN TREE ST
HEMET, CA. 92544

ASMT: 451190012, APN: 451190012
DENNIS OLSEN
40350 INDIAN TREE DR
HEMET, CA. 92544

ASMT: 451190013, APN: 451190013
EDWARD CASEY
27140 SESAME ST
HEMET, CA. 92544

ASMT: 451190014, APN: 451190014
WARREN THOMPSON
27186 SESAME ST
HEMET, CA. 92544

ASMT: 451190016, APN: 451190016
YING RICHARDSON, ETAL
27191 GIRARD ST
HEMET, CA. 92544

ASMT: 451190018, APN: 451190018
SUSAN BOUK, ETAL
27101 GIRARD ST
HEMET, CA. 92544

ASMT: 451190019, APN: 451190019
DEBORA KRAEMER, ETAL
40260 THORNTON AVE
HEMET, CA. 92544

ASMT: 451190020, APN: 451190020
JOAN KIMBALL, ETAL
40280 THORNTON AVE
HEMET, CA. 92544

ASMT: 451200003, APN: 451200003
MEGAN ROWE, ETAL
P O BOX 507
WINCHESTER CA 92596

ASMT: 451220009, APN: 451220009
BETSY TJARKS, ETAL
1125 E MAYBERRY
HEMET CA 92543

ASMT: 451220011, APN: 451220011
PAUL SANTISTEVAN, ETAL
27325 PACHEA TR
HEMET, CA. 92544



ASMT: 451220015, APN: 451220015
DENA FARNI, ETAL
27280 BIG SPRINGS RANCH RD
HEMET, CA. 92544

ASMT: 451220022, APN: 451220022
JAMES LOOMIS, ETAL
27302 LEGEND LN
HEMET, CA. 92544

ASMT: 451220016, APN: 451220016
SUSAN KELLEY, ETAL
27260 BIG SPRINGS RANCH RD
HEMET, CA. 92544

ASMT: 451220023, APN: 451220023
MICHELLE HARMAN
27282 LEGEND LN
HEMET, CA. 92544

ASMT: 451220017, APN: 451220017
MARIANNE DICAPUA, ETAL
27261 BIG SPRINGS RANCH RD
HEMET, CA. 92544

ASMT: 451220024, APN: 451220024
ELAINE NESVACIL, ETAL
27262 LEGEND LN
HEMET, CA. 92544

ASMT: 451220018, APN: 451220018
CELIA SMITH, ETAL
27281 BIG SPRINGS RANCH RD
HEMET, CA. 92544

ASMT: 451220027, APN: 451220027
HELEN LEE, ETAL
27315 LEGEND LN
HEMET, CA. 92544

ASMT: 451220019, APN: 451220019
HEATHER MUCCILLO, ETAL
27301 BIG SPRINGS RANCH RD
HEMET, CA. 92544

ASMT: 451220028, APN: 451220028
BARBARA SHIPPY, ETAL
27295 LEGEND LN
HEMET, CA. 92544

ASMT: 451220020, APN: 451220020
MELINDA THOMAS, ETAL
27331 BIG SPRINGS RANCH RD
HEMET, CA. 92544

ASMT: 451220029, APN: 451220029
MOLLY LEE, ETAL
40365 THORNTON AVE
HEMET, CA. 92544

ASMT: 451220021, APN: 451220021
EMMA REMMERS
C/O CHARLES S TELLIS JR
27330 LEGEND LN
HEMET, CA. 92544

ASMT: 451220030, APN: 451220030
SUSAN BECKETT, ETAL
27270 STONEHENGE CIR
HEMET, CA. 92544



ASMT: 451220032, APN: 451220032
IMTITHAL TABEL, ETAL
27310 STONEHENGE CIR
HEMET, CA. 92544

ASMT: 451220033, APN: 451220033
CHERI RODRIGUEZ, ETAL
27330 STONEHENGE CIR
HEMET, CA. 92544

ASMT: 451220034, APN: 451220034
MONICA SEK, ETAL
27355 STONEHENGE CIR
HEMET, CA. 92544

ASMT: 451220035, APN: 451220035
ZIAD JAOUHARI
27335 STONEHENGE CIR
HEMET, CA. 92544

ASMT: 451220036, APN: 451220036
WALID YAHIA
27305 STONEHENGE CIR
HEMET, CA. 92544

ASMT: 451220037, APN: 451220037
KELLIE HOLT, ETAL
27275 STONEHENGE CIR
HEMET, CA. 92544

ASMT: 451220038, APN: 451220038
MARY COSSEY, ETAL
40255 THORNTON AVE
HEMET, CA. 92544

Agenda Item No.:
Supervisory District: Third/Third
Project Planner: Bahelila Boothe
Director's Hearing: October 21, 2013

PLOT PLAN NO: 25408
Applicant: Gayle Eads
CEQA Exempt

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to permit a Class I Kennel (5-10 Dogs) on 2.36 Acres.

ISSUES OF RELEVANCE:

The proposal has been reviewed and cleared by Department of Animal Services.

RECOMMENDATIONS:

APPROVAL of **PLOT PLAN NO. 25408**, 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 18.45 of Ordinance No. 348, and with all other applicable provisions of Ordinance Nos. 348 and 630.
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.

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 Class I Kennel is proposed.
2. The project site is designated Rural Community: Estate Density Residential (2 Acre Minimum) on The REMAP Area Plan.
3. The proposed Class I Kennel is a permitted use in the general plan designation.
4. The proposed Class I Kennel is a permitted use, subject to approval of a plot plan in the Rural Residential (R-R 2 ½) zone.
5. The proposed Class I Kennel is consistent with the development standards set forth in the R-R-2 ½ zone.

6. The proposed Class I Kennel shall obtain and continuously maintain all necessary licenses from the Riverside County Health Department and Department of Animal Services.
7. All kennels are subject to the provisions of County Ordinance No. 630.
8. The minimum lot size for a kennel in an agricultural, residential, rural or open space zone is one acre (gross). The subject property is 2.36 acres.

PLOT PLAN:ADMINISTRATIVE Case #: PP25408

Parcel: 579-360-012

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to permit a Class I Kennel (5-10 Dogs) on 2.36 acres, located at 58875 De Silva Road in Anza.

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 - CONFORM TO EXHIBIT RECOMMND

The development of the premises shall conform substantially with that as shown on Plot Plan No. 25408, Exhibit A.

PLOT PLAN:ADMINISTRATIVE Case #: PP25408

Parcel: 579-360-012

10. GENERAL CONDITIONS

ENVHLTH DEPARTMENT

10.ENVHLTH.999 ENVH-CLASS 1 KENNELS REQUIRED

The applicant shall sign form DEH-PM-019(Rev 7/04) next to signature of applicant agreement to pick up animal wastes as required and dispose of properly as instructed on the DEH form.

PLANNING DEPARTMENT

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

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

10.PLANNING. 2 PPA - COMPLY BUILDING & SAFETY RECOMMND

Compliance with Department of Building and Safety irectives and all required permits shall be obtained prior to establishment or continuation of the use.

10.PLANNING. 3 PPA - EXERCISE SPACE/SHELTER RECOMMND

Sufficient exercise space and adequate shelter from the elements shall be provided for all animals maintained.

10.PLANNING. 4 PPA - FOOD/WATER RECOMMND

Water for drinking shall be available at all times and a suitable and sufficient supply of appropriate food shall be maintained on hand and provided at appropriate intervals.

10.PLANNING. 5 PPA - FOOD STORAGE/SANITATION RECOMMND

Animal food shall be stored under sanitary conditions and food and water receptacles shall be of a material which can be easily cleaned and disinfected. Each kennel shall contain a water basin for cleaning of food and water receptacles.

PLOT PLAN:ADMINISTRATIVE Case #: PP25408

Parcel: 579-360-012

10. GENERAL CONDITIONS

10.PLANNING. 6 PPA - ANIMAL CONFINEMENT RECOMMND

All dogs shall be maintained and confined in a house-type enclosure between the hours of 10:00 p.m. and 6:00 a.m., except that up to four dogs may be unconfined on the kennel premises during such hours.

10.PLANNING. 7 PPA - CARETAKER RECOMMND

A caretaker is required to be on the kennel premises on a daily basis.

10.PLANNING. 8 PPA - KENNEL RECOMMND

Dogs shall be not housed or maintained in any area which is less than twenty feet from any property line and no closer than five feet from any structure located on the kennel premises which is used for human habitation, except that where a dwelling house is located on the kennel premises any number of dogs may be taken in to said house for temporary periods. The term dwelling house shall also include a barn, garage, or similar appurtenant structure or outbuilding.

10.PLANNING. 9 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 10 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.

09/26/13
11:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:ADMINISTRATIVE Case #: PP25408

Parcel: 579-360-012

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - 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 of 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.

SEPTEMBER 23, 2013

RECEIVED
SEP 24 2013ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

This Kennel is for raising dogs for ourselves to show at AKC shows. Raising about one litter a year.

my wife Gayle and I are both AKC license judges and by AKC rules are not allowed to board, groom, show, or breed other peoples dogs.

we have been doing this 44 years.

we have Judged over the US, Canada and JAPAN.

The quality of our Shetland Sheepdogs are know through out the US.

Thank You
Boondol Eads

AL KRANZ

49100 OLD STAGE RD., AGUANGA, CA 92536

PHONE 951 763-5040

August 24, 2013

EMAIL
ALJKRANZ@YAHOO.COM

RIVERSIDE COUNTY PLANNING DEPT.
P.O. BOX 1409
RIVERSIDE, CA 92502-1409

DEAR SIR :

REF.: PLOT PLAN 25408

I OWN APN 579-350-021

I HAVE NOTHING AGAINST DOGS, BUT I DON'T WANT THAT MANY BARKING DOGS NEAR MY PROPERTY.

PLEASE GIVE THIS YOUR CONSIDERATION.

SINCERELY,



AL KRANZ, RCE 19937
AJK/vn

RECEIVED
AUG 27 2013
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

08-10-2017

ALLOTMENT

08, (58875 De Silva Road)

I do not wish a public hearing to be held on this case, but I would like to submit comments in regards to this project. (Please attach comments on separate sheet).

I am requesting that a public hearing be held on this case for the following reasons (Comments may be on separate sheet):

THEY HAVE ALL OFF THERE DOG PUNS AND
FERNANDEZ'S BO' FROM MY PROPERTY
LINE AND HAVE MORE THAN 10 DOGS



7DE

I understand that I will be notified of the time and date if public hearing is requested.

Mr. P. Davidson

PRINTED NAME

SIGNATURE

20 ANDERSON ROAD

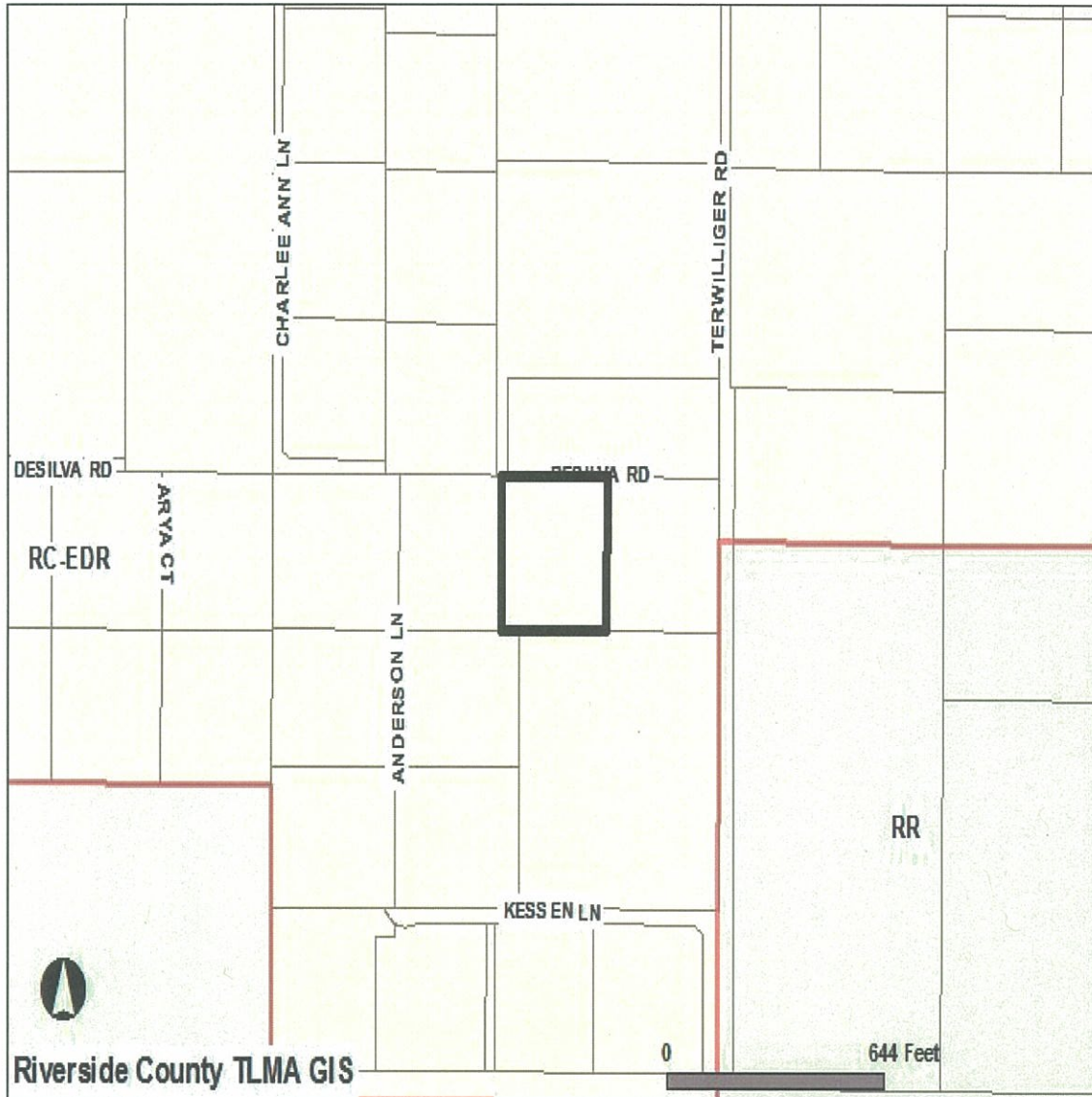
PRINT STREET ADDRESS

DAZON CA. 925539

PRINT CITY/STATE/ZIP

HOME PHONE (951) 763-0617
CELL (951) 255-1379

LAND USE



Selected parcel(s):
579-360-012

LAND USE

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

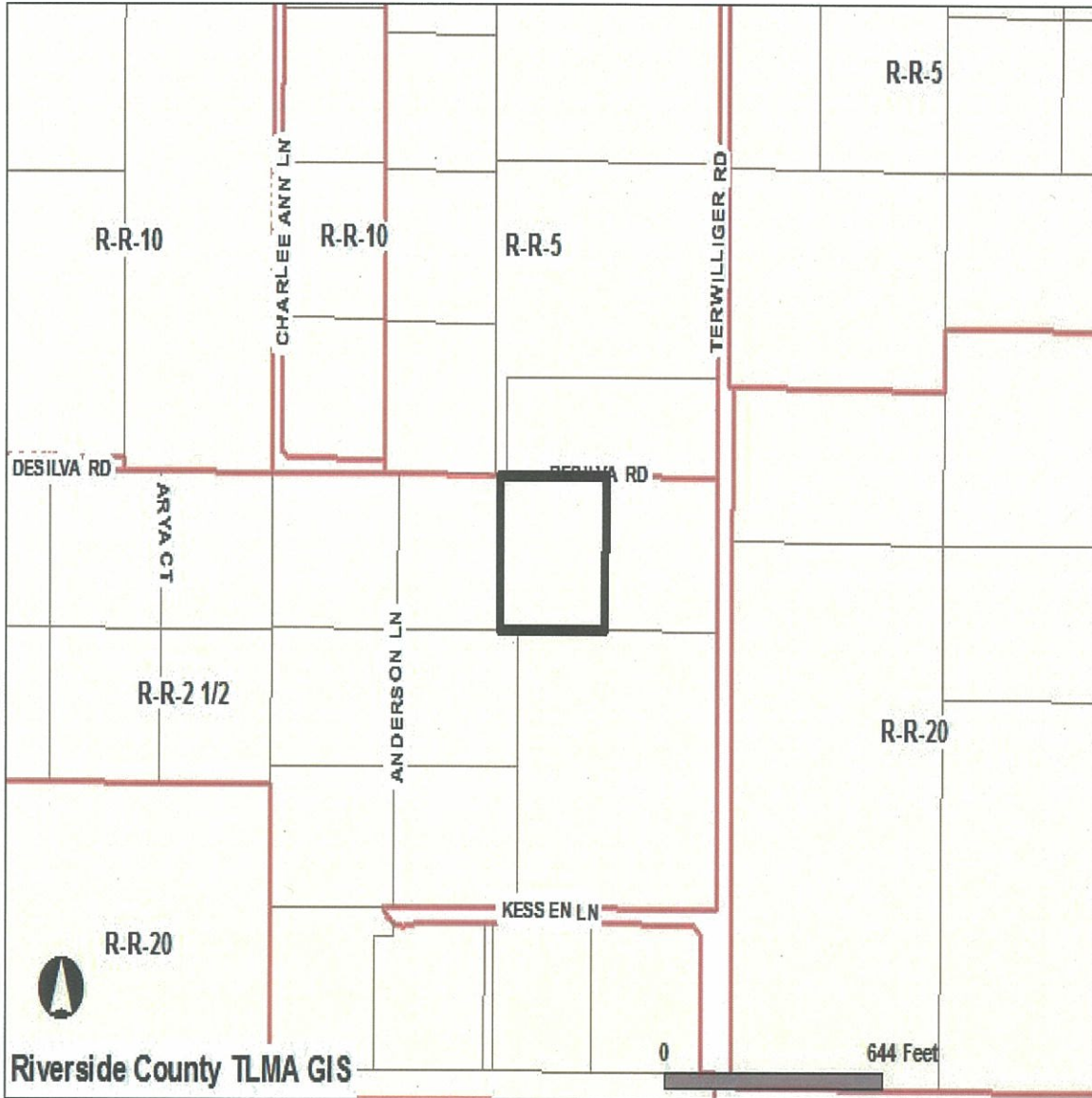
IMPORTANT

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REPORT PRINTED ON...Wed Sep 25 11:26:39 2013

Version 130826

ZONING



Selected parcel(s):
579-360-012

ZONING

- SELECTED PARCEL
 - ZONING BOUNDARY
 - N INTERSTATES
 - N HIGHWAYS
 - PARCELS
- R-R-10, R-R-2 1/2, R-R-20, R-R-5

IMPORTANT

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REPORT PRINTED ON...Wed Sep 25 11:27:28 2013

Version 130826



Department of Animal Services
Robert Miller, Director

Operations Division
Frank Corvino, Deputy Director

Wendell Bugtai, Urban Regional Planner III
Riverside County, Planning Department
P.O. Box 1409
Riverside, CA, 92502

August 23, 2013

RE: Gayle Eads
58875 De Silva Rd.
Anza, CA 92539
Class I Kennel, PP 25408

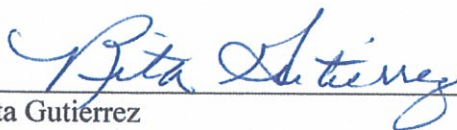
Mr. Bugtai,

The Department of Animal Service (DAS) records show one complaint filed against this property. According to our records, we recently found 17 adult dogs on the property. Staff notes state there is a neighbor dispute ongoing.

All dogs appeared to be healthy and the property clean.

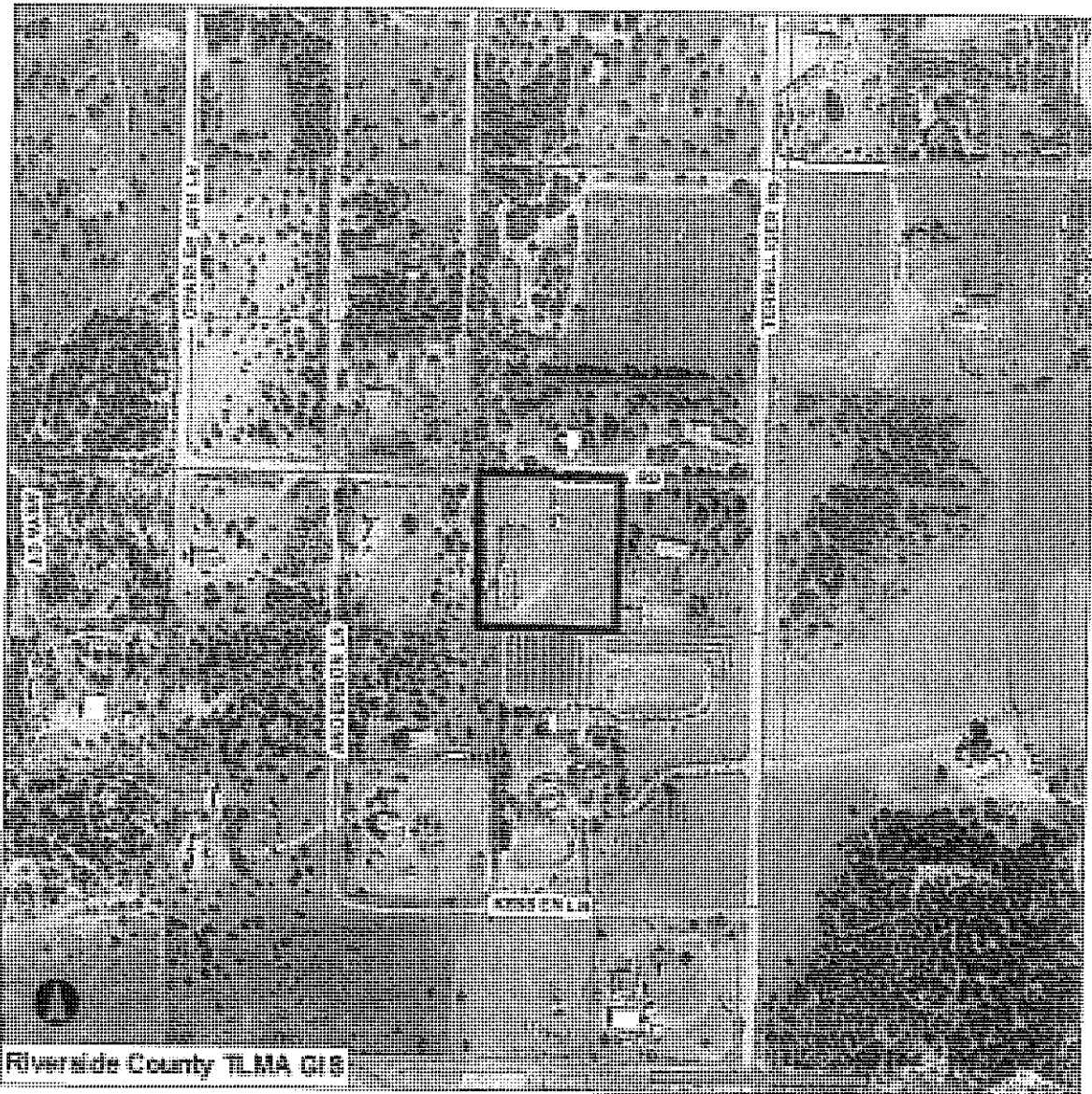
DAS can show no good cause in not recommending approval for a Class I Kennel at the listed property as long as the applicant is fully aware that only 10 adult dogs will be allowed at ANY time.

Respectfully,



Rita Gutierrez
Field Services Commander
Riverside County
Department of Animal Services
951-358-7365

RIVERSIDE COUNTY GIS



Selected parcel(s):
579-360-012

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

579-360-012-3

OWNER NAME / ADDRESS

ARTHUR EADS
GAYLE C EADS
58875 DE SILVA RD
ANZA, CA. 92539

MAILING ADDRESS

(SEE OWNER)
P O BOX 390957
ANZA CA. 92539

LEGAL DESCRIPTION

LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 2.36 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 3040 SQFT., 4 BDRM/ 3 BATH, 1 STORY, CONST'D 2006 COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 965 GRID: E7

CITY BOUNDARY/SPHERE

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

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)

JEFF STONE, DISTRICT 3

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

JEFF STONE, DISTRICT 3

TOWNSHIP/RANGE

T8SR3E SEC 14

ELEVATION RANGE

3948/3948 FEET

PREVIOUS APN

579-190-077

PLANNING

LAND USE DESIGNATIONS

RC-EDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

REMAP

COMMUNITY ADVISORY COUNCILS

ANZA VALLEY (MAC)

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

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

ZONING DISTRICTS AND ZONING AREAS

TULE PEAK AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

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

NOT IN A CELL GROUP

WRMSHCP CELL NUMBER

NOT IN A CELL

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

NONE

VEGETATION (2005)

AGRICULTURAL LAND
DEVELOPED/DISTURBED LAND

FIRE

HIGH FIRE AREA (ORD. 787)

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

FIRE RESPONSIBILITY AREA

STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)

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

ROAD & BRIDGE DISTRICT

NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)

NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)

NOT WITHIN THE WESTERN TUMF FEE AREA

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

REMAP

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

NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS

NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
164B

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
DATA NOT AVAILABLE

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
ANZA BORREGO

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
MODERATE

SUBSIDENCE
SUSCEPTIBLE

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

MISCELLANEOUS

SCHOOL DISTRICT
HEMET UNIFIED

COMMUNITIES
ANZA

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
ZONE B, 15.73 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
044403

FARMLAND
OTHER LANDS

TAX RATE AREAS
071064
•COUNTY FREE LIBRARY
•COUNTY STRUCTURE FIRE PROTECTION
•COUNTY WASTE RESOURCE MGMT DIST
•CSA 152
•CSA 153

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

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV1302395	NEIGHBORHOOD ENFORCEMENT	Jun. 3, 2013

BUILDING PERMITS

Case #	Description	Status
BMR060701	SITE PREP FOR NEW MOBILE HOME	FINAL
BMR060702	PERMANENT FOUNDATION TO MOBILE HOME SPA 97-1F	FINAL
BMR060703	MOBILE HOME INSTALL ON PERM FOUNDATION	FINAL
BMR061165	NOT AVAILABLE	CANCELED

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHS061190	PLAN REVIEW	APPLIED
EHW060175	WELL RECONSTRUCTION	APPLIED

PLANNING PERMITS

Case #	Description	Status
COC06301	CERTIFICATE OF COMPLIANCE	APPROVED
MT062421	COC6301	PAID
MT062422	COC6301	PAID

REPORT PRINTED ON...Mon Aug 05 11:18:04 2013
Version 130624



Carolyn Syms Luna
Director

11550 J

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25408 DATE SUBMITTED: 8/5/13

APPLICATION INFORMATION

Applicant's Name: Gayle Eads E-Mail: BranGaySheppardSheepdogs@juno.com

Mailing Address: POB 390957
ANZA ^{City} California ^{State} 92539 ^{ZIP}

Daytime Phone No: (951) 763-4762 Fax No: ()

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

Mailing Address: _____
^{Street}

^{City} ^{State} ^{ZIP}

Daytime Phone No: () Fax No: ()

Property Owner's Name: Brando Eads
Gayle Eads E-Mail: BranGaySheppardSheepdogs.com

Mailing Address: POB 390957
ANZA ^{City} California ^{State} 92539 ^{ZIP}

Daytime Phone No: (951) 763-4762 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).

Gayle Eads PRINTED NAME OF APPLICANT Gayle Eads 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):

Gayle Eads PRINTED NAME OF PROPERTY OWNER(S) Gayle Eads SIGNATURE OF PROPERTY OWNER(S)
ARTHUR BRANDOL EADS PRINTED NAME OF PROPERTY OWNER(S) Arthur Brandol Eads 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): _____

Class I Kennel

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): # 579360012

APPLICATION FOR MINOR PLOT PLAN

Section: 14 Township: 85 ~~85~~ Range: 3E

Approximate Gross Acreage: 2.37 acres

General location (nearby or cross streets): North of Kessen Lane, South of Ramsey Rd. East of Charlie Ave West of Terwilliger

Thomas Brothers Map, edition year, page no., and coordinates: 2005 965 E7

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

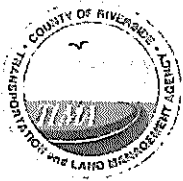
1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details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

ACCESSORY BUILDING

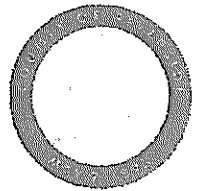
1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details 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</i> Director, Administrative Services Department	<i>Ron Goldman</i> Director, Planning Department	<i>Juan C. Perez</i> Director, Transportation Department	<i>Mike Lara</i> Director, Building & Safety Department	<i>John Boyd</i> Director, Code Enforcement Department	<i>Carolyn Syms Luna</i> Director, Environmental Programs Department
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LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Gayle Eads hereafter "Applicant" and SAME "Property Owner".

Description of application/permit use:

Class 1 dog Kennel

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

Section 1. Deposit-based Fees

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

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

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

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

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 579-360-012-~~57~~

Property Location or Address: 58875 De Silva Rd Anza, CA. 92539

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Gayle Eads Phone No.: 951-763-4762
 Firm Name: _____ Email: Brangay Shetland Sheepdogs @ yahoo.com.
 Address: 58875 De Silva Rd
Anza, Calif. 92539

3. APPLICANT INFORMATION:

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

4. SIGNATURES:

Signature of Applicant: Gayle Eads OWNER Date: Aug. 5, 2013
 Print Name and Title: Gayle Eads & owner
 Signature of Property Owner: Gayle Eads Date: Aug. 5, 2013
 Print Name and Title: Gayle Eads & owner
 Signature of the County of Riverside, by: [Signature] Date: 8/5/13
 Print Name and Title: Franklin Stewart, Land Use Technician II

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: <u>PP25408</u>	
Set #: _____	Application Date: <u>8/5/13</u>

ASMT: 579210002, APN: 579210002
CHARLIE JURADO, ETAL
13612 PALMDALE RD
VICTORVILLE CA 92392

ASMT: 579210060, APN: 579210060
MICHAEL HAIRSTON
59371 DEVILS LADDER
MTN CENTER CA 92561

ASMT: 579210026, APN: 579210026
MARTHA PALMER, ETAL
P O BOX 391699
ANZA CA 92539

ASMT: 579210061, APN: 579210061
MUTH EQUIPMENT INC
P O BOX 773
WINCHESTER CA 92596

ASMT: 579210028, APN: 579210028
ANGELA ANDREWS, ETAL
P O BOX 1089
LAKESIDE CA 92040

ASMT: 579210062, APN: 579210062
LORI DEKKER, ETAL
1631 GLADE PL
ESCONDIDO CA 92029

ASMT: 579210029, APN: 579210029
ELIZABETH GUST, ETAL
59115 RAMSEY RD
ANZA, CA. 92539

ASMT: 579210063, APN: 579210063
DEVYN DAWKINS, ETAL
35732 BREDA AVE
MURRIETA CA 92563

ASMT: 579210030, APN: 579210030
ROBERTA RHODES
P O BOX 1258
RAMONA CA 92065

ASMT: 579220020, APN: 579220020
LISA PEINL, ETAL
1354 N COAST HWY 101 NO C
ENCINITAS CA 92024

ASMT: 579210058, APN: 579210058
KRISTIN CIHOS WILLIAMS, ETAL
44330 TERWILLIGER RD
ANZA, CA. 92539

ASMT: 579350006, APN: 579350006
CARLOS CREMASCHI
STE 130 NO 300
49950 JEFFERSON ST
INDIO CA 92201

ASMT: 579210059, APN: 579210059
CURTIS HABSIEGER
1963 A CHURCH ST
COSTA MESA CA 92627

ASMT: 579350010, APN: 579350010
TONI JAIME, ETAL
59995 RAMSEY RD
ANZA CA 92539

PP 25408

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Sens de

Faciles à peeler
AVERY® 5162



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expose Pop-up Edge™



Feed Paper

Labels
Template 5162

ASMT: 579350011, APN: 579350011
LINDA DIMURO
58845 RAMSEY RD
ANZA, CA. 92539

ASMT: 579350019, APN: 579350019
JENNIFER FEDDEMA, ETAL
58804 RAMSEY RD
ANZA, CA. 92539

ASMT: 579350012, APN: 579350012
ROBERT BARNARD
22742 QUEENSBURY CT
WILDOMAR CA 92595

ASMT: 579350020, APN: 579350020
KUHLMANN FAMILY TRUST
C/O HARRY S HENDERSON
44110 CHARLEE ANN LN
ANZA, CA. 92539

ASMT: 579350013, APN: 579350013
DANIEL JI
44125 TERWILLIGER RD
ANZA, CA. 92539

ASMT: 579350021, APN: 579350021
ALVIN KRANZ
49100 OLD STAGE RD
AGUANGA CA 92536

ASMT: 579350014, APN: 579350014
ADDISON TETERS
C/O TETERS FAMILY TRUST
44031 TERWILLIGER RD
ANZA, CA. 92539

ASMT: 579350022, APN: 579350022
ANNE FIRESTONE, ETAL
346 RIVIERA CIR
LARKSPUR CA 94939

ASMT: 579350016, APN: 579350016
NEOLA ELLIOTT, ETAL
44180 GRAPP LN
ANZA, CA. 92539

ASMT: 579360005, APN: 579360005
CLAUDIA HAECKEL, ETAL
P O BOX 390688
ANZA CA 92539

ASMT: 579350017, APN: 579350017
DONNA ABBOTT, ETAL
9064 E BROADWAY
TEMPLE CITY CA 91780

ASMT: 579360006, APN: 579360006
FEDERAL NATL MORTGAGE ASSN
C/O INTERNATL PLZ II
14221 DALLAS PKY NO 1000
DALLAS TX 75254

ASMT: 579350018, APN: 579350018
GRACE JONES, ETAL
1276 WOODVIEW DR
OCEANSIDE CA 92056

ASMT: 579360007, APN: 579360007
LOUISE PEARCE, ETAL
867 GLENWOOD DR
OCEANSIDE CA 92057



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Labels
Template 5162

ASMT: 579360008, APN: 579360008
CONSTANCE CHANDLER
9741 ORANGEWOOD AVE
GARDEN GROVE CA 92641

ASMT: 579360015, APN: 579360015
DANIEL NAUMANN
P O BOX 390940
ANZA CA 92539

ASMT: 579360009, APN: 579360009
DALE HOFFNER
44450 TULE FIRE RD
ANZA, CA. 92539

ASMT: 579360016, APN: 579360016
NEVILLE RICHARD EMMETT ESTATE OF
C/O SALLY MARKEY
37 OVERLOOK DR
SPRINGFIELD MA 1118

ASMT: 579360010, APN: 579360010
KAREN DESSAULES
P O BOX 391523
ANZA CA 92539

ASMT: 579360017, APN: 579360017
MABEL STANLEY, ETAL
P O BOX 390279
ANZA CA 92539

ASMT: 579360011, APN: 579360011
RANI DENHOLM, ETAL
P O BOX 391206
ANZA CA 92539

ASMT: 579360018, APN: 579360018
AMELIA ORTIZ, ETAL
47160 ELIZABETH DR
INDIO CA 92201

ASMT: 579360012, APN: 579360012
GAYLE EADS, ETAL
P O BOX 390957
ANZA CA 92539

ASMT: 579360022, APN: 579360022
CATHERINE BATTLES
731 NANCY ST
ESCONDIDO CA 92027

ASMT: 579360013, APN: 579360013
MARY UECKER, ETAL
44281 TERWILLIGER RD
ANZA, CA. 92539

ASMT: 579360023, APN: 579360023
RICHARD HALL
P O BOX 390128
ANZA CA 92539

ASMT: 579360014, APN: 579360014
DANNY TINGLE
8715 NELSON WAY
ESCONDIDO CA 92026

ASMT: 579360024, APN: 579360024
RICHARD HALL
PMB 726
31805 TEMECULA PKWY
TEMECULA CA 92592



ASMT: 579360025, APN: 579360025
RICHARD HALL
PMB 726
31805 TEMECULA PKY
TEMECULA CA 92592

ASMT: 579480006, APN: 579480006
SUE MARTIN, ETAL
2 EMPTY SADDLE RD
ROLLING HILLS EST CA 90274



Agenda Item No.: 2.4
Supervisory District: First/First
Project Planner: Bahelila Boothe
Director's Hearing: October 21, 2013

PLOT PLAN NO: 25427
Applicant: Champion Electric
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 1,500 square foot detached metal canopy on .99 acres.

ISSUES OF RELEVANCE:

If applicant proposed to place solar panels on top of the 1,500 square foot detached metal canopy, they shall obtain a building permit from Building and Safety. This plot plan review shall be for the 1,500 square foot detached metal canopy only. Project was reviewed and cleared by Riverside County Fire Department.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25427, 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.

KGB

4. The proposed detached accessory building is a permitted use, subject to approval of a plot plan in the Light Residential (A-1-1) 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 1,500 square foot detached metal canopy is considered detached accessory building under Section 18.18 of Ordinance No. 348.
7. The detached accessory 1,500 square foot detached metal canopy is compatible with the character of the surrounding community.
8. The detached accessory 1,500 square foot detached metal canopy is located 100 feet from the main building and is compatible with the character of surrounding community.
9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

PLOT PLAN:ADMINISTRATIVE Case #: PP25427

Parcel: 273-172-025

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is proposal to construct a 1,500 square foot detached metal canopy on .99 acres.

10. EVERY. 2 PPA - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25427 shall be henceforth defined as follows:

09/30/13
07:46

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:ADMINISTRATIVE Case #: PP25427

Parcel: 273-172-025

10. GENERAL CONDITIONS

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

RECOMMND

APPROVED EXHIBIT A = Plot Plan No. 25427, Exhibit A, dated September 11, 2013. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25427, Exhibit B, dated September 11, 2013. (Elevation)

APPROVED EXHIBIT C = Plot Plan No. 25427, Exhibit C, dated September 11, 2013. (Floor Plan)

BS PLNCK DEPARTMENT

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

RECOMMND

Approval is for proposed 1500 sq ft detached metal canopy. This structure will be classified as group U occupancy.

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 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

PLOT PLAN:ADMINISTRATIVE Case #: PP25427

Parcel: 273-172-025

10. GENERAL CONDITIONS

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

RECOMMND

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. 25427 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS

RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25427

Parcel: 273-172-025

10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - NO HOME OCCUPATIONS (cont.)

RECOMMND

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25427

Parcel: 273-172-025

10. GENERAL CONDITIONS

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

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

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.

09/30/13
07:46

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:ADMINISTRATIVE Case #: PP25427

Parcel: 273-172-025

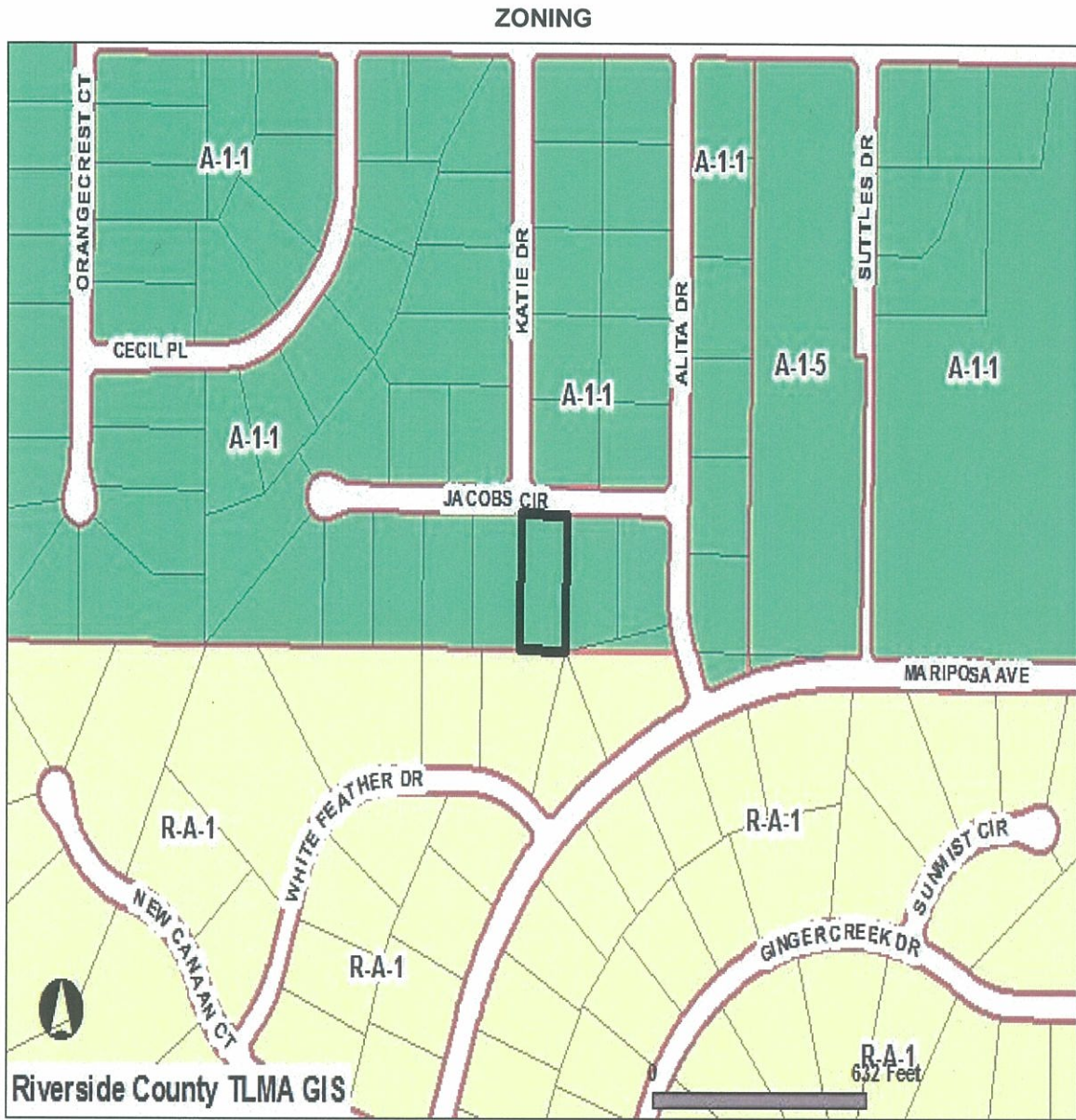
80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2

PPA - CONFORM TO FLOOR PLANS

RECOMMND

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



ZONING

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

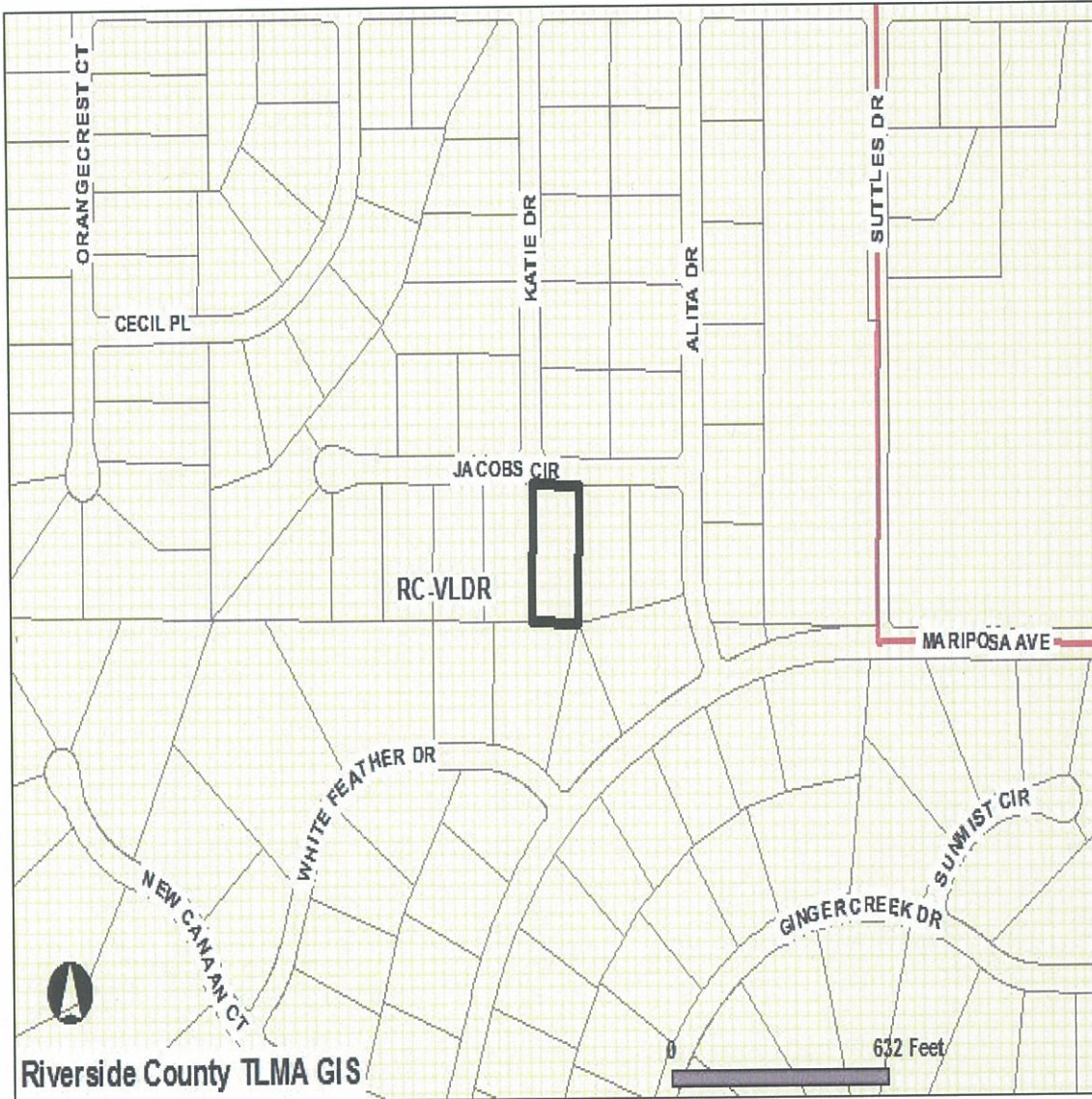
IMPORTANT

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REPORT PRINTED ON...Thu Sep 26 14:00:14 2013

Version 130826

ZONING



Selected parcel(s):
273-172-025

LAND USE

SELECTED PARCEL
 RC-VLDR - RURAL
 COMMUNITY - VERY LOW
 DENSITY RESIDENTIAL

INTERSTATES

HIGHWAYS

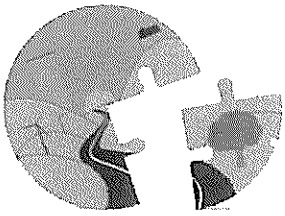
PARCELS

IMPORTANT

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Version 130826



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 25427 DATE SUBMITTED: 08/28/2013

APPLICATION INFORMATION

Applicant's Name: Champion Electric Inc. E-Mail: phoward@championelec.com

Mailing Address: 3950 Garner Road
Riverside CA 92501
City State ZIP

Daytime Phone No: (909) 208-3073 Fax No: (951) 276-1460

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

Mailing Address: _____
Street

City State ZIP

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

Property Owner's Name: Robert J & Lisa K Mohn E-Mail: robmohn@pacbell.net

Mailing Address: 16317 Jacobs Cir
Riverside CA 92504
City State ZIP

Daytime Phone No: (951) 789-0476 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).

Thomas G. Rowden

PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

SIGNATURE OF PROPERTY OWNER(S):

Robert J Mohn

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

Lisa K Mohn

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

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

PROJECT INFORMATION

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

Ord. 348 Section 18.18 Detached Accessory Buildings

Applicant proposes to construct a 30'W x 50'L x 18'H steel canopy with metal deck roof. Solar panels will be attached to the top of the structure.

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 273-172-025-9

APPLICATION FOR MINOR PLOT PLAN

Section: SEC 26 Township: T3S Range: R5W

Approximate Gross Acreage: 1.09

General location (nearby or cross streets): North of Mariposa Ave, South of Jacobs Cir, East of Katie Dr, West of Alta Dr

Thomas Brothers Map, edition year, page no., and coordinates: Page: 745 Grid: H5

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**



Juan C. Perez
Agency Director

Carolyn Syms Luna
Director,
Planning Department

Juan C. Perez
Director,
Transportation Department

Mike Lara
Director,
Building & Safety Department

Code
Enforcement
Department

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

TO BE COMPLETED BY APPLICANT:

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

and Champion Electric Inc. hereafter "Applicant" and Robert J Mohn "Property Owner".

Description of application/permit use:

Minor Plot Plan for accessory structure. Applicant proposes to construct a 30'W x 50'L x 18'H steel canopy with metal deck roof. Solar panels will be attached to the top of the structure.

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

Section 1. Deposit-based Fees

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

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

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

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 273-172-025-9

Property Location or Address:

16317 Jacobs Cir, Riverside, CA 92504

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Robert J & Lisa K Mohn

Phone No.: 951-789-0476

Firm Name: _____

Email: robmohn@pacbell.net

Address: 16317 Jacobs Cir
Riverside, CA 92504

3. APPLICANT INFORMATION:

Applicant Name: Patrick Howard

Phone No.: 951-276-9619

Firm Name: Champion Electric Inc.

Email: phoward@championelec.com

Address (if different from property owner)

3950 Garner Rd

Riverside, CA 92501

4. SIGNATURES:

Signature of Applicant:  Date: 08/30/2013

Print Name and Title: Patrick Howard, Project Manager

Signature of Property Owner:  Date: 08/30/2013

Print Name and Title: Robert J Mohn, Homeowner

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

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#: PP25427

Set #: _____ Application Date: _____

RIVERSIDE COUNTY GIS



Selected parcel(s):
273-172-025

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STANDARD WITH PERMITS REPORT

APNs
273-172-025-9

OWNER NAME / ADDRESS
ROBERT J MOHN
LISA K MOHN
16317 JACOBS CIR
RIVERSIDE, CA. 92504

MAILING ADDRESS
(SEE OWNER)
(SEE SITUS)

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 189/1
SUBDIVISION NAME: TR 20929
LOT/PARCEL: 25, BLOCK: NOT AVAILABLE
TRACT NUMBER: 20929

LOT SIZE

RECORDED LOT SIZE IS 0.99 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 4546 SQFT., 5 BDRM/ 4 BATH, 2 STORY, ATTACHED GARAGE(902 SQ. FT), CONST'D 1991TILE, 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

1412/1428 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
GRASSLAND

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
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
273342	DWELL AND ATT GAR	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
298068	TEMP. PWR POLE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
365073	RETAINING WALL	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
370202	GRADING - 1 RESIDENTIAL LOT	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
387891	RELOCATE LEACH LINE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
423675	GUNITE POOL & SPA/GAS LINE TO FIRE PIT	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BEL131356	GROUND MOUNT PV SOLAR FOR SFR	PLANCK
BHR080010	ON SITE GRADING STATUS INSPECTION	FINAL
BPT970254	LATTICE PATIO	FINAL
BRS071190	930 SQ FT GUEST HOUSE	VOID
BRS072228	930 SQ FT GUEST HOUSE RE-ISSUED BRS071190 W/PATIO	/>

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHS071232	SEPTIC VERIFICATION	APPLIED

PLANNING PERMITS

Case #	Description	Status
SBA04429	REAR SET-BACK ALJSTMENT FOR 12 FOOT RETAINING WAL	APPROVED

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/26/2013.

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

APN (s) or case numbers PP25427 For

Company or Individual's Name Planning Department

Distance buffered 600.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25427 (600 feet buffer)



Selected Parcels

273-172-017 273-172-020 273-172-018 273-172-023 273-172-026 273-172-015 273-174-004 273-173-007 273-172-008 273-172-014
 273-172-021 273-173-008 273-174-003 273-172-027 273-172-013 273-172-022 273-173-003 273-174-002 273-172-007 273-173-005
 273-174-011 273-173-006 273-174-008 273-174-001 273-172-024 273-172-025 273-173-004 273-580-008 273-580-009 273-580-019
 273-580-020 273-580-021 273-580-022 273-580-023 273-580-024 273-580-025 273-580-026 273-580-027 273-580-028 273-580-029
 273-580-030 273-580-048 273-580-049 273-580-050 273-172-016



525 262.5 0 525 Feet

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ASMT: 273172007, APN: 273172007
VERA SABIN, ETAL
16886 CECIL PL
RIVERSIDE, CA. 92504

ASMT: 273172018, APN: 273172018
HARINDERJIT JHAWAR, ETAL
16196 JACOBS CIR
RIVERSIDE, CA. 92504

ASMT: 273172008, APN: 273172008
KRISTINE WENTZ, ETAL
16848 CECIL PL
RIVERSIDE, CA. 92504

ASMT: 273172020, APN: 273172020
ANGELA FERRARO, ETAL
16169 JACOBS CIR
RIVERSIDE, CA. 92504

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

ASMT: 273172021, APN: 273172021
TERRI NICKS, ETAL
16195 JACOBS CIR
RIVERSIDE, CA. 92504

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

ASMT: 273172022, APN: 273172022
ROSA VALASKATZIAS, ETAL
16223 JACOBS CIR
RIVERSIDE, CA. 92504

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

ASMT: 273172023, APN: 273172023
DEBRA LEADER, ETAL
16251 JACOBS CIR
RIVERSIDE, CA. 92504

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

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

ASMT: 273172017, APN: 273172017
ELSE KAMENSKY, ETAL
16228 JACOBS CIR
RIVERSIDE, CA. 92504

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



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

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

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

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

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

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

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

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

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

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

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

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

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

ASMT: 273580050, APN: 273580050
SCOTT LISSOY
C/O FAR WEST INDUSTRIES
2922 DAIMLER ST
SANTA ANA CA 92705

2.5

Agenda Item No.:
Supervisory District: Second/Fifth
Project Planner: Bahelila Boothe
Director's Hearing: October 21, 2013

PLOT PLAN NO: 25429
Applicant: Kimberlee and David Rubio
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 1,200 square foot detached metal garage on .51 Acres.

ISSUES OF RELEVANCE:

The proposed 1,200 square foot detached metal garage shall be painted to blend with surrounding community as shown on Exhibit M, dated August 30, 2013.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25429, 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 Community Development: Low Density Residential (1/2 Acre Minimum) on The Highgrove 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 Single Family Residential (R-1-20,000) zone.

KB

5. The proposed detached accessory building use is consistent with the development standards set forth in the R-1-20,000 zone.
6. The proposed 1,200 square foot detached metal garage is considered detached accessory building under Section 18.18 of Ordinance No. 348.
7. The detached accessory 1,200 square foot detached metal garage is compatible with the character of the surrounding community.
8. The detached accessory 1,200 square foot detached metal garage is located 36 feet from the main building and is compatible with the character of surrounding community.
9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

PLOT PLAN:ADMINISTRATIVE Case #: PP25429

Parcel: 255-352-018

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 1,200 square foot detached metal garage on .51 acres.

10. EVERY. 2 PPA - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25429 shall be henceforth defined as follows:

PLOT PLAN:ADMINISTRATIVE Case #: PP25429

Parcel: 255-352-018

10. GENERAL CONDITIONS

10. EVERY. 3

PPA - DEFINITIONS (cont.)

RECOMMND

APPROVED EXHIBIT A = Plot Plan No. 25429, Exhibit A, dated September 10, 2013. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25429, Exhibit B, dated September 10, 2013. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25429, Exhibit C, dated September 10, 2013. (Floor Plan)

APPROVED EXHIBIT M = Plot Plan No. 25429, Exhibit M, dated August 30, 2013. (Color)

BS PLNCK DEPARTMENT

10.BS PLNCK. 1

USE - BUILD & SAFETY PLNCK

RECOMMND

The conditional approval is for a proposed detached 1,200 sq.ft private garagage with electric, no other utilities proposed at this time.

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:

PLOT PLAN:ADMINISTRATIVE Case #: PP25429

Parcel: 255-352-018

10. GENERAL CONDITIONS

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

RECOMMND

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

NOTE: 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. 25429 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:

PLOT PLAN:ADMINISTRATIVE Case #: PP25429

Parcel: 255-352-018

10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - NO HOME OCCUPATIONS (cont.)

RECOMMND

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

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

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

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

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

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

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

10.PLANNING. 3

PPA - SETBACKS IN HIGH FIRE

RECOMMND

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25429

Parcel: 255-352-018

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

09/30/13
07:42

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:ADMINISTRATIVE Case #: PP25429

Parcel: 255-352-018

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS

RECOMMND

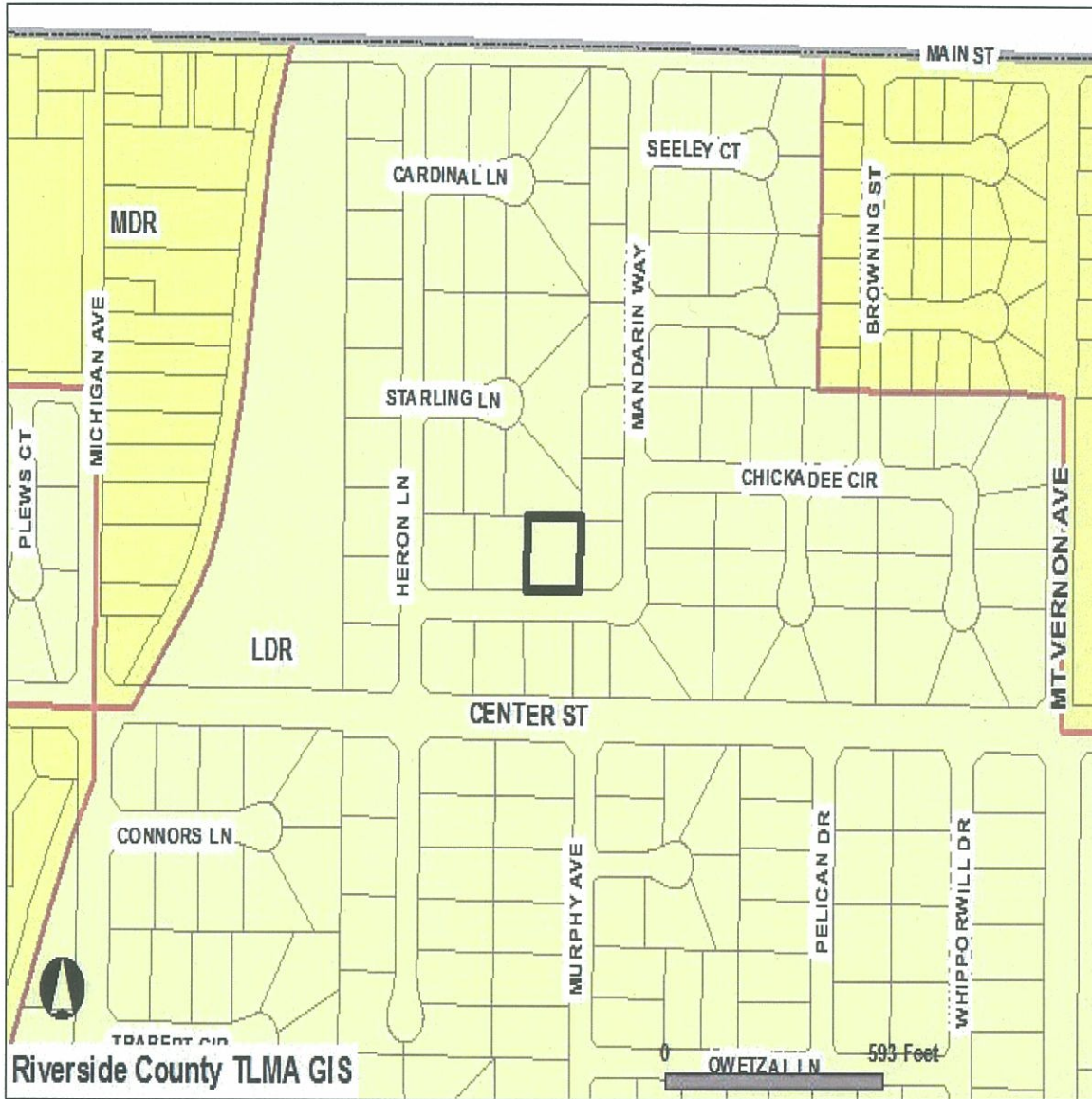
Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

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):
255-352-018

LAND USE

- SELECTED PARCEL
- LDR - LOW DENSITY RESIDENTIAL
- MDR - MEDIUM DENSITY RESIDENTIAL
- INTERSTATES
- HIGHWAYS
- PARCELS

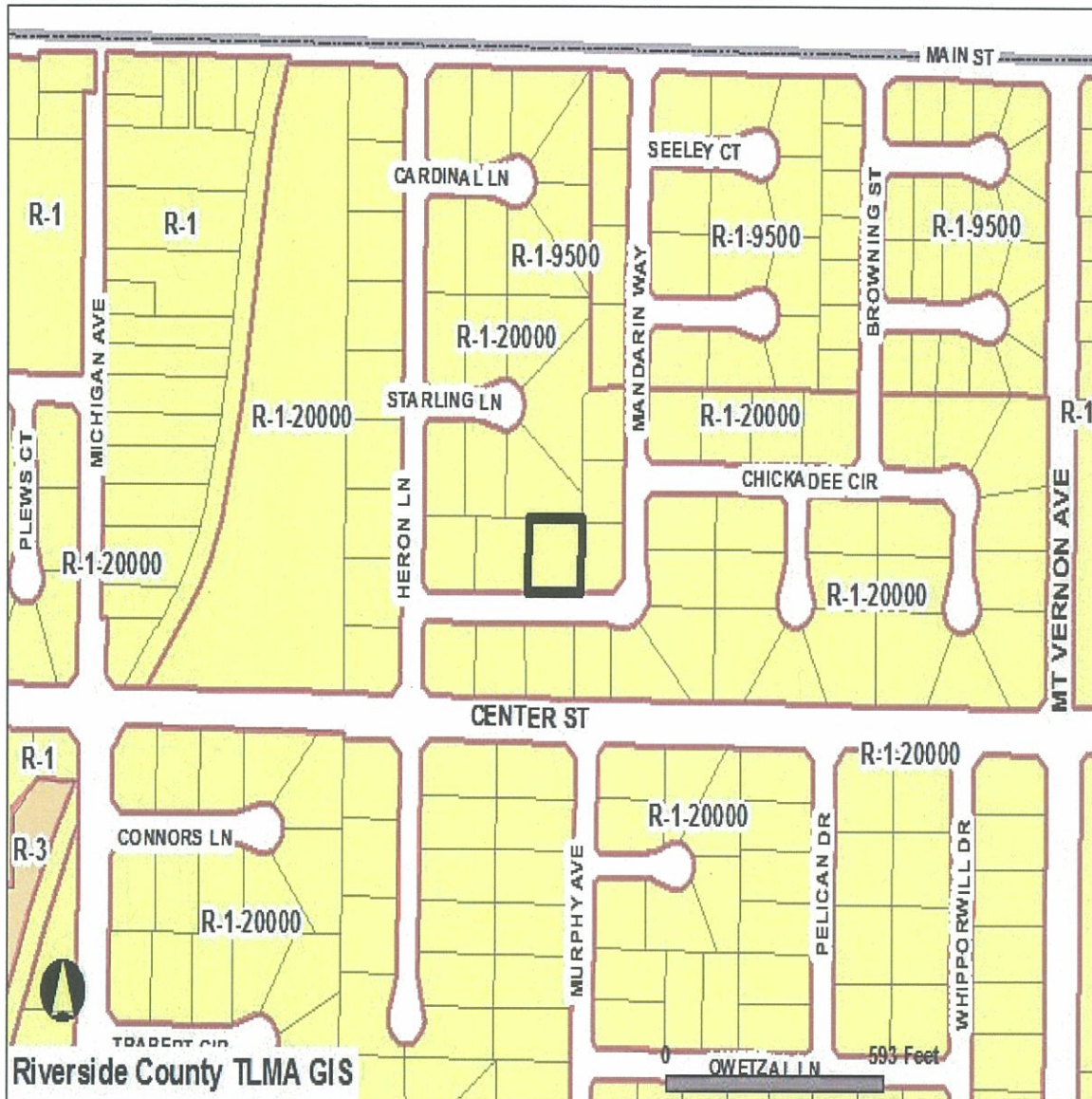
IMPORTANT

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

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Version 130826

ZONING



Selected parcel(s):
255-352-018

ZONING

- SELECTED PARCEL
- ZONING BOUNDARY
- INTERSTATES
- HIGHWAYS
- R-1, R-1-20000, R-1-9500
- R-3
- 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... Thu Sep 26 12:25:18 2013
Version 130826

Boothe, Bahelila

From: Jones, David
Sent: Wednesday, September 18, 2013 3:46 PM
To: Boothe, Bahelila
Subject: PP25429

The site is located in the County's low liquefaction hazard potential and subsidence potential zones. The site is located in an area of high potential for paleo resources at the ground surface.

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

~~Changed on 9/18/13~~

David L. Jones
Chief Engineering Geologist
TLMA- Planning

RIVERSIDE COUNTY GIS



Selected parcel(s):
255-352-018

IMPORTANT

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

STANDARD WITH PERMITS REPORT

APNs

255-352-018-7

OWNER NAME / ADDRESS

DAVID RUBIO
KIMBERLEE RUBIO
251 MANDARIN WAY
RIVERSIDE, CA 92507

MAILING ADDRESS

(SEE OWNER)
(SEE SITUS)

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 123/31
 SUBDIVISION NAME: TR 10561
 LOT/PARCEL: 27, BLOCK: NOT AVAILABLE
 TRACT NUMBER: 10561

LOT SIZE

RECORDED LOT SIZE IS 0.51 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1176 SQFT., 3 BDRM/ 2 BATH, 1 STORY, ATTACHED GARAGE(735 SQ. FT), CONST'D 1988TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 646 GRID: E6

CITY BOUNDARY/SPHERE

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

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)

JOHN TAVAGLIONE, DISTRICT 2

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T2SR4W SEC 8

ELEVATION RANGE

1060/1060 FEET

PREVIOUS APN

255-090-011

PLANNING**LAND USE DESIGNATIONS**

LDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

HIGHGROVE

COMMUNITY ADVISORY COUNCILS

HIGHGROVE (MAC)

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

HIGHGROVE COMMUNITY POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

R-1-20000 (CZ 6350)

ZONING DISTRICTS AND ZONING AREAS

UNIVERSITY 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
NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

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

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

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

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

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

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
HIGHGROVE/NORTHSIDE

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
44B

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
LOW

SUBSIDENCE
SUSCEPTIBLE

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

MISCELLANEOUS

SCHOOL DISTRICT
RIVERSIDE UNIFIED

COMMUNITIES
HIGH GROVE

COUNTY SERVICE AREA
IN OR PARTIALLY WITHIN
HIGHGROVE #126 -
POLICE
LANDSCAPING

LIGHTING (ORD. 655)
NOT APPLICABLE, 52.45 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
042300

FARMLAND
URBAN-BUILT UP LAND

TAX RATE AREAS
088001
•COUNTY FREE LIBRARY

- COUNTY SERVICE AREA 126
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZN 1
- FLOOD CONTROL ZONE 1
- 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 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
235073	SOLID PAT.CO.V.280SF/LATT.PAT.120SF	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BFE060009	POLE BARN	PAID

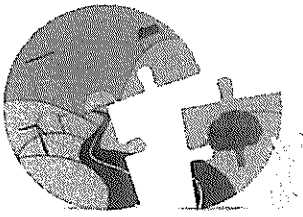
ENVIRONMENTAL HEALTH PERMITS

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...Fri Aug 30 10:50:21 2013
Version 130826



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25429 DATE SUBMITTED: 8-30-13

APPLICATION INFORMATION

Applicant's Name: David Rubio E-Mail: davesvdub@msn.com

Mailing Address: 251 Mandarin Way
Riverside City Ca State 92507 ZIP

Daytime Phone No: (951) 784-5244 Fax No: ()

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

Mailing Address:
 City State ZIP

Daytime Phone No: () Fax No: ()

Property Owner's Name: David Rubio E-Mail: davesvdub@msn.com

Mailing Address: 251 Mandarin Way
Riverside City CA State 92507 ZIP

Daytime Phone No: (951) 784-5244 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).

DAVID RUBIO

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

SIGNATURE OF PROPERTY OWNER(S):

David Rubio

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Kimberlee Rubio

PRINTED NAME OF PROPERTY OWNER(S)

Kimberlee M. Rubio

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): _____

To construct a steel metal building as a garage on property. 30x40x16

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 255 352 018

APPLICATION FOR MINOR PLOT PLAN

Section: _____ Township: T2SR4W Range: SEC 8

Approximate Gross Acreage: .51

General location (nearby or cross streets): North of Center Street, South of Main, East of Heron Lane, West of Mt. Vernon.

Thomas Brothers Map, edition year, page no., and coordinates: 2005 Edition Page 646 "E6"

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.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/26/2013

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP25429 For

Company or Individual's Name Planning Department

Distance buffered 600

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

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

NAME: Vinnie Nguyen

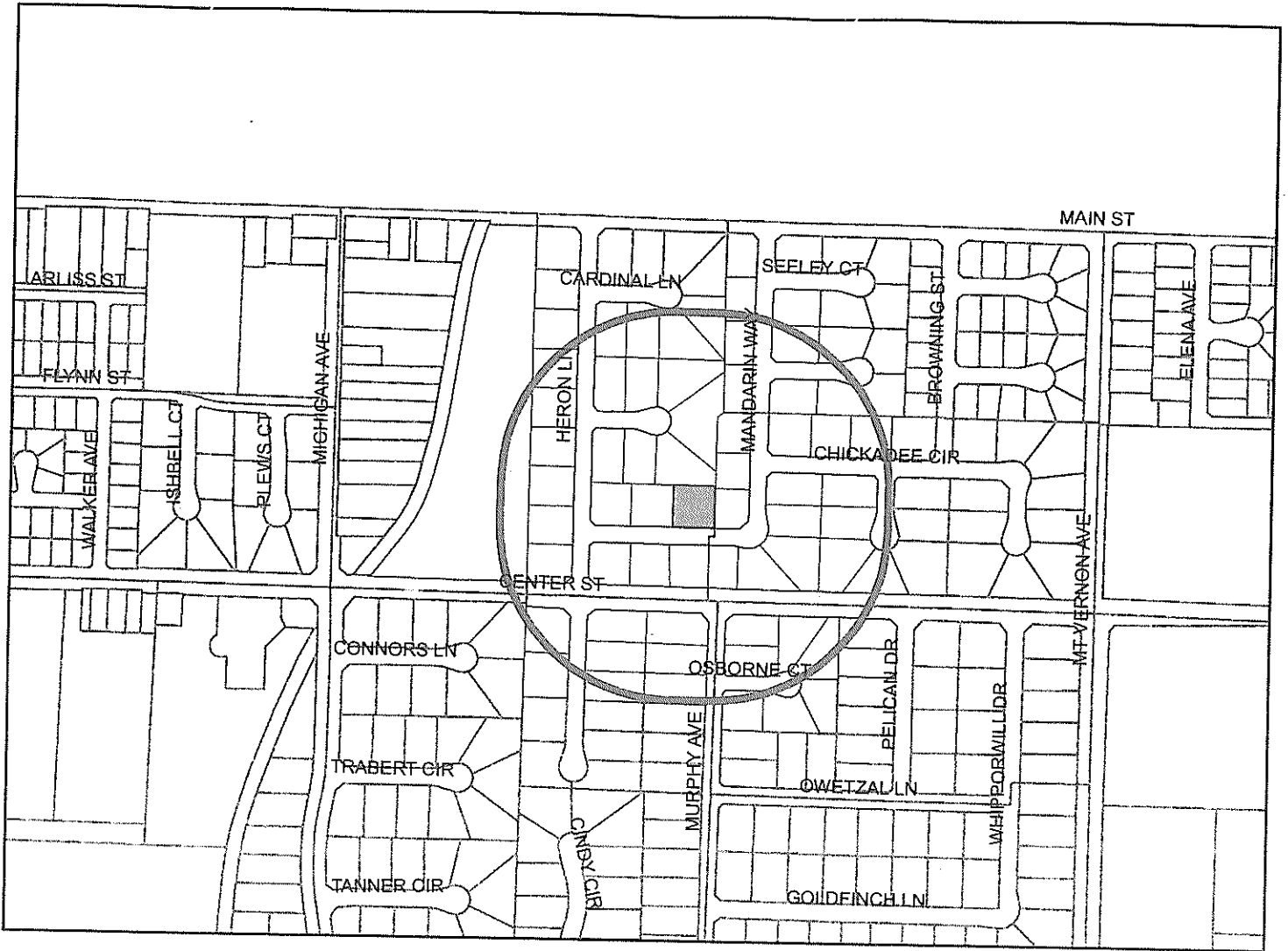
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25429 (600 feet buffer)



Selected Parcels

- | | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 255-261-012 | 255-341-002 | 255-351-006 | 255-351-002 | 255-261-010 | 255-330-010 | 255-351-004 | 255-343-020 | 255-261-014 | 255-341-001 |
| 255-351-003 | 255-330-005 | 255-080-041 | 255-343-017 | 255-260-003 | 255-342-003 | 255-311-006 | 255-352-018 | 255-261-009 | 255-330-008 |
| 255-352-010 | 255-330-009 | 255-261-008 | 255-343-015 | 255-343-019 | 255-343-018 | 255-311-009 | 255-351-007 | 255-343-022 | 255-352-007 |
| 255-341-003 | 255-342-002 | 255-311-005 | 255-352-015 | 255-261-013 | 255-360-005 | 255-343-016 | 255-352-006 | 255-330-007 | 255-330-017 |
| 255-352-016 | 255-353-001 | 255-311-019 | 255-353-003 | 255-342-001 | 255-352-008 | 255-343-014 | 255-352-005 | 255-311-007 | 255-311-018 |
| 255-311-008 | 255-260-002 | 255-343-021 | 255-330-006 | 255-352-017 | 255-352-011 | 255-352-014 | 255-352-012 | 255-353-002 | 255-330-016 |
| 255-352-013 | 255-351-005 | 255-311-011 | 255-260-004 | 255-351-001 | 255-352-009 | | | | |



525 262.5 0 525 Feet

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

ASMT: 255080041, APN: 255080041
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 255261013, APN: 255261013
TELICE OSTRINSKI, ETAL
177 RADFORD CT
RIVERSIDE, CA. 92507

ASMT: 255260002, APN: 255260002
DEBRA CANNAN, ETAL
51 MANDARIN WAY
RIVERSIDE, CA. 92507

ASMT: 255261014, APN: 255261014
MARSHA MAILO, ETAL
176 SEELEY CT
RIVERSIDE, CA. 92507

ASMT: 255260004, APN: 255260004
LEE PAI, ETAL
135 MANDARIN WAY
RIVERSIDE, CA. 92507

ASMT: 255311005, APN: 255311005
REBECCA CHAMMAS, ETAL
280 OSBORNE CT
RIVERSIDE, CA. 92507

ASMT: 255261008, APN: 255261008
BARBARA BLACK, ETAL
178 RADFORD CT
RIVERSIDE, CA. 92507

ASMT: 255311006, APN: 255311006
PRISCILLA VAZQUEZ, ETAL
275 OSBORNE CT
RIVERSIDE, CA. 92507

ASMT: 255261009, APN: 255261009
DINA RINCON
168 RADFORD CT
RIVERSIDE, CA. 92507

ASMT: 255311007, APN: 255311007
PETER ACEVEDO
312 MURPHY AVE
RIVERSIDE, CA. 92507

ASMT: 255261010, APN: 255261010
BARRY BRASWELL
158 RADFORD CT
RIVERSIDE, CA. 92507

ASMT: 255311008, APN: 255311008
ROBERT BORKOWSKI
253 OSBORNE CT
RIVERSIDE, CA. 92507

ASMT: 255261012, APN: 255261012
NENITA BELEN, ETAL
11685 LARGO CT
LOMA LINDA CA 92354

ASMT: 255311009, APN: 255311009
SYLVIA ODEBRALSKI, ETAL
235 OSBORNE CT
RIVERSIDE, CA. 92507



ASMT: 255311011, APN: 255311011
REBECCA ROBERTSON, ETAL
262 OSBORNE CT
RIVERSIDE, CA. 92507

ASMT: 255330009, APN: 255330009
LESLIE ACCUAR, ETAL
330 HERON LN
RIVERSIDE, CA. 92507

ASMT: 255311018, APN: 255311018
POLITA GONZALES
329 PELICAN DR
RIVERSIDE, CA. 92507

ASMT: 255330010, APN: 255330010
BRIAN CHAVEZ
348 HERON LN
RIVERSIDE, CA. 92507

ASMT: 255311019, APN: 255311019
SALLY JUAREZ, ETAL
315 PELICAN DR
RIVERSIDE, CA. 92507

ASMT: 255330016, APN: 255330016
LINDA WILLIAMS, ETAL
341 HERON LN
RIVERSIDE, CA. 92507

ASMT: 255330005, APN: 255330005
MAGGIE PENNINGTON, ETAL
347 MURPHY AVE
RIVERSIDE, CA. 92507

ASMT: 255330017, APN: 255330017
TERESA CALVILLO, ETAL
C/O TERESA CALVILLO
6809 INDIANA AVE STE 101
RIVERSIDE CA 92506

ASMT: 255330006, APN: 255330006
DEBRA WALSH, ETAL
331 MURPHY AVE
RIVERSIDE, CA. 92507

ASMT: 255341001, APN: 255341001
KYONG BOSS, ETAL
1622 AZALEA CT
BEAUMONT CA 92223

ASMT: 255330007, APN: 255330007
LUIS AHUMADA
P O BOX 56839
RIVERSIDE CA 92517

ASMT: 255341002, APN: 255341002
MARIA EDWARDS, ETAL
171 MANDARIN WAY
RIVERSIDE, CA. 92507

ASMT: 255330008, APN: 255330008
ADORACION GUERRERO, ETAL
2821 COUNTRYWOOD LN
WEST COVINA CA 91791

ASMT: 255341003, APN: 255341003
JOHN ROMERO
155 MANDARIN WAY
RIVERSIDE, CA. 92507



ASMT: 255342001, APN: 255342001
EBTISAM AZAR, ETAL
211 CHICKADEE CIR
RIVERSIDE, CA. 92507

ASMT: 255343018, APN: 255343018
SELINA YBARRA, ETAL
180 MANDARIN WAY
RIVERSIDE, CA. 92507

ASMT: 255342002, APN: 255342002
GUADALUPE URRRUTIA, ETAL
219 CHICKADEE CIR
RIVERSIDE, CA. 92507

ASMT: 255343019, APN: 255343019
FRANK POUNCY
13456 ARBOR PARK LN
MORENO VALLEY CA 92553

ASMT: 255342003, APN: 255342003
DALE ARRIETA
227 CHICKADEE CIR
RIVERSIDE, CA. 92507

ASMT: 255343020, APN: 255343020
DIANA PENRY, ETAL
220 MANDARIN WAY
RIVERSIDE, CA. 92507

ASMT: 255343014, APN: 255343014
REBECCA HERNANDEZ, ETAL
294 BOB WHITE LN
RIVERSIDE, CA. 92507

ASMT: 255343021, APN: 255343021
ROBERT DAVIS
5556 EVERGREEN CT
CHINO CA 91710

ASMT: 255343015, APN: 255343015
MARGARITA ARCINIEGA, ETAL
283 BOB WHITE LN
RIVERSIDE, CA. 92507

ASMT: 255343022, APN: 255343022
DAISY SANTAMARIA, ETAL
240 MANDARIN WAY
RIVERSIDE, CA. 92507

ASMT: 255343016, APN: 255343016
KEVIN ROGERS, ETAL
261 BOB WHITE LN
RIVERSIDE, CA. 92507

ASMT: 255351001, APN: 255351001
STEPHANIE CALVILLO, ETAL
506 E PLAQUEMINE ST
JENNINGS LA 70546

ASMT: 255343017, APN: 255343017
CURTIS DIETZSCH
237 BOB WHITE LN
RIVERSIDE, CA. 92507

ASMT: 255351002, APN: 255351002
LINDA GONZALES, ETAL
245 HERON LN
RIVERSIDE, CA. 92507



ASMT: 255351003, APN: 255351003
YOLANDA SIMENTAL, ETAL
215 HERON LN
RIVERSIDE, CA. 92507

ASMT: 255352007, APN: 255352007
CYNTHIA MALDONADO, ETAL
220 CARDINAL LN
RIVERSIDE, CA. 92507

ASMT: 255351004, APN: 255351004
CAROL HAMPTON
183 HERON LN
RIVERSIDE, CA. 92507

ASMT: 255352008, APN: 255352008
KATHERINE GRAY, ETAL
230 CARDINAL LN
RIVERSIDE, CA. 92507

ASMT: 255351005, APN: 255351005
TONY CLUCHEY
151 HERON LN
RIVERSIDE, CA. 92507

ASMT: 255352009, APN: 255352009
CYNTHIA GUSTAFSON, ETAL
233 STARLING LN
RIVERSIDE, CA. 92507

ASMT: 255351006, APN: 255351006
PAMELA CAMPBELL, ETAL
129 HERON LN
RIVERSIDE, CA. 92507

ASMT: 255352010, APN: 255352010
EDMUNDO GONZALEZ
223 STARLING LN
RIVERSIDE, CA. 92507

ASMT: 255351007, APN: 255351007
MARGUERITE ROGERS, ETAL
101 HERON LN
RIVERSIDE, CA. 92507

ASMT: 255352011, APN: 255352011
SCOTT POWELL
213 STARLING LN
RIVERSIDE, CA. 92507

ASMT: 255352005, APN: 255352005
DEBORAH MANZO KOONTZ, ETAL
200 CARDINAL LN
RIVERSIDE, CA. 92507

ASMT: 255352012, APN: 255352012
ROSEMELYN CASTRO, ETAL
203 STARLING LN
RIVERSIDE, CA. 92507

ASMT: 255352006, APN: 255352006
PAMELA HOUSTON, ETAL
210 CARDINAL LN
RIVERSIDE, CA. 92507

ASMT: 255352013, APN: 255352013
ROBIN SHELLEY, ETAL
212 STARLING LN
RIVERSIDE, CA. 92507



ASMT: 255352014, APN: 255352014
RAMONA POWELL, ETAL
222 STARLING LN
RIVERSIDE, CA. 92507

ASMT: 255353003, APN: 255353003
MISTY BRIGGS, ETAL
290 MANDARIN WAY
RIVERSIDE, CA. 92507

ASMT: 255352015, APN: 255352015
ELENA GARCIA, ETAL
12833 FREMONTIA AVE
GRAND TERRACE CA 92312

ASMT: 255360005, APN: 255360005
KHANH CAI
415 CONNORS LN
RIVERSIDE, CA. 92507

ASMT: 255352016, APN: 255352016
MARIO MACIAS
291 MANDARIN WAY
RIVERSIDE, CA. 92507

ASMT: 255352017, APN: 255352017
LOIS PALMER CLOUSER, ETAL
271 MANDARIN WAY
RIVERSIDE, CA. 92507

ASMT: 255352018, APN: 255352018
KIMBERLEE RUBIO, ETAL
251 MANDARIN WAY
RIVERSIDE, CA. 92507

ASMT: 255353001, APN: 255353001
ANGELA REYNOLDS, ETAL
250 MANDARIN WAY
RIVERSIDE, CA. 92507

ASMT: 255353002, APN: 255353002
DEBORAH JACKETTI, ETAL
270 MANDARIN WAY
RIVERSIDE, CA. 92507



Agenda Item No.: 2.6
Supervisory District: First/First
Project Planner: Bahelila Boothe
Director's Hearing: October 21, 2013
Continued from: October 7, 2013
Continued from: 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.

FURTHER PLANNING CONSIDERATIONS:

September 23, 2013

Project continued from the September 23, 2013 for staff to contact Health, Fire and Building & Safety regarding final conditions of approval. Staff will advise applicant if these conditions have been amended or removed prior to hearing on September 23, 2013.

FURTHER PLANNING CONSIDERATIONS:

October 7, 2013

Project was continue from the October 7, 2013 Director's Hearing. Applicant and planning staff made contact with the Environmental Health and Fire Department but did not receive final clearance, no conditioned were removed. Applicant needs to provide fire department a certification letter from the water district and permits for septic to the health department, neither one of the documents were completed yet so the application wanted to continued project to the October 21, 2013 hearing agenda to make sure the information would get the conditions removed.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25399, 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.

D.M.

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.
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 a 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 RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - E.HEALTH CLEARANCE REQ. RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

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.

10/01/13
08:39

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 7

PLOT PLAN:ADMINISTRATIVE Case #: PP25399

Parcel: 287-070-021

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2

PPA - CONFORM TO FLOOR PLANS

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1

USE-#27-EXTINGUISHERS

RECOMMND

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

2011 Aerial



Selected parcel(s):
287-070-021

LEGEND



SELECTED PARCEL



INTERSTATES



HIGHWAYS



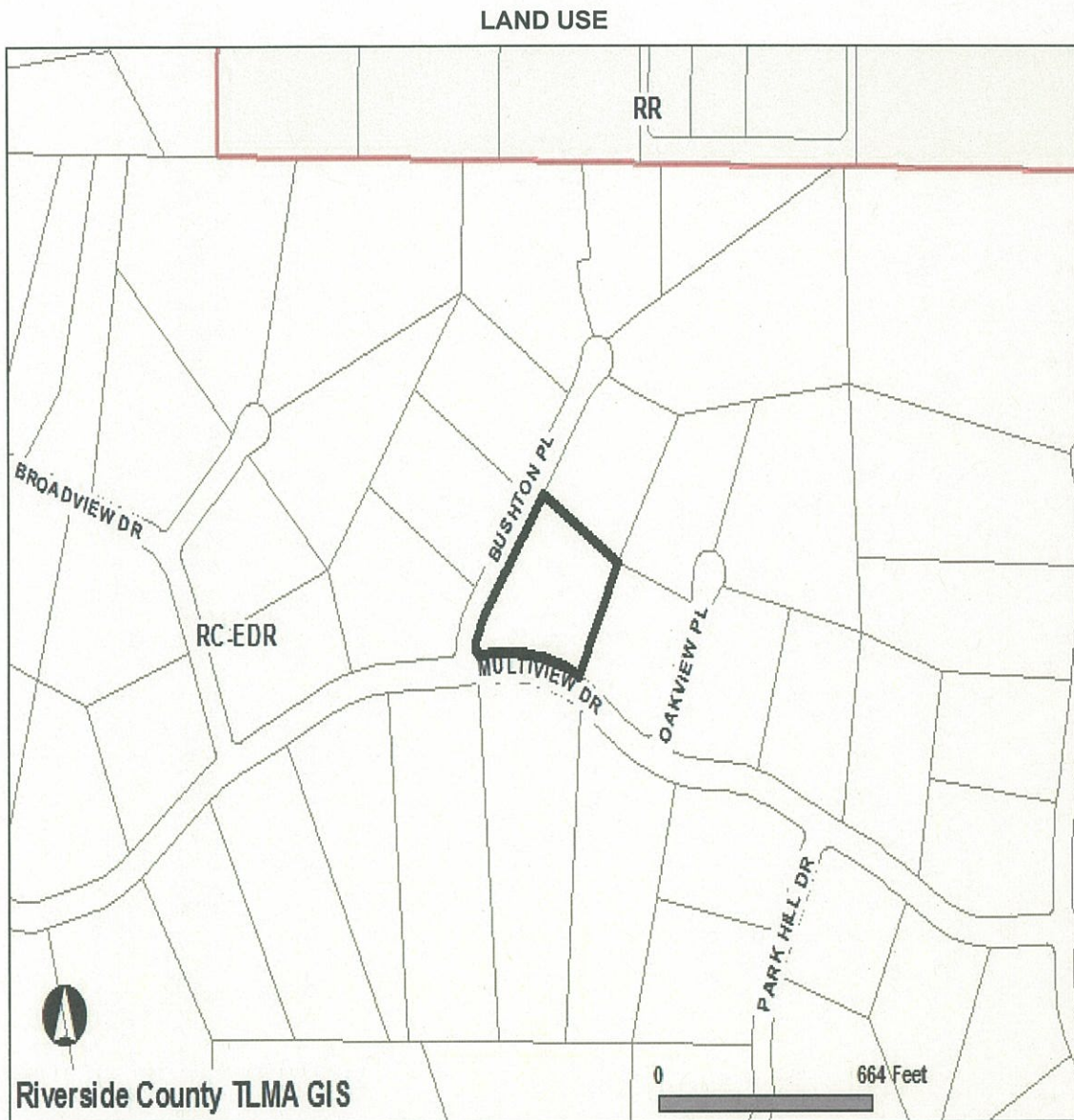
PARCELS

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.

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Version 130624



Selected parcel(s):
287-070-021

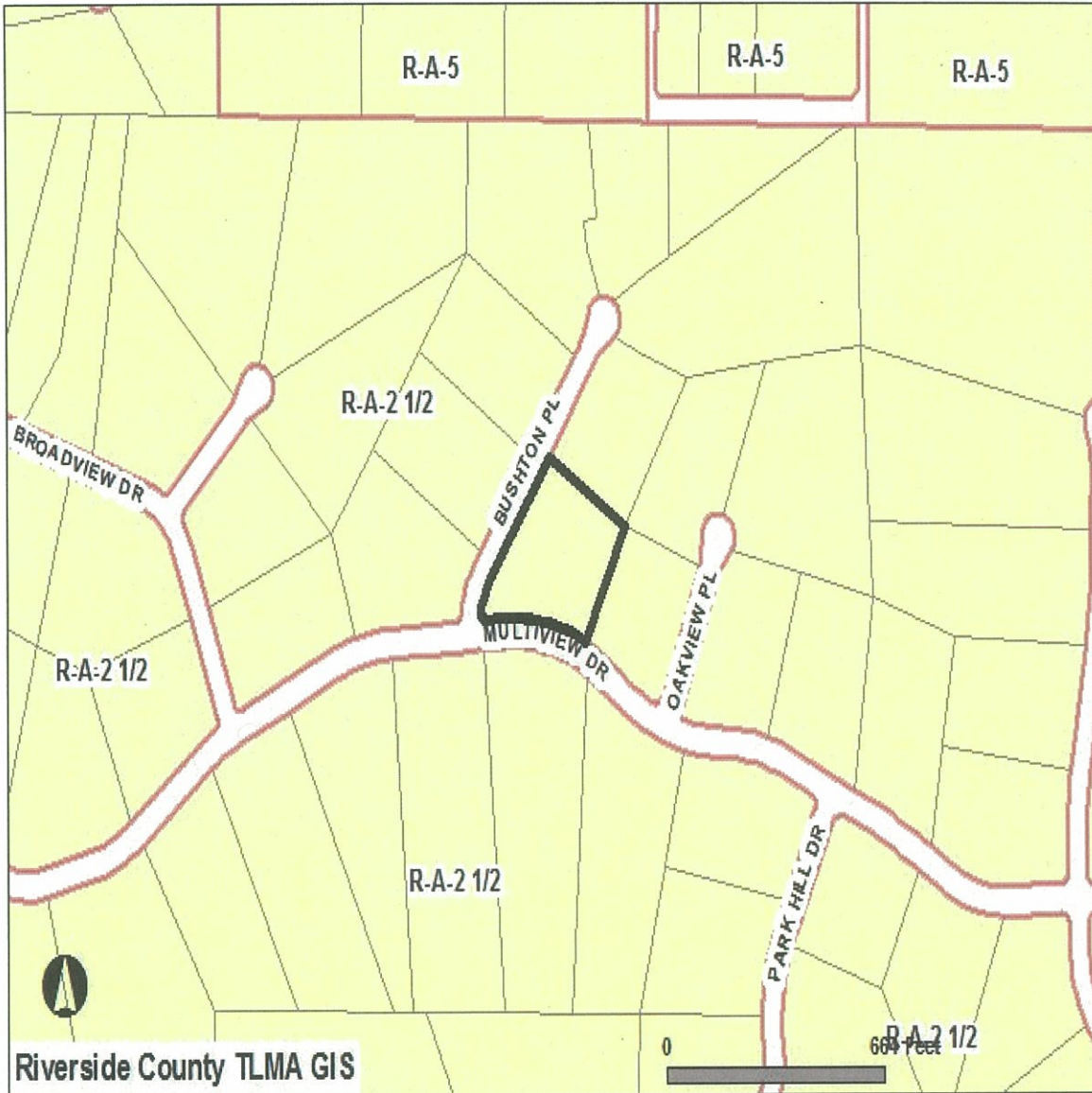
LAND USE

- SELECTED PARCEL
- N INTERSTATES
- N HIGHWAYS
- PARCELS
- EDR-RC - RURAL COMMUNITY
- ESTATE 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.

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ZONING



Selected parcel(s):
287-070-021

ZONING

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

IMPORTANT
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RIVERSIDE COUNTY GIS



Selected parcel(s):
287-070-021

IMPORTANT

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

STANDARD WITH PERMITS REPORT

APNs

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

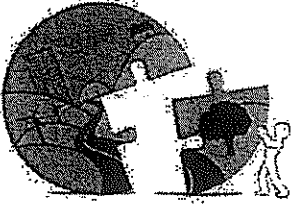
ENVIRONMENTAL HEALTH PERMITS

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

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 Don Garland
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

SIGNATURE OF PROPERTY OWNER(S):

DON GARLAND Don Garland
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
CAROL GARLAND Carol Garland
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

PROJECT INFORMATION

Proposal (describe the project and reference the applicable Ord. No. 348 section): 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 GRID G5, G6, 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

*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 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

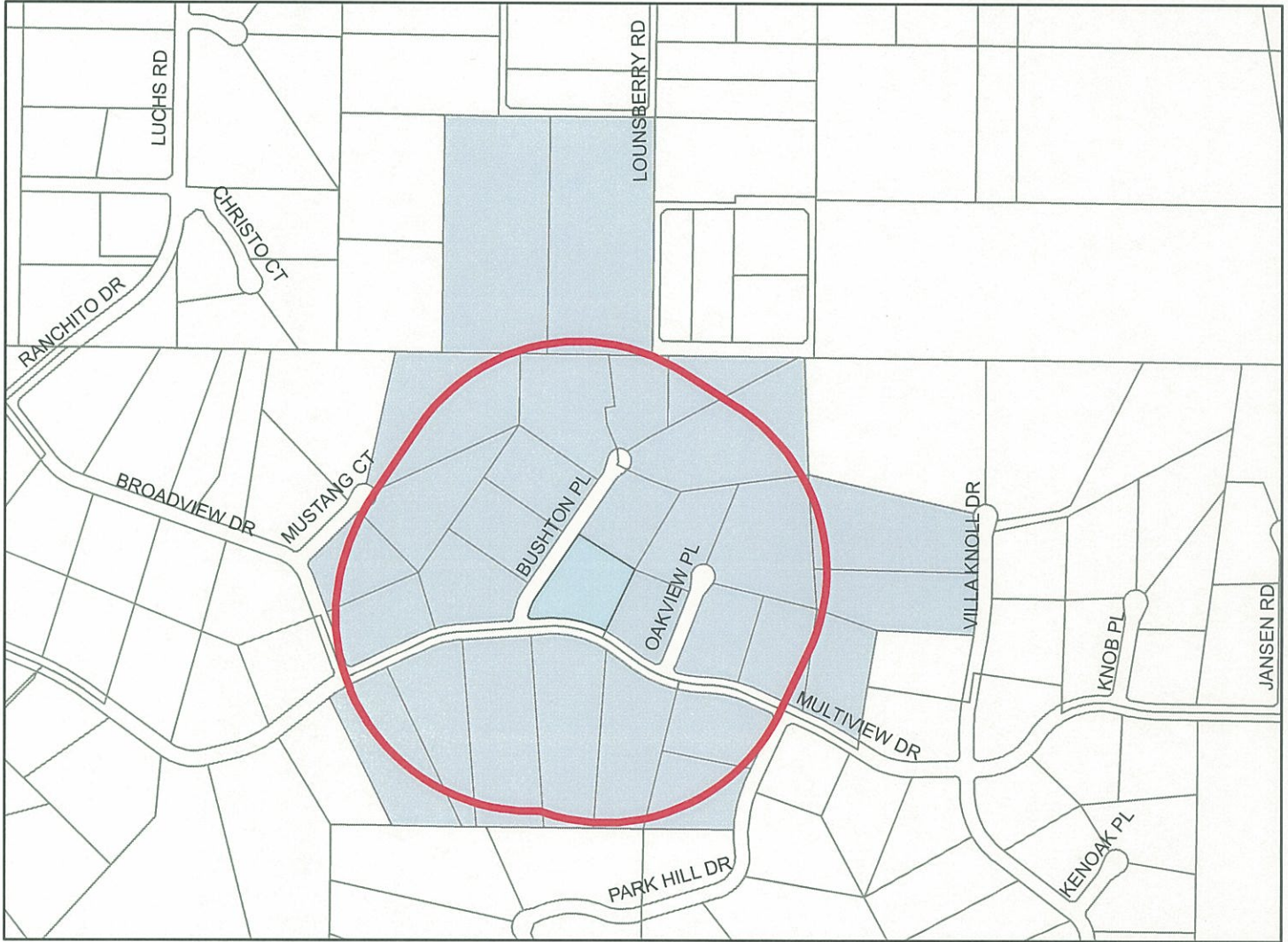
TITLE/REGISTRATION: GIS Analyst

ADDRESS: 4080 Lemon St. 10th Floor

Riverside, CA 92501

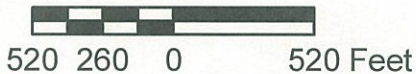
TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288

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



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: 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

VERA LUCIA
3585 SERRANO DR
RIVERSIDE, CA 92506

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

SMITH
MANGINI
250 CHERRY BLOSSOM
ROCKY HILL, CT 06151

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 MONTEZUMO
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

SMITH
MADINE MATTHEW
9070 HILLYARD DR
ALTAIR, VA 22821

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

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

ASMT: 2870735
LOURDETTA
17001 BIRCHFIELD
RIVERSIDE, CA 92506

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

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

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

ASMT: 287130019, APN: 287130019
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ASMT: 287130019
DANIEL TIMMINS
20705 OAKVIEW DR
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