



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

1:30 P.M.

NOVEMBER 18, 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. 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, October 7, 2013, and October 21, 2013. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)
- 2.2 **PLOT PLAN NO. 25402** - CEQA Exempt - Applicant: Tim and Bobbie Grant – First/First Supervisorial District – Location: Easterly of Avenida Escala, northerly of Tenaja, southerly of Avenida Caleta - **REQUEST:** The Plot Plan is a proposal to permit an existing unpermitted 1,344 square foot detached barn with tack/storage on 4.79 acres. Project Planner, Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

- 2.3 **PLOT PLAN NO. 25434** - CEQA Exempt - Applicant: Adel Farag – First/First Supervisorial District – Location: Northerly Markham Street, southeasterly Corrine Way, westerly Mockingbird Road - **REQUEST:** The Plot Plan is a proposal to permit an existing unpermitted 702 square foot detached steel storage building. Project Planner, Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)
- 2.4 **PLOT PLAN NO. 25419** - CEQA Exempt - Applicant: Raymond Marquette – Third/Third Supervisorial District – Location: Northerly Arthur Road, westerly Judith Street, southerly Sidney Circle, easterly Arroyo Road - **REQUEST:** The Plot Plan is a proposal to a 2,760 square foot detached agricultural storage building on 4.78 acres. Project Planner, Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)
- 2.5 **PLOT PLAN NO. 25439** - CEQA Exempt - Applicant: Monty Walker – Fifth/Fifth Supervisorial District – Location: Easterly Northerly Cherry Valley Boulevard, southerly Oak Creek Road, easterly Oak Glen Road, westerly Rancho Drive - **REQUEST:** The Plot Plan is a proposal to construct a 1,440 square foot detached RV garage on 1 acre. Project Planner, Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

3.0 PUBLIC COMMENTS:

Agenda Item No.: 2.1
Supervisory District: First/First
Project Planner: Bahelila Boothe
Director's Hearing: November 18, 2013
Continued from: 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.

FURTHER PLANNING CONSIDERATIONS:

October 21, 2013

Project was continued from the October 21, 2013 Director's Hearing until November 18, 2013. While the applicant and staff have contacted the department regarding conditions of approval no changes have occurred at time of writing this staff report. Staff will advise applicant if these conditions have been amended or removed prior to hearing.

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.

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.

D.M.

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".

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 #: 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

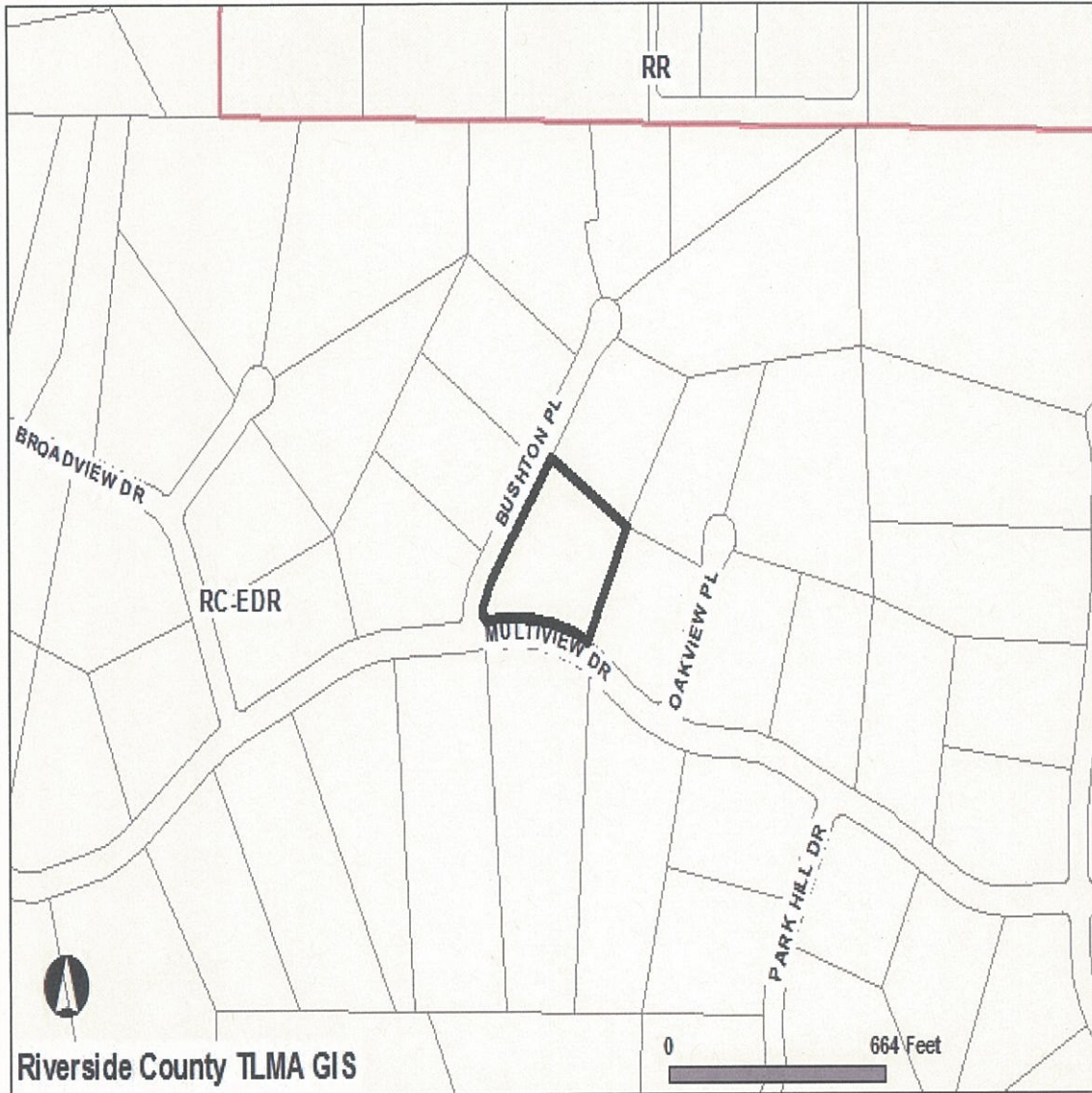
IMPORTANT

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.

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

Version 130624

LAND USE



Selected parcel(s):
287-070-021

LAND USE

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

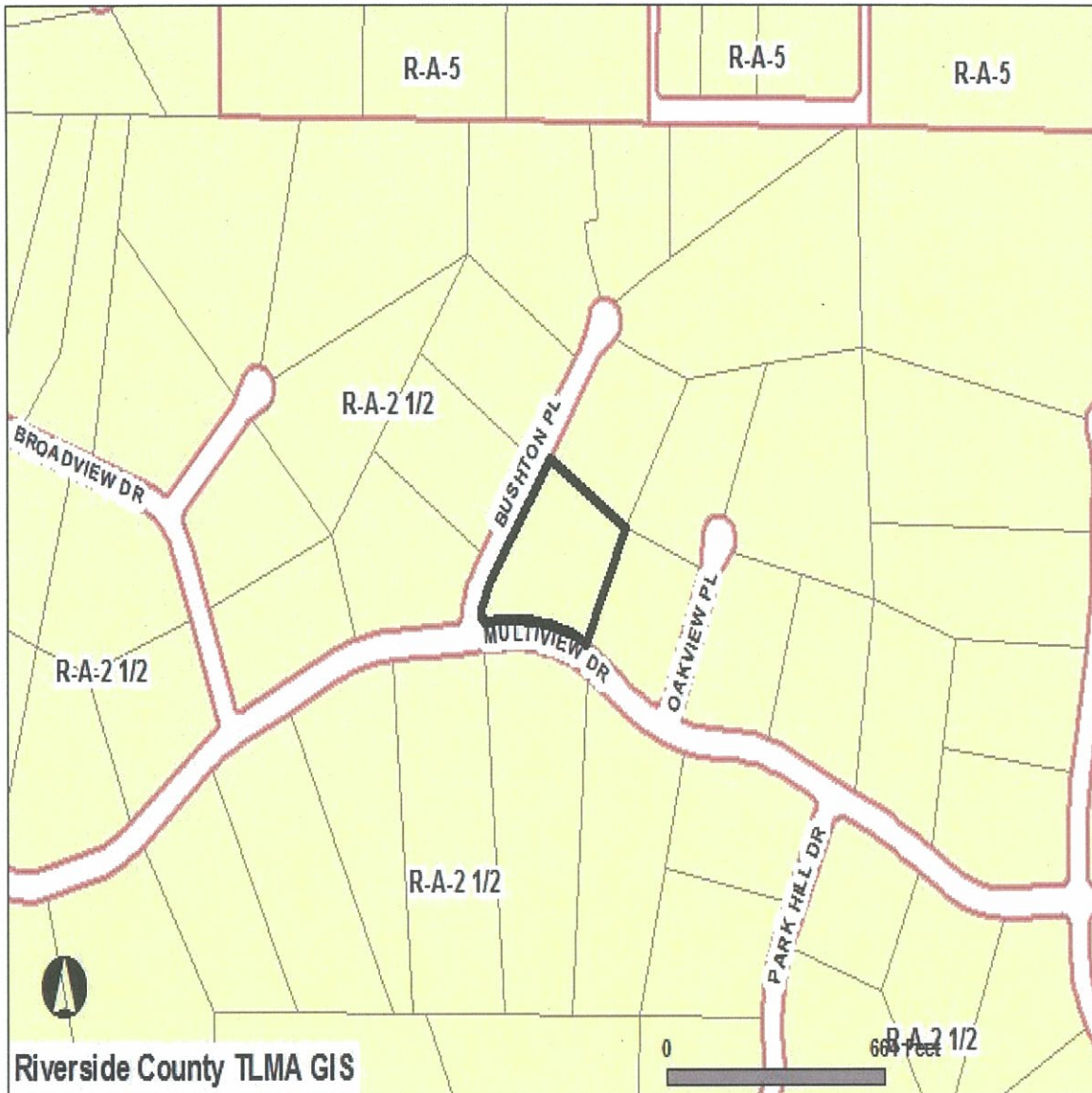
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Version 130624

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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Version 130624

RIVERSIDE COUNTY GIS



Selected parcel(s):
287-070-021

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs
287-070-021-1

OWNER NAME / ADDRESS
DONALD GARLAND
CAROL GARLAND
16080 MULTIVIEW DR
PERRIS, CA. 92570

MAILING ADDRESS
(SEE OWNER)
(SEE SITUS)

LEGAL DESCRIPTION

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

LOT SIZE

RECORDED LOT SIZE IS 2.33 ACRES

PROPERTY CHARACTERISTICS

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

THOMAS BROS. MAPS PAGE/GRID

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

CITY BOUNDARY/SPHERE

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

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)

KEVIN JEFFRIES, DISTRICT 1

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE

T4SR5W SEC 15

ELEVATION RANGE

1864/1904 FEET

PREVIOUS APN

101-801-050

PLANNING

LAND USE DESIGNATIONS

RC-EDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

LAKE MATHEWS / WOODCREST

COMMUNITY ADVISORY COUNCILS

NOT IN A COMMUNITY ADVISORY COUNCIL AREA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

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

ZONING DISTRICTS AND ZONING AREAS

LAKE MATHEWS DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE
NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS
NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS
NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

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

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

WRMSHCP CELL NUMBER
NOT IN A CELL

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

VEGETATION (2005)
DEVELOPED/DISTURBED LAND

FIRE

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

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

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

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

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

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

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

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

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

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE

32

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS

NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED

WATER DISTRICT

WMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA ANA RIVER

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE

NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY

LOW POTENTIAL.

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

MISCELLANEOUS

SCHOOL DISTRICT

CORONA-NORCO UNIFIED

COMMUNITIES

LAKE MATHEWS

COUNTY SERVICE AREA

IN OR PARTIALLY WITHIN

LAKE MATHEWS #128 -
ROAD MAINTAINANCE

LIGHTING (ORD. 655)

ZONE B, 43.57 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

042007

FARMLAND

OTHER LANDS

TAX RATE AREAS

059029

•CORONA NORCO UNIFIED SCHOOL
•COUNTY FREE LIBRARY

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

SPECIAL NOTES
NO SPECIAL NOTES

CODE COMPLAINTS

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

BUILDING PERMITS

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

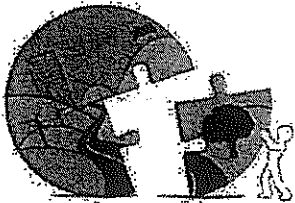
ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

PLANNING PERMITS

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
 Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

APPLICATION INFORMATION

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

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

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

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

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

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

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

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

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

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

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

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

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

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 pro perty.

PROJECT INFORMATION

Proposal (describe the project and reference the applicable Ord. No. 348 section): 348-173
WORKSHOP ADDITION TO EXISTING GARAGE

Related cases or underlying case: _____

PROPERTY INFORMATION

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

APPLICATION FOR MINOR PLOT PLAN

T4SRW 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

<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 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 MULTIVIEW 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 MULTIVIEW 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 MULTIVIEW 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

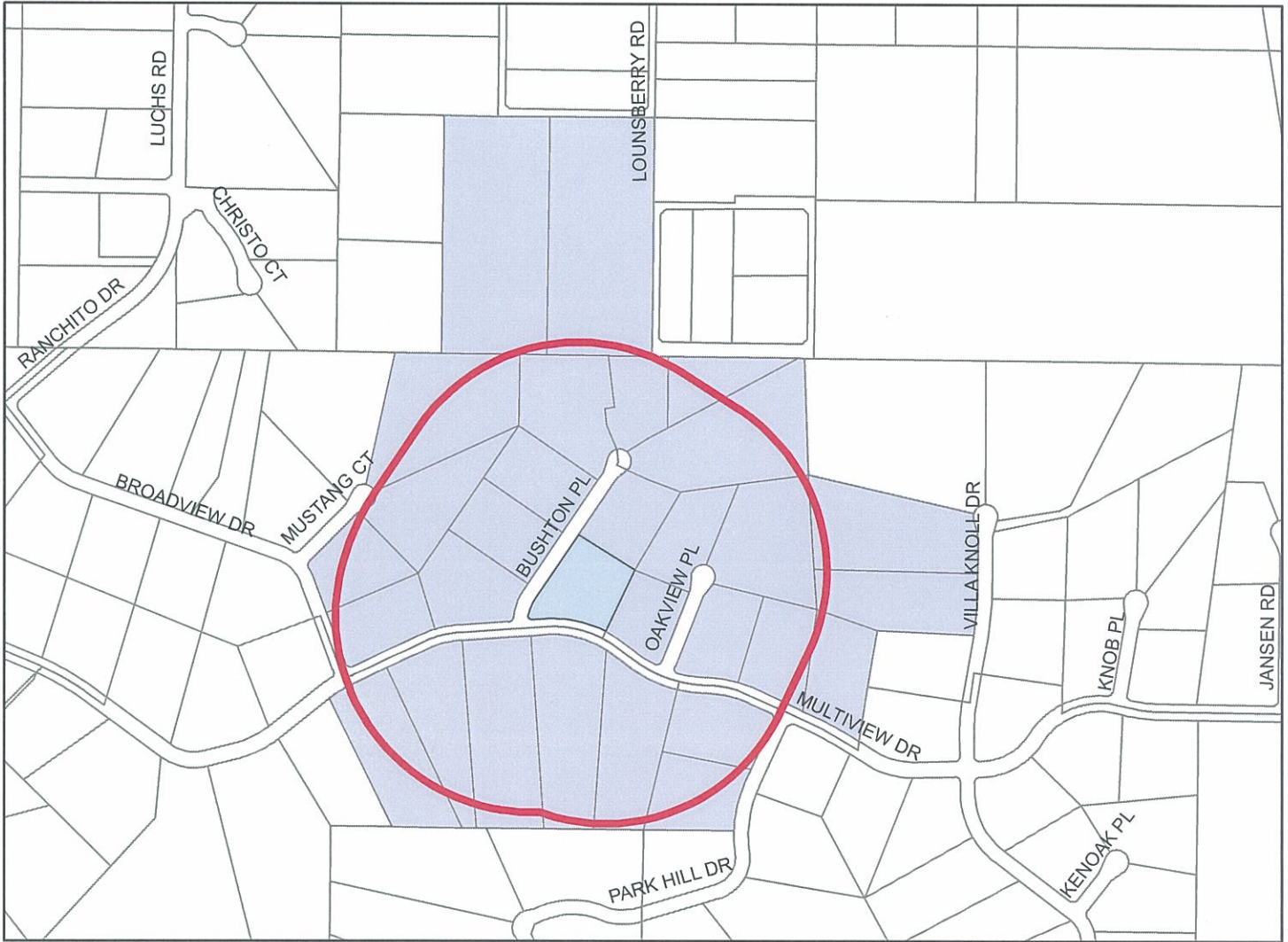
TITLE/REGISTRATION: GIS Analyst

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

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

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

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

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

ASMT: 287090017
LOUIS BERTALDO
17002 WILKINSON DR
REVERSHO CA 92440

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

ASMT: 287090017
DAVIDE JIMENEZ
16040 WILKINSON DR
PERRIS CA 92570

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

ASMT: 287090017
DANIEL TIMMINS
30502 BIRCHINGTON DR
REVERSHO CA 92440

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

Agenda Item No.: 2 - 2
Supervisory District: First/First
Project Planner: Bahelila Boothe
Director's Hearing: November 18, 2013

PLOT PLAN NO: 25402
Applicant: Tim and Bobbie Grant
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to permit an existing unpermitted 1,344 square foot detached barn with tack/storage room with utilities on 4.78 acres.

ISSUES OF RELEVANCE:

The project is located in a High Fire Area, reviewed and conditions by Riverside County Fire Department. The project has also been reviewed and conditioned by Riverside County Health Department.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25402, 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: Rural Mountainous (10 Acres Minimum) on The Southwest Area Plan.
3. The proposed detached accessory use is a permitted use in the general plan designation.
4. The proposed detached accessory building is a permitted use, subject to approval of a plot plan in the Residential Agricultural (R-A-5) zone.
5. The proposed detached accessory building use is consistent with the development standards set forth in the R-A-5 zone.
6. The proposed 1,344 square foot detached barn with tack/storage room with utilities is considered detached accessory building under Section 18.18 of Ordinance No. 348.
7. The detached accessory 1,344 square foot detached barn with tack/storage room with utilities is compatible with the character of the surrounding community.
8. The detached accessory 1,344 square foot detached barn with tack/storage room with utilities is 248 feet from the main building and is compatible with the character of the surrounding community.

D.M.

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 #: PP25402

Parcel: 932-260-057

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is proposal to permit an existing unpermitted 1,344 square foot detached barn with tack/storage room with utilities on 5 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

10/23/13
15:05

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:ADMINISTRATIVE Case #: PP25402

Parcel: 932-260-057

10. GENERAL CONDITIONS

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

No. 25402 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25402, Exhibit A, Amd.
#1 dated October 22, 2013. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25402, Exhibit B, dated
July 29, 2013. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25402, Exhibit C, dated
July 29, 2013. (Floor Plans)

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - TEMPLATE RECOMMND

Approved per verified residence and guest house permits:
BRS034108/109 & CWP PLAN SUBMITTAL: BAS130090.

E HEALTH DEPARTMENT

10.E HEALTH. 1 PP25402 - COMMENTS RECOMMND

Plot Plan 25402 is proposing to construct a 1,344 square
foot barn without any plumbing. If plumbing is proposed in
this structure, the applicant shall contact the Department
of Environmental Health, Land Use Program at (951) 955-8980
for plan check and permitting requirements.

FIRE DEPARTMENT

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

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

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25402

Parcel: 932-260-057

10. GENERAL CONDITIONS

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.

10.FIRE. 6 USE-#25-GATE ENTRANCES RECOMMND

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 7 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be automatic or manual operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

PLOT PLAN:ADMINISTRATIVE Case #: PP25402

Parcel: 932-260-057

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - LANDUSE APPROVAL ONLY

RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 25402 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS

RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

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

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15:05

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP25402

Parcel: 932-260-057

10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

10.PLANNING. 4 USE - CAUSES FOR REVOCATION RECOMMND

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

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25402

Parcel: 932-260-057

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.

20.PLANNING. 2 PPA - EXISTING STRUCTURE (1)

RECOMMND

ITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in- interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

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

RECOMMND

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

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15:05

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 7

PLOT PLAN:ADMINISTRATIVE Case #: PP25402

Parcel: 932-260-057

80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1 USE-#51-WATER CERTIFICATION (cont.) RECOMMND

made to provide them.

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

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

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

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

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.

Support

September 15, 2013

To whom it may concern:

We have lived next door to the Grant's for approximately 8 years and they have been great neighbors and a great asset to the neighborhood. They recently added a barn to their property but it has not had any negative impact on the area and it is not even noticeable from my property. Please let me know if you have any questions or I can be of any service.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jim Anderson".

Jim Anderson

42800 Avenida Escala

Murrieta, Ca. 92562

(949) 510-3622

PP25402

PP25402



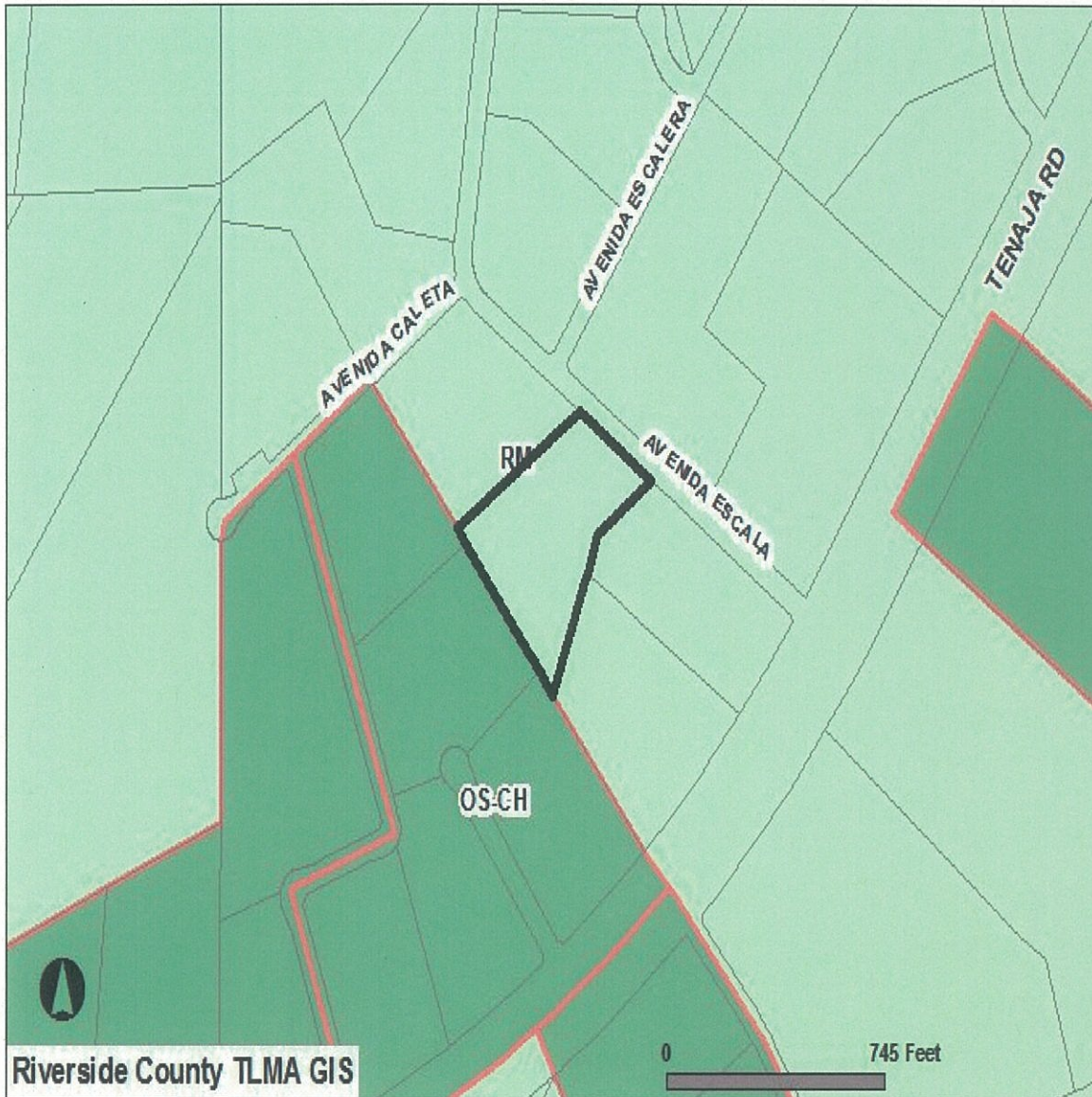
IMPORTANT

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 131001

LAND USE



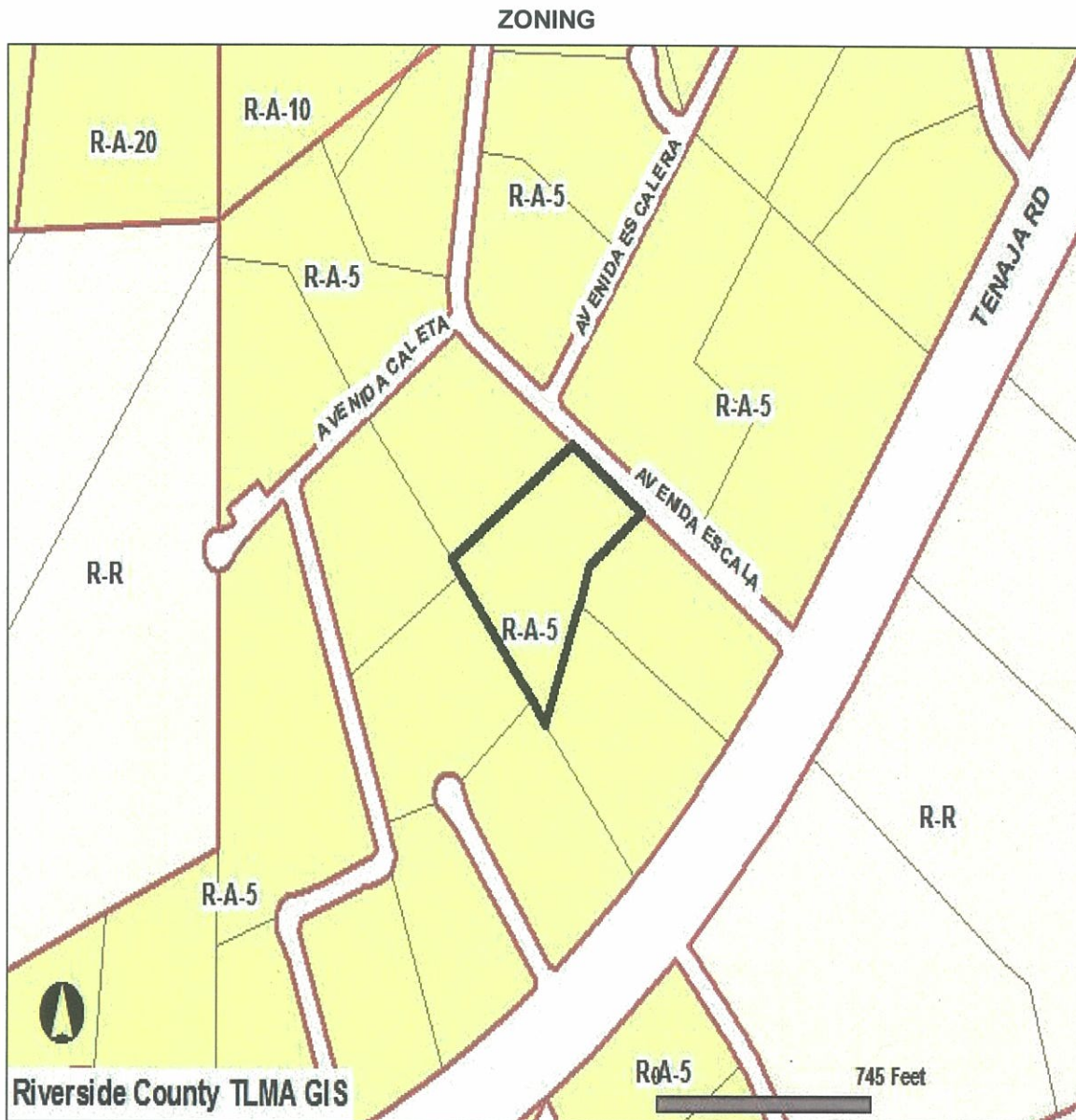
Selected parcel(s):
932-260-057

LAND USE

- SELECTED PARCEL
- N INTERSTATES
- / HIGHWAYS
- PARCELS
- OS-CH - CONSERVATION HABITAT
- RM - RURAL MOUNTAINOUS

IMPORTANT
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Version 130826



Selected parcel(s):
932-260-057

ZONING

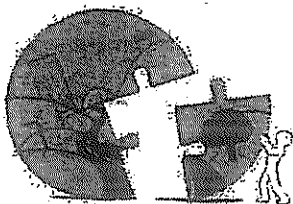
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| SELECTED PARCEL | INTERSTATES | HIGHWAYS | PARCELS |
| ZONING BOUNDARY | R-A-10, R-A-20, R-A-5 | R-R | |

IMPORTANT

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Version 130826



Carolyn Syns Luna
Director

st. 510
Aug. 2000 (2500)

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 25402

DATE SUBMITTED: 7/24/13

APPLICATION INFORMATION

Applicant's Name: TIM GRANT E-Mail: _____

Mailing Address: 42600 AVENIDA ESCALA
MURRIETA City CA State 92562 ZIP

Daytime Phone No: (951) 461-8476 CELL (909) 772-2534 Fax No:

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

Mailing Address: 22421 BARTON ROAD #125
GRAND TERRACE City CA State 92313 ZIP

Daytime Phone No: (951) 453-9218 Fax No: () _____

Property Owner's Name: TIM GRANT E-Mail: _____

Mailing Address: 42600 AVENIDA ESCALA
MURRIETA City CA State 92562 ZIP

Daytime Phone No: (951) 461-8476 CELL (909) 772-2534 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

Section: 6 Township: 8 SOUTH Range: 4 WEST

Approximate Gross Acreage: 5 AC GROSS

General location (nearby or cross streets): North of TEMPORA ROAD, South of AVENIDA CALETA East of FISH & GAME RESERVE West of AVENIDA ESCALA

Thomas Brothers Map, edition year, page no., and coordinates: 956 D6

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.

Agenda Item No.: 2.3
Supervisory District: First/First
Project Planner: Bahelila Boothe
Director's Hearing: November 18, 2013

PLOT PLAN NO: 25434
Applicant: Adel Farag
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to permit an existing unpermitted 702 square foot detached steel building on 2.45 acres.

ISSUES OF RELEVANCE:

Property is located in a State Fire Responsibility Area. Project has been reviewed and conditioned by Riverside County Fire Department. The property currently has a code violation CV1203953 for construction without permit.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25434, 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: Very Low Density Residential (1 Acre 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-1) zone.
5. The proposed detached accessory building use is consistent with the development standards set forth in the R- A-1 zone.
6. The proposed 702 square foot detached steel storage building is considered detached accessory building under Section 18.18 of Ordinance No. 348.
7. The detached accessory 702 square foot detached steel storage building is compatible with the character of the surrounding community.
8. The detached accessory 702 square foot detached steel storage building is located 24 feet from the main building.

D.M.

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".
10. The existing detached accessory building is not located within the required rear yard area, and therefore does not occupy more than one-half of the required rear yard area.
11. The detached accessory building is located 96 feet from the front lot line, therefore it does not encroach upon the front half of the lot, which is defined as being the front 75 feet of the lot as measured from the street line.
12. The detached accessory building is 24 feet from the residential building, and therefore exceeds the minimum requirement of maintaining a ten foot distance to the principal building.
13. The detached accessory building is 11.5 feet from the westerly side property line and 157.5 feet from the rear lot line. Because the property is larger than two acres, the minimum setback from a side lot line and from a rear lot line is 10 feet and the location of the building exceeds the minimum standards.
14. The height limit on properties larger than two acres is 35 feet. The detached accessory structure is 10.83 feet in height, and is therefore below the maximum allowed height.
15. Bare metal buildings (metal buildings without paint or exterior architectural coatings or treatments), are not to be allowed on lots one acre or smaller; however, since this property is 2.45 acres in size, this development standard is not applicable.
16. The detached accessory building can be permitted because there exists a single-family dwelling on the same lot.
17. The project has been conditioned so that the detached accessory building cannot be rented or leased, or offered for rent or lease, unless the single-family dwelling on the lot is also being rented or leased, or offered for rent or lease, by the same renter or lessee.
18. The detached accessory building shall not be used for overnight accommodations, and has been conditioned to prohibit the creation of habitable area without subsequent approval.
19. The detached accessory building does not propose a kitchen.
20. The detached accessory building takes the same lot access as the single-family dwelling on the lot. No additional curb cuts, rear access or any other type of access is necessary for the detached accessory building.

21. The difference in elevation between the detached accessory building and the adjacent roadway is sufficient to screen the existing unpermitted 702 square foot detached steel building.

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 #: PP25434

Parcel: 273-570-027

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby proposed is to permit an existing unpermitted 702 square foot detached steel storage building on 2.45 acres.

10. EVERY. 2 PPA - HOLD HARMLESS RECOMMND

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

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

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

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

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

10. EVERY. 3 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan

PLOT PLAN:ADMINISTRATIVE Case #: PP25434

Parcel: 273-570-027

10. GENERAL CONDITIONS

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

No. 25434 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25434, Exhibit A, dated September 18, 2013. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25434, Exhibit B, dated September 18, 2013. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25434, Exhibit C, dated September 18, 2013. (Floor Plan)

FIRE DEPARTMENT

10.FIRE. 1 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. 2 USE-#23-MIN REQ FIRE FLOW RECOMMND

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

10.FIRE. 3 USE-#76-STANDARD FIRE HYDRANT RECOMMND

Approved standard fire hydrant (6"x4"x2 1/2") shall be located within 250 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. 25434 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

PLOT PLAN:ADMINISTRATIVE Case #: PP25434

Parcel: 273-570-027

10. GENERAL CONDITIONS

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

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, not more than two square feet in area, shall be erected on the premises.

10/23/13
16:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:ADMINISTRATIVE Case #: PP25434

Parcel: 273-570-027

10. GENERAL CONDITIONS

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

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

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

10.PLANNING. 4 USE - CAUSES FOR REVOCATION RECOMMND

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

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

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

10.PLANNING. 6 PPA- BLDG RENT OR LEASE RECOMMND

The detached accessory building cannot be rented or leased, or offered for rent or lease, unless the single-family dwelling on the lot is also being rented or leased, or offered for rent or lease, by the same renter or lessee.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 4 PPA - UNPERMITTED STRUCTURE RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department

PLOT PLAN:ADMINISTRATIVE Case #: PP25434

Parcel: 273-570-027

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 4 PPA - UNPERMITTED STRUCTURE (cont.) RECOMMND

for all necessary permits related to the unpermitted 702 square foot detached steel storage building, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

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

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

PLANNING DEPARTMENT

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

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

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

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

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

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

10/23/13
16:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:ADMINISTRATIVE Case #: PP25434

Parcel: 273-570-027

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 1

USE-#27-EXTINGUISHERS (cont.)

RECOMMND

the wall. Contact Fire Department for proper placement of
equipment prior to installation.

PP25434



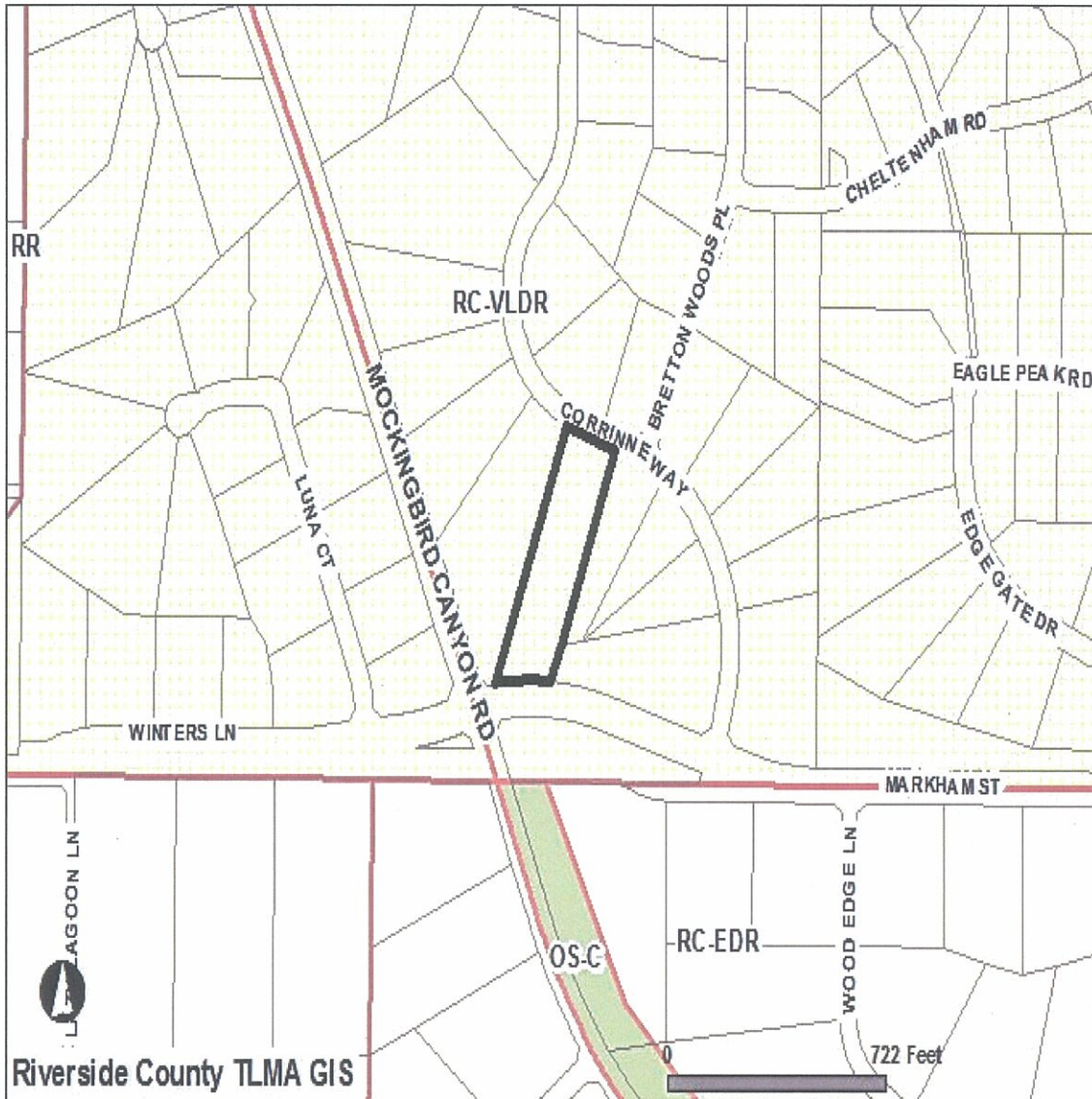
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Version 131001

LAND USE



Selected parcel(s):
273-570-027

LAND USE

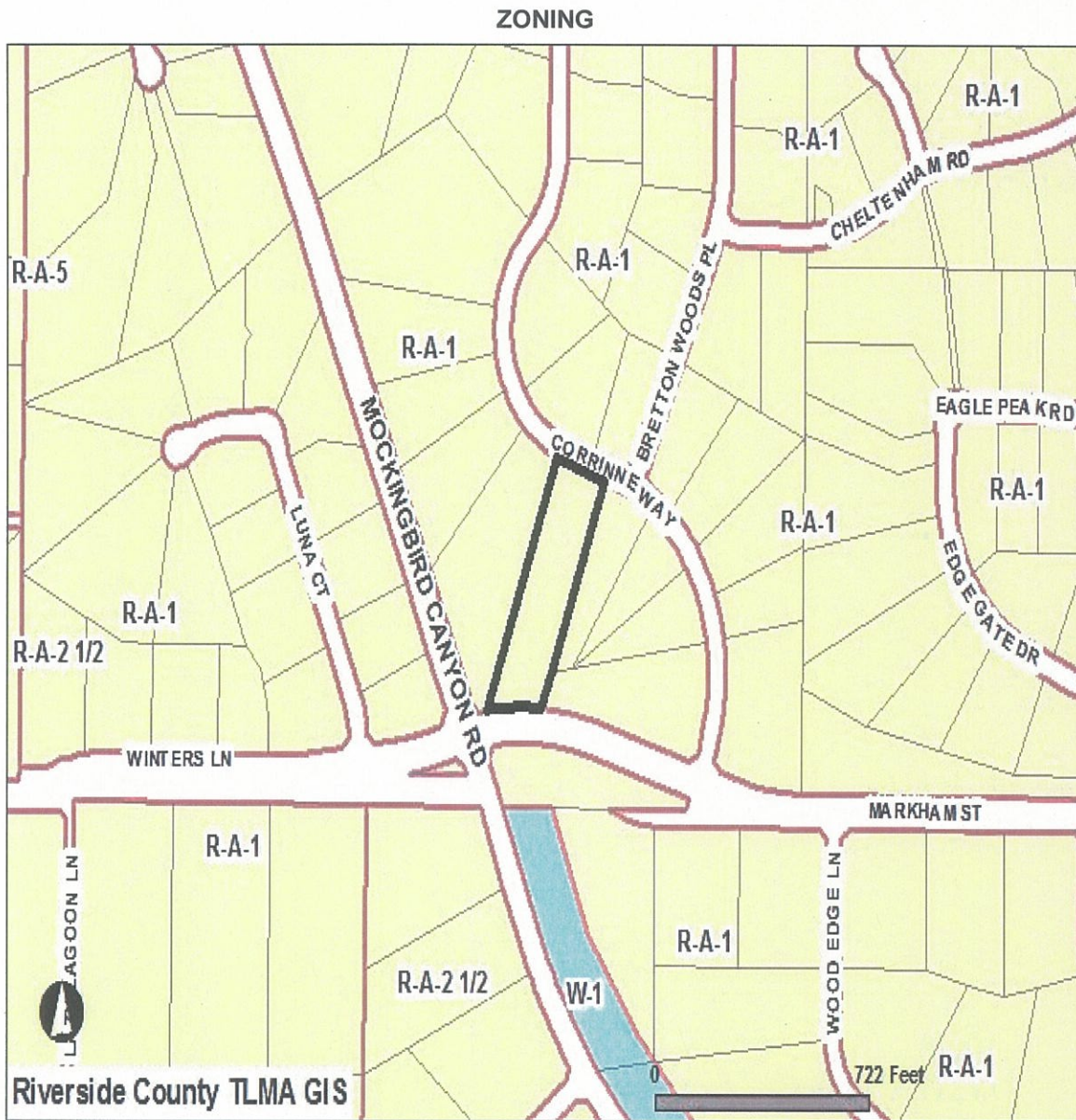
- | | | | |
|---------------------|---|--|------------------------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | PARCELS |
| OS-C - CONSERVATION | EDR-RC - RURAL COMMUNITY
- ESTATE DENSITY
RESIDENTIAL | RC-VLDR - RURAL
COMMUNITY - VERY LOW
DENSITY RESIDENTIAL | RR - RURAL RESIDENTIAL |

IMPORTANT

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REPORT PRINTED ON...Fri Oct 18 11:48:47 2013

Version 131001



Selected parcel(s):
273-570-027

ZONING

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

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 131001

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/22/2013

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

APN (s) or case numbers PP25434 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

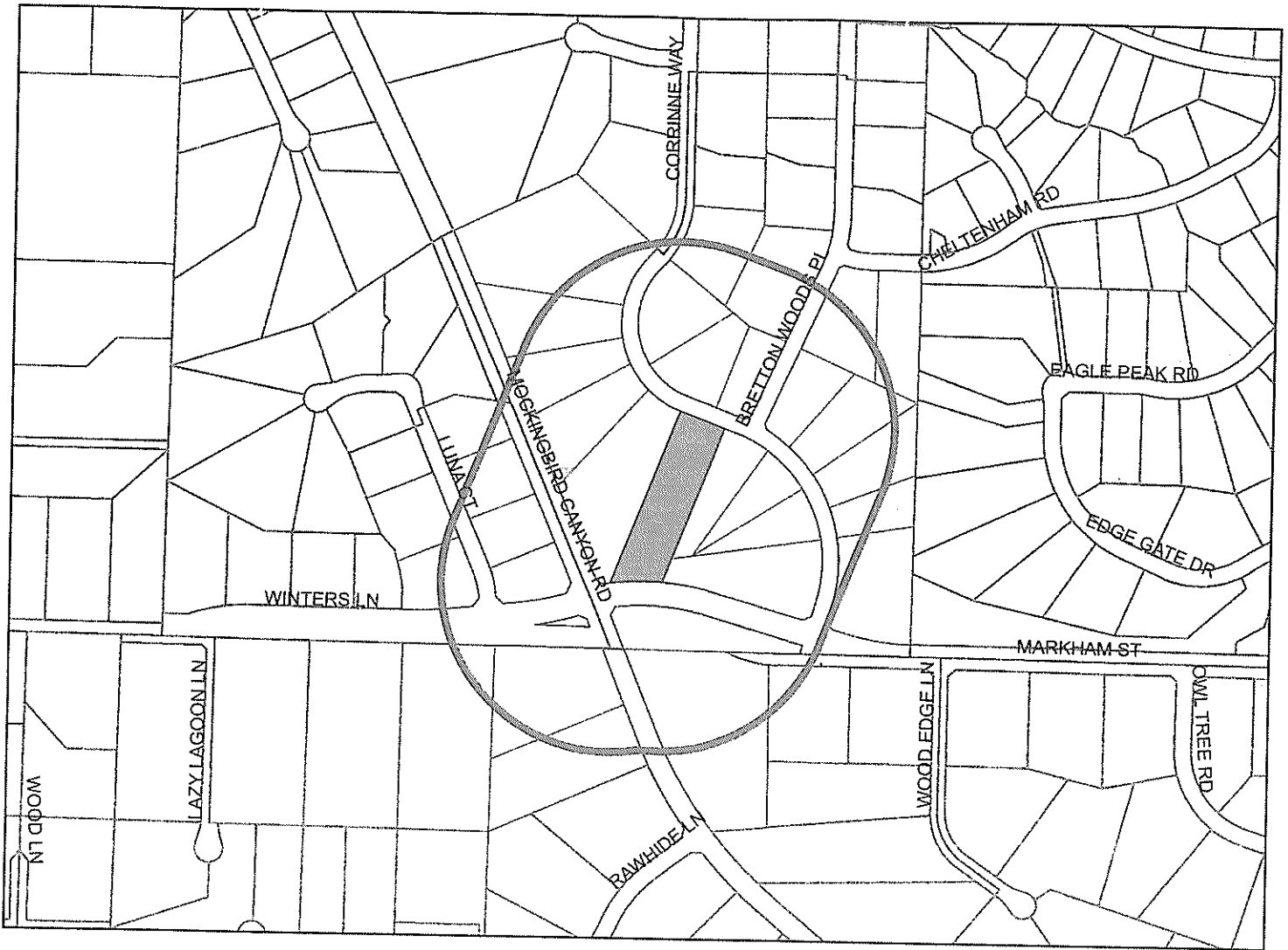
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25434 (600 feet buffer)



Selected Parcels

273-570-027	273-570-001	273-570-003	285-260-034	273-541-002	273-542-010	273-570-029	273-570-028	273-541-003	273-570-024
285-270-001	273-541-004	273-541-005	273-570-004	273-570-014	273-570-018	273-542-012	273-570-019	273-480-036	273-570-016
273-570-007	273-570-025	273-541-001	273-570-026	285-270-002	273-570-017	273-570-022	273-570-030	273-570-002	285-270-030
273-570-006	273-570-005	285-270-031	273-570-031	273-570-033	273-570-015	273-570-023			



525 262.5 0 525 Feet

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ASMT: 273480036, APN: 273480036
KB HOME COASTAL INC
36310 INLAND VALLEY DR
WILDOMAR CA 92595

ASMT: 273570001, APN: 273570001
CYNTHIA AMADOR, ETAL
17996 CORRINE WAY
RIVERSIDE, CA. 92504

ASMT: 273541001, APN: 273541001
MARC CONRAD
17910 LUNA CT
RIVERSIDE, CA. 92504

ASMT: 273570002, APN: 273570002
MARGARITA RAVELO, ETAL
17978 CORRINE WAY
RIVERSIDE, CA. 92504

ASMT: 273541002, APN: 273541002
CAROL DALKE, ETAL
17940 LUNA CT
RIVERSIDE CA 92504

ASMT: 273570003, APN: 273570003
SIGRID CRUZ, ETAL
17962 CORRINE WAY
RIVERSIDE, CA. 92504

ASMT: 273541003, APN: 273541003
MARY GRILLO, ETAL
17970 LUNA CT
RIVERSIDE, CA. 92504

ASMT: 273570004, APN: 273570004
LUCY SUK, ETAL
17930 CORRINE WAY
RIVERSIDE, CA. 92504

ASMT: 273541004, APN: 273541004
KWANG CHONG, ETAL
17990 LUNA CT
RIVERSIDE, CA. 92504

ASMT: 273570005, APN: 273570005
TRACY TISINO
17906 CORRINE WAY
RIVERSIDE, CA. 92504

ASMT: 273542010, APN: 273542010
CARL HIX
17945 LUNA CT
RIVERSIDE, CA. 92504

ASMT: 273570006, APN: 273570006
HELENA SAYEGH, ETAL
17712 BRETTON WOODS PL
RIVERSIDE, CA. 92504

ASMT: 273542012, APN: 273542012
CHRISTINE WILMSMEYER, ETAL
16210 WINTERS LN
RIVERSIDE CA 92504

ASMT: 273570007, APN: 273570007
LYUBOV LIEBER, ETAL
16469 CHELTENHAM RD
RIVERSIDE, CA. 92504



ASMT: 273570014, APN: 273570014
JANIS WASHINGTON
17699 BRETTON WOODS PL
RIVERSIDE, CA. 92504

ASMT: 273570023, APN: 273570023
MARYAN RIZKALLAH, ETAL
C/O MARYAN RIZKALLAH
17747 CORRINE WAY
RIVERSIDE, CA. 92504

ASMT: 273570015, APN: 273570015
KAZUYO MURAMATSU, ETAL
17731 BRETTON WOODS PL
RIVERSIDE, CA. 92504

ASMT: 273570024, APN: 273570024
AMANDA SNOWDEN, ETAL
17779 CORRINE WAY
RIVERSIDE, CA. 92504

ASMT: 273570016, APN: 273570016
CYNTHIA HADDEN KARSHNER, ETAL
17761 BRETTON WOODS PL
RIVERSIDE, CA. 92504

ASMT: 273570025, APN: 273570025
EVELYN WEBER, ETAL
3360 GOLDEN TRL
COLLEGE STATION TX 77845

ASMT: 273570017, APN: 273570017
OUSSAMA ZEIN
17842 CORRINE WAY
RIVERSIDE, CA. 92504

ASMT: 273570026, APN: 273570026
MICHELLE ROBERTS, ETAL
17841 CORRINE WAY
RIVERSIDE, CA. 92504

ASMT: 273570018, APN: 273570018
DAWN GEIGER, ETAL
17744 CORRINE WAY
RIVERSIDE, CA. 92504

ASMT: 273570027, APN: 273570027
AMANI FARAG, ETAL
12875 CRESTFIELD CT
RANCHO CUCAMONGA CA 91739

ASMT: 273570019, APN: 273570019
MANUELA NEGRETE, ETAL
17686 CORRINE WAY
RIVERSIDE, CA. 92504

ASMT: 273570028, APN: 273570028
SUSAN BOCKMAN, ETAL
17903 CORRINE WAY
RIVERSIDE, CA. 92504

ASMT: 273570022, APN: 273570022
MICHELLE MASUT, ETAL
17717 CORRINE WAY
RIVERSIDE, CA. 92504

ASMT: 273570029, APN: 273570029
KAREN HUDSON, ETAL
17933 CORRINE WAY
RIVERSIDE, CA. 92504



ASMT: 273570030, APN: 273570030
PRIMITIVA DALOPE
17965 CORRINE WAY
RIVERSIDE, CA. 92504

ASMT: 273570031, APN: 273570031
VIRGIL GARCIA
17995 CORINNE WAY
RIVERSIDE, CA. 92504

ASMT: 285260034, APN: 285260034
MARCIA WICKS, ETAL
15981 WINTERS LN
RIVERSIDE, CA. 92504

ASMT: 285270001, APN: 285270001
RICHARD HICKOK, ETAL
10845 MOCKINGBIRD CANYON
RIVERSIDE CA 92504

ASMT: 285270002, APN: 285270002
TIFFANY WILLIAMS, ETAL
18095 MOCKINGBIRD CANYON RD
RIVERSIDE, CA. 92504

ASMT: 285270030, APN: 285270030
ROBERTA LOVINGER
4745 HIERS AVE
RIVERSIDE CA 92505

ASMT: 285270031, APN: 285270031
TYLER HOFF
16165 MARKHAM ST
RIVERSIDE, CA. 92504



Agenda Item No.: **25414**
Supervisory District: Third/Third
Project Planner: Bahelila Boothe
Director's Hearing: November 18, 2013

PLOT PLAN NO: 25419
Applicant: Raymond Marquette
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 2,760 square foot detached agricultural storage building on 4.78 Acres.

ISSUES OF RELEVANCE:

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

RECOMMENDATIONS:

APPROVAL of **PLOT PLAN NO. 25419**, 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: Rural Mountainous (10 Acre Minimum) on Southwest 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 Rural Residential (R-R) zone.
5. The proposed detached accessory building use is consistent with the development standards set forth in the R-R zone.
6. The proposed 2,760 square foot detached agricultural storage building is considered detached accessory building under Section 18.18 of Ordinance No. 348.
7. The detached accessory 2,760 square foot detached agricultural storage building is compatible with the character of the surrounding community.
8. The detached accessory 2,760 square foot detached agricultural storage building is located more than 100 feet from the main building and is consistent with the character of the surrounding community.

D.M.

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 #: PP25419

Parcel: 472-180-022

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is proposal to constuct a 2,760 square foot detached agricultural storage building on 4.78 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 #: PP25419

Parcel: 472-180-022

10. GENERAL CONDITIONS

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

No. 25419 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25419, Exhibit A, dated August 26, 2013. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25419, Exhibit B, dated August 26, 2013. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25419, Exhibit C, dated August 26, 2013. (Floor Plan)

BS PLNCK DEPARTMENT

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

The proposed 2,760 detached one story private garage shall be classified as a group "U" occupancy. The current exhibit complies with area size within this classification.

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.

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 #: PP25419

Parcel: 472-180-022

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).

FIRE DEPARTMENT

10.FIRE. 1 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. 2 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. 3 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. 25419 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 #: PP25419

Parcel: 472-180-022

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,

10/23/13
14:55

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP25419

Parcel: 472-180-022

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.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

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

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering 1000 GPM fire flow for a 2 hour duration at 20 PSI residual operating

10/23/13
14:55

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:ADMINISTRATIVE Case #: PP25419

Parcel: 472-180-022

80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1 USE-#51-WATER CERTIFICATION (cont.) RECOMMND

pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

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

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

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

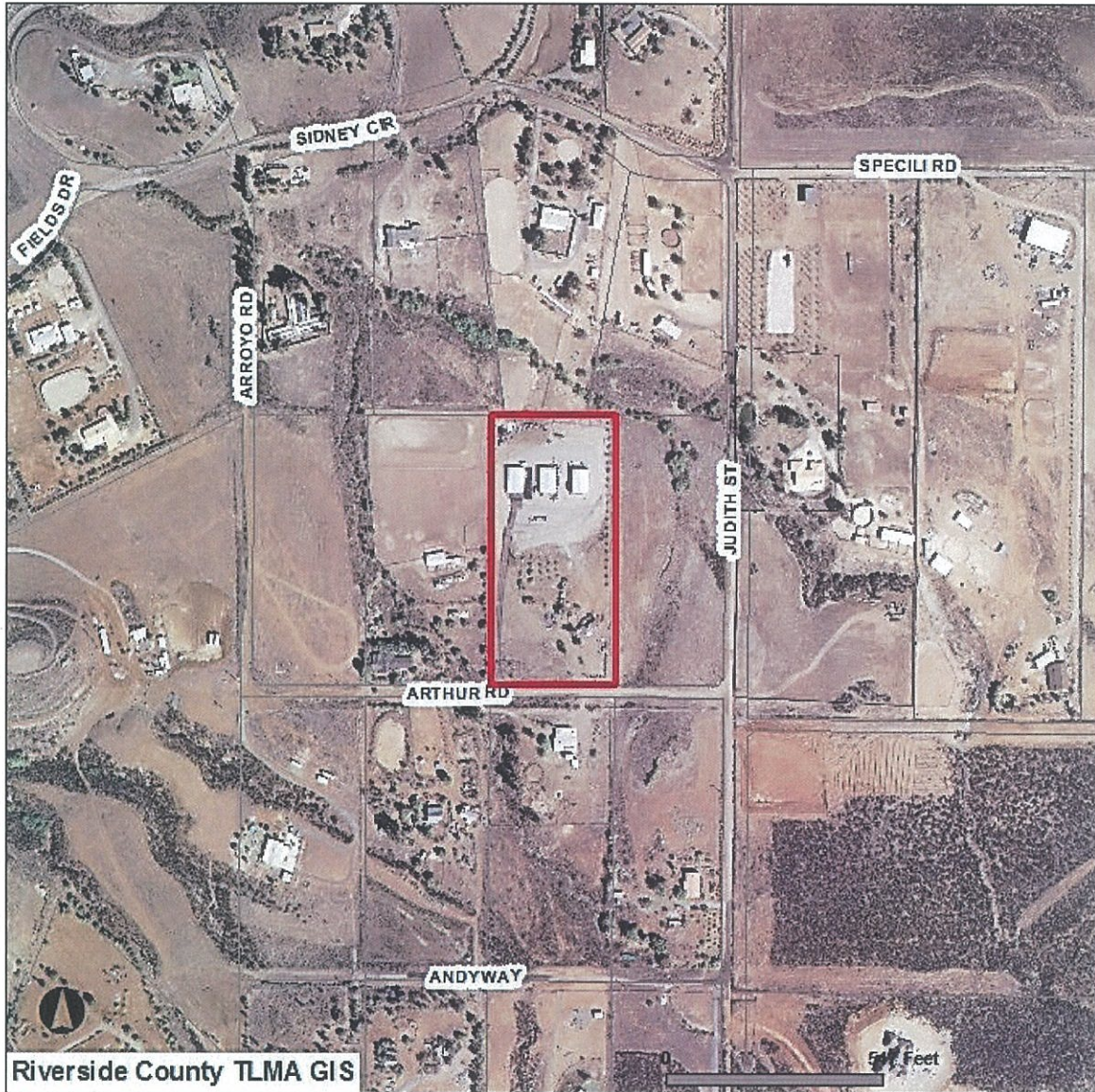
90. PRIOR TO BLDG FINAL INSPECTION

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.

PP25419



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Version 131001



Selected parcel(s):
472-180-022

ZONING

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

IMPORTANT

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Version 131001



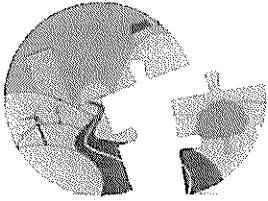
Selected parcel(s):
472-180-022

LAND USE

-
-
-
-

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 Version 131001



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25419 DATE SUBMITTED: 8/15/13

APPLICATION INFORMATION

Applicant's Name: RAYMOND MAROUILLE Mail: _____

Mailing Address: 31497 TILLETTE LN.
WINCHESTER CA. 92596
City State ZIP

Daytime Phone No: (909) 709-9192 Fax No: () _____

Engineer/Representative's Name: ELLIOTT UHRICH E-Mail: EU1102946@
VERIZON.NET

Mailing Address: 3110 VALGAALLE LN
MURRIETA, CA. 92563
City State ZIP

Daytime Phone No: (951) 760-1361 Fax No: () _____

Property Owner's Name: RAYMOND MAROUILLE Mail: _____

Mailing Address: SAME AS ABOVE
City State ZIP

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

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

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

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR MINOR PLOT PLAN

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

RAYMOND MARQUETTE Raymond Marquette
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):

RAYMOND MARQUETTE Raymond Marquette
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

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

PROJECT INFORMATION

Proposal (describe the project and reference the applicable Ord. No. 348 section): TO CONSTRUCT
A 60'x40 STORAGE BUILDING

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 472-180-022

APPLICATION FOR MINOR PLOT PLAN

Section: 27 Township: 65 Range: Z.W.

Approximate Gross Acreage: 5 AC.

General location (nearby or cross streets): North of ARTHUR RD., South of SIDNEY CIR., East of ALROY RD., West of JUDITH ST.

Thomas Brothers Map, edition year, page no., and coordinates: PL. NO. 899 / 1210 17-4

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 10/24/2013.

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

APN (s) or case numbers PP25419 For

Company or Individual's Name Planning Department

Distance buffered 1600'

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

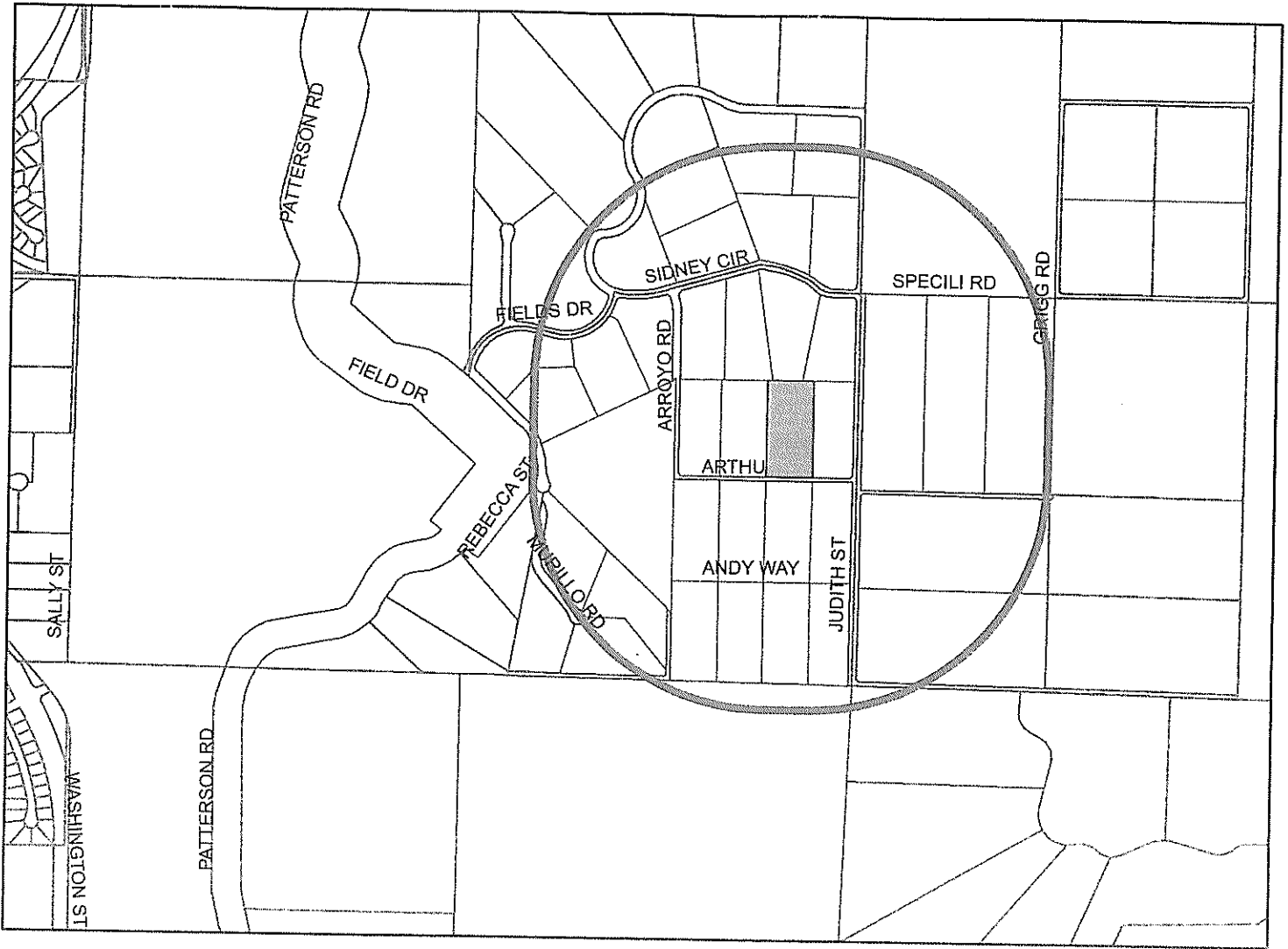
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25419 (1600 feet buffer)



Selected Parcels

472-180-024 472-180-013 472-190-016 472-180-012 472-180-027 472-180-014 472-180-016 472-180-017 472-180-006 472-180-028
 472-170-015 472-170-014 472-180-031 472-180-021 472-170-018 472-190-011 472-180-030 472-180-018 472-170-016 472-180-023
 472-180-026 472-180-008 472-180-019 472-170-011 472-180-007 472-190-012 472-180-002 472-190-001 472-220-015 472-190-013
 472-190-014 472-180-032 472-180-004 472-170-013 472-180-022 472-170-008 472-180-005 472-180-025 472-180-020 472-170-019
 472-170-017 472-180-029 472-200-004



1,000 500 0 1,000 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: 472170008, APN: 472170008
REGENT FRENCH VALLEY
C/O JEFF DINKIN
11990 SAN VICENTE STE 200
LOS ANGELES CA 90049

ASMT: 472170018, APN: 472170018
JOY BRUCE, ETAL
27315 JEFFERSON AVE 5155
TEMECULA CA 92590

ASMT: 472170011, APN: 472170011
LAUREL SOLON
10773 LITTLE LAKE RD
DOWNEY CA 90241

ASMT: 472170019, APN: 472170019
STEVE CURRIE
33975 S SIDNEY
WINCHESTER, CA. 92596

ASMT: 472170013, APN: 472170013
ANUTTARA WYPYCH, ETAL
15091 TALLEY
IRVINE CA 92714

ASMT: 472180004, APN: 472180004
PEARL HUDSON
322 CABRILLO ST
COSTA MESA CA 92627

ASMT: 472170014, APN: 472170014
JOY FRANKLAND, ETAL
34265 JUDITH ST
WINCHESTER, CA. 92596

ASMT: 472180005, APN: 472180005
KARIN BRADSHAW, ETAL
34610 REBECCA ST
WINCHESTER, CA. 92596

ASMT: 472170015, APN: 472170015
DAWN DELLE, ETAL
2855 HOLMES AVE
ONTARIO CA 91761

ASMT: 472180006, APN: 472180006
ELIZABETH HERNER
P O BOX 893685
TEMECULA CA 92589

ASMT: 472170016, APN: 472170016
FLORENCE ADAMS, ETAL
33745 SIDNEY CIR
WINCHESTER, CA. 92596

ASMT: 472180007, APN: 472180007
LEE WONG
12561 LULL ST
N HOLLYWOOD CA 91605

ASMT: 472170017, APN: 472170017
THOMAS SANDOVAL
33787 SIDNEY CIR
WINCHESTER, CA. 92596

ASMT: 472180008, APN: 472180008
LARRY HENDON
34710 REBECCA ST
WINCHESTER CA 92596

Repliez à la hachure afin de

Sens de chargement

faciles à peler
gabarit AVERY® 5162®

ASMT: 472180012, APN: 472180012
CATHERINE REESE
34800 REBECCA ST
WINCHESTER, CA. 92596

ASMT: 472180021, APN: 472180021
NOMA SINGER, ETAL
C/O JAN SINGER RODNAR
4155 TUSCANY CT
HICKORY NC 28602

ASMT: 472180013, APN: 472180013
MARCELINE RENNIE, ETAL
34770 REBECCA ST
WINCHESTER, CA. 92596

ASMT: 472180022, APN: 472180022
SHIRLEY MARQUETTE, ETAL
31497 TULETTE LN
WINCHESTER CA 92596

ASMT: 472180016, APN: 472180016
CAROLYN LEWIS, ETAL
34900 MURILLO RD
WINCHESTER CA 92596

ASMT: 472180023, APN: 472180023
JONATHAN HINOJOSA
533 RIVER DR
NORCO CA 92860

ASMT: 472180017, APN: 472180017
JEREMY BRUMLEY, ETAL
33755 S SIDNEY CIR
WINCHESTER, CA. 92596

ASMT: 472180024, APN: 472180024
BALASUBRAMAN SISTLA
25762 MIDAS COURT
MURRIETA CA 92563

ASMT: 472180018, APN: 472180018
JESSICA EWING
33805 S SIDNEY CIR
WINCHESTER, CA. 92596

ASMT: 472180025, APN: 472180025
KELLIE VARNER, ETAL
33723 ARTHUR RD
WINCHESTER CA 92596

ASMT: 472180019, APN: 472180019
TRACY SAHAGUN, ETAL
33855 SIDNEY CIR
WINCHESTER, CA. 92596

ASMT: 472180026, APN: 472180026
GINGER FRIAS, ETAL
2293 DEL MAR RD
NORCO CA 92860

ASMT: 472180020, APN: 472180020
SHIRLEY RASMUSSEN
84502 WHITE RD
SAN MIGUEL CA 93451

ASMT: 472180027, APN: 472180027
RACHEL WEBSTER, ETAL
33900 ANDY WAY
WINCHESTER, CA. 92596



ASMT: 472180028, APN: 472180028
LETICIA ACEVES, ETAL
34555 JUDITH ST
WINCHESTER, CA. 92596

ASMT: 472190013, APN: 472190013
KIM LIEN LUONG, ETAL
34280 JUDITH ST
WINCHESTER, CA. 92596

ASMT: 472180029, APN: 472180029
TIMOTHY NUNEZ
33895 ANDY WAY
WINCHESTER, CA. 92596

ASMT: 472190014, APN: 472190014
KIM LIEN LUONG, ETAL
34280 JUDITH RD
WINCHESTER CA 92596

ASMT: 472180030, APN: 472180030
SUMMER PAXTON, ETAL
33865 ANDY WAY
WINCHESTER, CA. 92596

ASMT: 472190016, APN: 472190016
KRISTI ROBERTS, ETAL
34500 JUDITH ST
WINCHESTER, CA. 92596

ASMT: 472180031, APN: 472180031
GERRI MICHAEL
33815 ANDY WAY
WINCHESTER, CA. 92596

ASMT: 472200004, APN: 472200004
WESTERN RIVERSIDE COUNTY REG CON
P O BOX 1667
RIVERSIDE CA 92502

ASMT: 472180032, APN: 472180032
PAULA TANNEY
33785 ANDY WAY
WINCHESTER, CA. 92596

ASMT: 472220015, APN: 472220015
MWD
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

ASMT: 472190011, APN: 472190011
KYEUNG PARK, ETAL
34255 GRIGG RD
WINCHESTER, CA. 92596

ASMT: 472190012, APN: 472190012
MICHAEL CORTES
34001 SPEZIALI RD
WINCHESTER, CA. 92596



2.5

Agenda Item No.:
Supervisory District: ~~Fourth~~ Fifth
Project Planner: Bahelila Boothe
Director's Hearing: November 18, 2013

PLOT PLAN NO: 25439
Applicant: Monty and Sheila Walker
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 1,440 square foot detached RV garage on 1 acre.

ISSUES OF RELEVANCE:

The project is located in a High Fire Area, reviewed and conditions by Riverside County Fire Department

RECOMMENDATIONS:

APPROVAL of **PLOT PLAN NO. 25439**, 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: Very Low Density Residential (1 Acre Minimum) on The Pass 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-1) zone.
5. The proposed detached accessory building use is consistent with the development standards set forth in the R-A-1 zone.
6. The proposed 1,440 square foot detached RV garage is considered detached accessory building under Section 18.18 of Ordinance No. 348.
7. The detached accessory 1,440 square foot detached RV garage is compatible with the character of the surrounding community.
8. The detached accessory 1.440 square foot detached RV garage is 86 feet from the main building and is compatible with the character of the surrounding community.

D.M.

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 #: PP25439

Parcel: 401-281-008

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposed to construct a 1,440 square foot detached RV garage on 1 acre.

10. EVERY. 2 PPA - HOLD HARMLESS RECOMMND

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

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

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

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

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

10. EVERY. 3 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25439 shall be henceforth defined as follows:

10/31/13
07:42

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:ADMINISTRATIVE Case #: PP25439

Parcel: 401-281-008

10. GENERAL CONDITIONS

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

APPROVED EXHIBIT A = Plot Plan No. 25439, Exhibit A, dated October 2, 2013. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25439, Exhibit B, dated October 2, 2013. (Elevation)

APPROVED EXHIBIT C = Plot Plan No. 25439, Exhibit C, dated October 2, 2013. (Floor Plan)

APPROVED EXHIBIT M = Plot Plan No. 25439, Exhibit M, dated October 2, 2013. (Colors)

BS PLNCK DEPARTMENT

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

PROPOSED 1440 SQ FT DET GARAGE IS APPROVED PER FOLLOWING:

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

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s)

PLOT PLAN:ADMINISTRATIVE Case #: PP25439

Parcel: 401-281-008

10. GENERAL CONDITIONS

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

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).

FIRE DEPARTMENT

10.FIRE. 1 USE-#25-GATE ENTRANCES RECOMMND

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.(If applicable)

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. 25439 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

PLOT PLAN:ADMINISTRATIVE Case #: PP25439

Parcel: 401-281-008

10. GENERAL CONDITIONS

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

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 advisable prior to the purchase of structure or prior to

PLOT PLAN:ADMINISTRATIVE Case #: PP25439

Parcel: 401-281-008

10. GENERAL CONDITIONS

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

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 the extension of time requests lapse, or should all three

10/31/13
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Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP25439

Parcel: 401-281-008

20. PRIOR TO A CERTAIN DATE

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

one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

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

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

80.FIRE. 2 USE-#17A-BLDG PLAN CHECK \$ RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

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.

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07:42

Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP25439

Parcel: 401-281-008

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1

FINAL INSPECTION

RECOMMND

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

Riverside office (951)955-4777

Indio Office (760)863-8886

TLMA DEPARTMENT

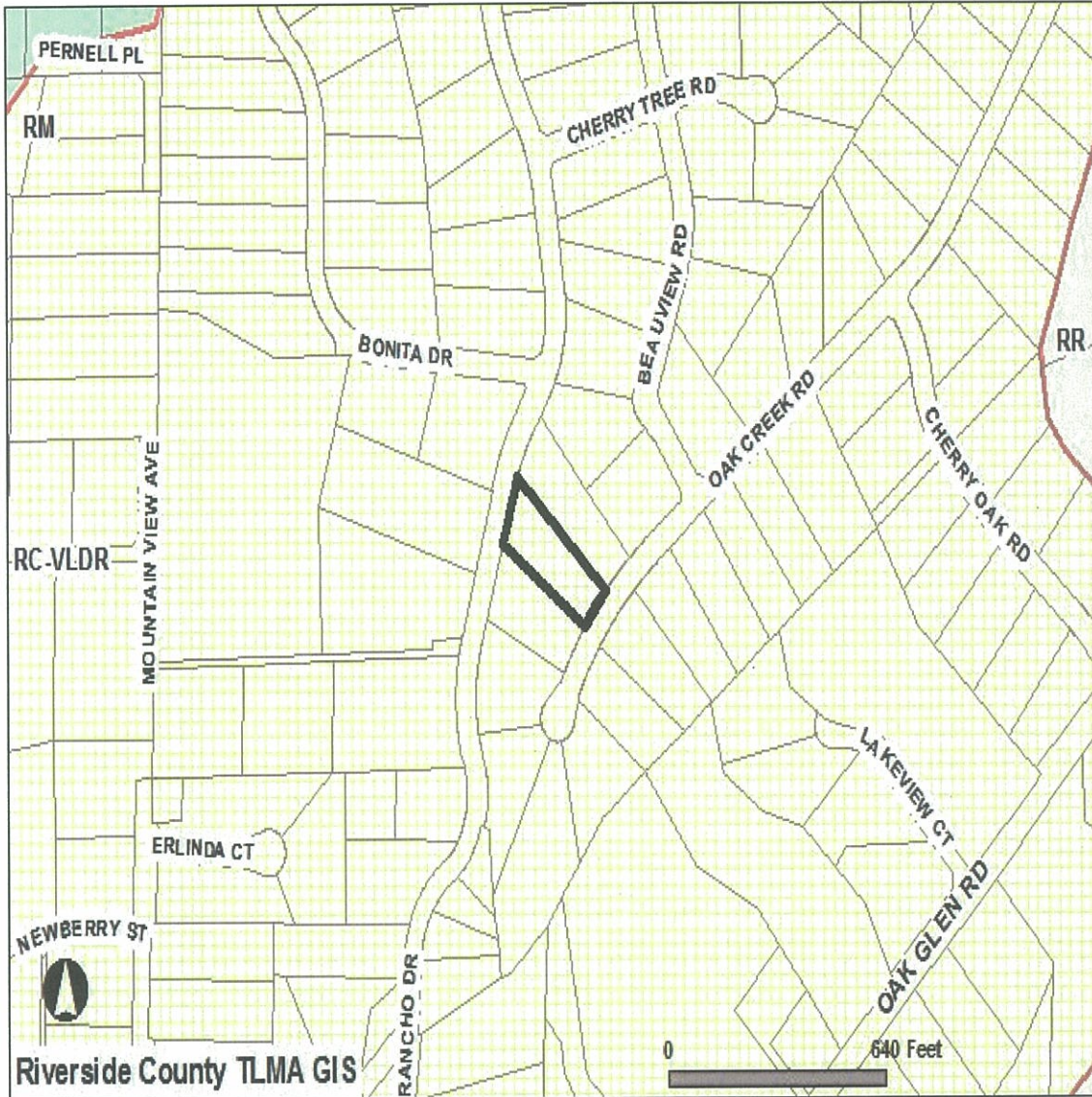
90.TLMA. 1

PPA - REMOVE ACCESORY BLD (2)

RECOMMND

Prior to final building inspection, the applicant shall provide proof that the accessory building and horse cover located behind the proposed 1,440 square foot RV garage have been removed as shown on Exhibit A, dated October 2, 2013.

LAND USE



Selected parcel(s):
401-281-008

LAND USE

- SELECTED PARCEL
- RM - RURAL MOUNTAINOUS
- PARCELS
- RC-VLDR - RURAL COMMUNITY - VERY LOW DENSITY RESIDENTIAL
- RR - RURAL RESIDENTIAL
- INTERSTATES
- HIGHWAYS

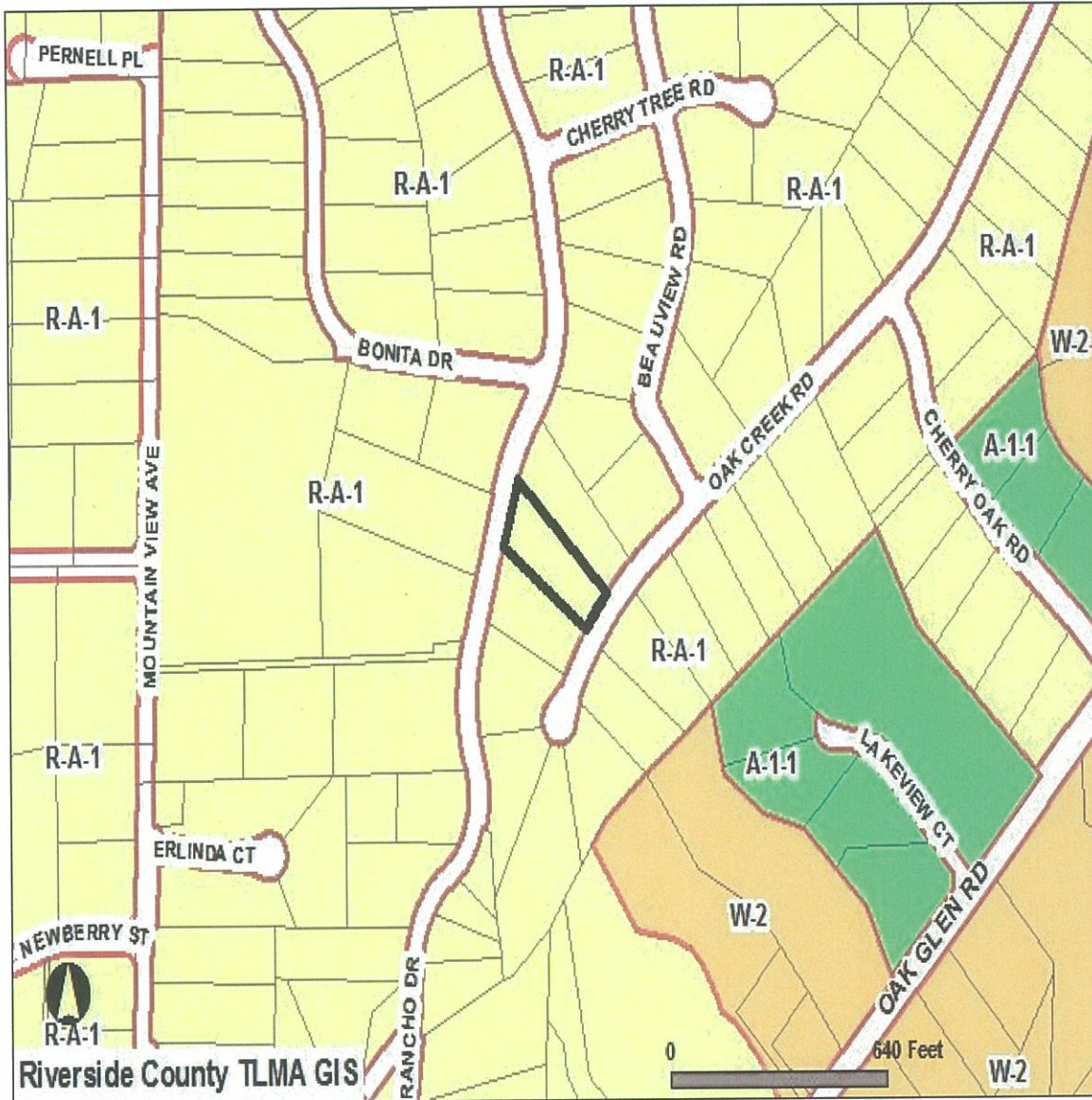
IMPORTANT

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REPORT PRINTED ON...Wed Oct 30 11:09:03 2013

Version 131001

ZONING



Selected parcel(s):
401-281-008

ZONING

- - N
 -
 -
 -
 -
 -
 -
- SELECTED PARCEL
 ZONING BOUNDARY
 A-1-1
 R-A-1, R-A-2 1/2
 W-2
 PARCELS

IMPORTANT

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REPORT PRINTED ON...Wed Oct 30 11:09:54 2013
Version 131001

2011 AERIAL



Selected parcel(s):
401-281-008

LEGEND

☐ SELECTED PARCEL

N INTERSTATES

N HIGHWAYS

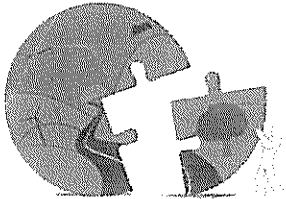
☐ PARCELS

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 131001



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

Carolyn Syms Luna
Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25439 DATE SUBMITTED: 10-1-13

APPLICATION INFORMATION

Applicant's Name: Monty Walker E-Mail: smcorp@screenmobile.com

Mailing Address: 9413 Oak Creek Rd
Cherry Valley CA 92223
City State ZIP

Daytime Phone No: (760) 408 2662 Fax No: (760) 343 - 7543

Engineer/Representative's Name: Versa Tube Buildings E-Mail: vguild@versatube.com

Mailing Address: 50 Eastley St
Collierville, TN 38017
City State ZIP

Daytime Phone No: (480) 232 8867 Fax No: (772) 264 7869

Property Owner's Name: Monty Walker E-Mail: smcorp@screenmobile.com

Mailing Address: 9413 Oak Creek Rd
Cherry Valley CA 92223
City State ZIP

Daytime Phone No: (760) 408 2662 Fax No: (760) 343 7543

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).

Monty L. Walker Monty L. Walker
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):

Monty L. Walker Monty L. Walker
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
Sheila Walker Sheila Walker
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): _____

Accessory Building

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 401281008-8

APPLICATION FOR MINOR PLOT PLAN

Section: 22 Township: T3S R1W Range: _____

Approximate Gross Acreage: 1 Acre

General location (nearby or cross streets): North of Cherry Valley Blvd, South of Cherry Oak, East of Oak Glen Rd, West of Rancho

Thomas Brothers Map, edition year, page no., and coordinates: 690 H Z

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 10/30/2013.

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

APN (s) or case numbers PP 25439 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

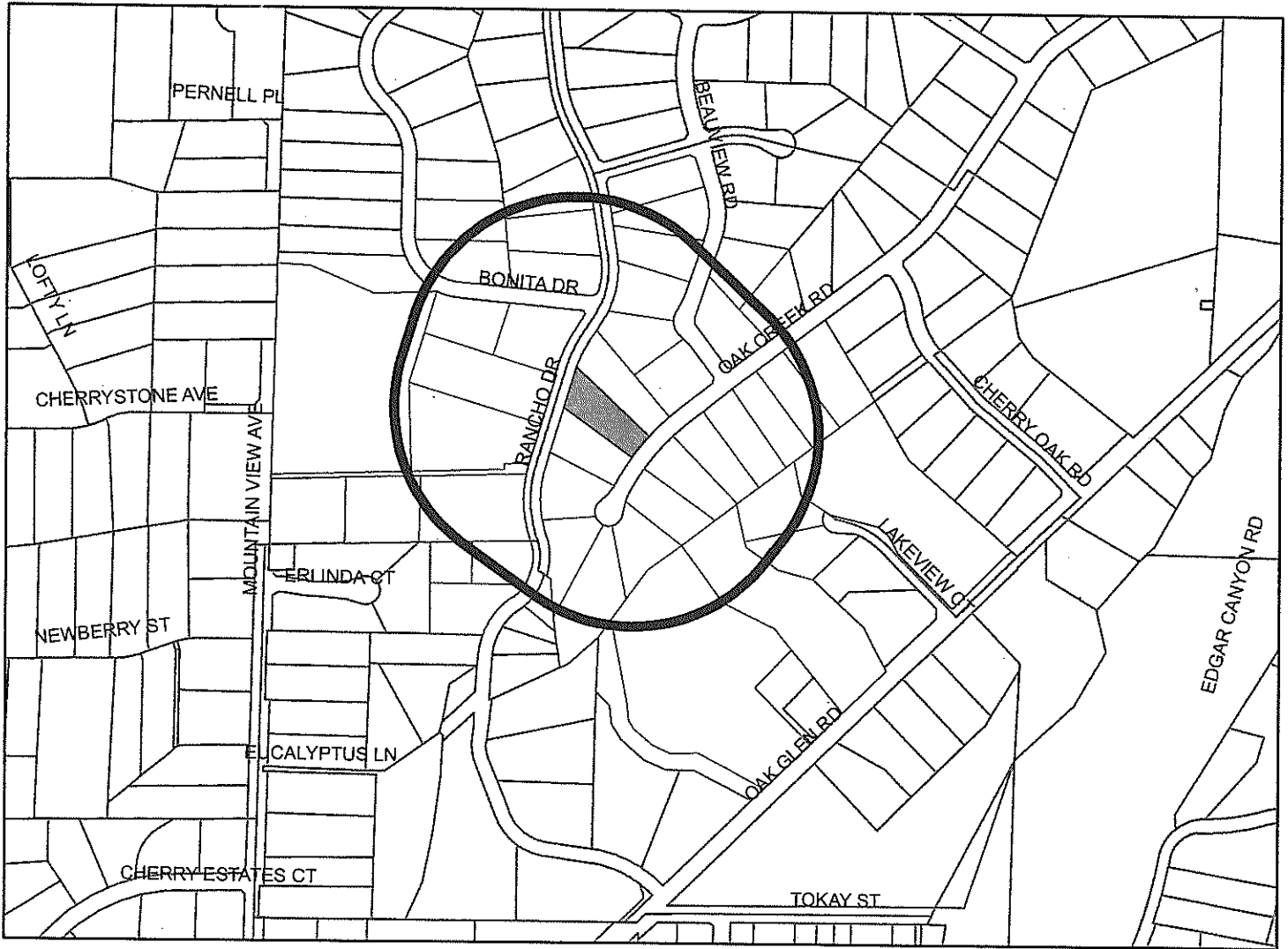
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

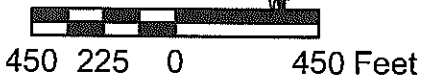
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

PP25439 (600 feet buffer)



Selected Parcels

401-100-003 401-281-005 401-281-006 401-281-013 401-281-017 401-072-012 401-072-010 401-281-014 401-281-020 401-071-025
 401-281-001 401-281-011 401-100-023 401-100-059 401-072-009 401-100-063 401-281-019 401-100-041 401-100-020 401-072-011
 401-281-002 401-071-033 401-281-003 401-282-004 401-100-064 401-072-013 401-281-007 401-281-009 401-100-004 401-281-008
 401-281-016 401-071-022 401-282-005 401-071-020 401-281-018 401-281-010 401-281-012 401-071-024 401-071-038 401-071-039
 401-281-015 401-071-031 401-281-004 401-100-013 401-282-006 401-080-022 401-071-030



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: 401071020, APN: 401071020
MARY CELSI, ETAL
9323 BONITA DR
CHERRY VALLEY CA 92223

ASMT: 401071038, APN: 401071038
THEA BELL, ETAL
P O BOX 653
BEAUMONT CA 92223

ASMT: 401071022, APN: 401071022
PAULETTE FRAINEE
390 RISCO CIR
BEAUMONT CA 92223

ASMT: 401072009, APN: 401072009
DORA RODRIGUEZ
9234 BONITA DR
BEAUMONT, CA. 92223

ASMT: 401071024, APN: 401071024
THEA BELL, ETAL
C/O STEPHEN BELL TRUSTEE & THEA BELL
737 ORANGE AVENUE
BEAUMONT CA 92223 92223

ASMT: 401072010, APN: 401072010
BLANCHE SEMBERA
1296 CALIFORNIA AVE
BEAUMONT CA 92223

ASMT: 401071025, APN: 401071025
PATRICIA SHOCKLEY, ETAL
9467 RANCHO DR
CHERRY VALLEY CA 92223

ASMT: 401072011, APN: 401072011
LISA LINDBERG, ETAL
9323 RANCHO DR
CHERRY VALLEY CA 92223

ASMT: 401071030, APN: 401071030
KATHLEEN HADSOCK, ETAL
9383 RANCHO DR
BEAUMONT, CA. 92223

ASMT: 401072012, APN: 401072012
APRIL BYREM, ETAL
9285 RANCHO DR
BEAUMONT, CA. 92223

ASMT: 401071031, APN: 401071031
MELISSA LEADER, ETAL
9331 BONITA DR
CHERRY VALLEY CA 92223

ASMT: 401072013, APN: 401072013
C SEYL, ETAL
9243 RANCHO DR
CHERRY VALLEY CA 92223

ASMT: 401071033, APN: 401071033
ANNETTE ADAMS, ETAL
9498 MOUNTAIN VIEW AVE
CHERRY VALLEY CA 92223

ASMT: 401080022, APN: 401080022
WILLIAM LATTIN
10669 JONATHAN AVE
CHERRY VALLEY CA 92223

ASMT: 401100003, APN: 401100003
ADRIENNE NUNEZ
9523 RANCHO DR
CHERRY VALLEY CA 92223

ASMT: 401100064, APN: 401100064
ANNETTE SCHUPP CONDON, ETAL
9459 LAKEVIEW CT
CHERRY VALLEY CA 92223

ASMT: 401100004, APN: 401100004
LAURA MEDINA, ETAL
9535 RANCHO DR
CHERRY VALLEY CA 92223

ASMT: 401281001, APN: 401281001
MICAH MARSTELLER, ETAL
9245 BEAUVIEW DR
BEAUMONT, CA. 92223

ASMT: 401100013, APN: 401100013
LEAH LEDUC, ETAL
9520 RANCHO DR
CHERRY VALLEY CA 92223

ASMT: 401281002, APN: 401281002
DIANE CUNNINGHAM, ETAL
9279 BEAUVIEW DR
BEAUMONT, CA. 92223

ASMT: 401100023, APN: 401100023
DOROTHY PELLEGRIN, ETAL
9541 OAK GLEN RD
BEAUMONT, CA. 92223

ASMT: 401281003, APN: 401281003
LILLIAN GRITTERS
9315 BEAUVIEW DR
CHERRY VALLEY CA 92223

ASMT: 401100041, APN: 401100041
MARGARET BENNETT, ETAL
1403 DE ANZA ST
REDLANDS CA 92373

ASMT: 401281004, APN: 401281004
SANDRA WHISLER, ETAL
9335 BEAUVIEW RD
CHERRY VALLEY CA 92223

ASMT: 401100059, APN: 401100059
DONALD PETERS
9555 RANCHO DR
CHERRY VALLEY CA 92223

ASMT: 401281006, APN: 401281006
NAWAZISH QAZI, ETAL
9361 BEAUVIEW DR
CHERRY VALLEY CA 92223

ASMT: 401100063, APN: 401100063
DIANA ZUPAN, ETAL
P O BOX 2065
BEAUMONT CA 92223

ASMT: 401281007, APN: 401281007
ISOLDE ALDRICH, ETAL
9407 OAK CREEK RD
BEAUMONT, CA. 92223

ASMT: 401281008, APN: 401281008
SHEILA WALKER, ETAL
9413 OAK CREEK RD
BEAUMONT, CA. 92223

ASMT: 401281015, APN: 401281015
JANET WILLIAMS, ETAL
9416 OAK CREEK RD
BEAUMONT, CA. 92223

ASMT: 401281009, APN: 401281009
ARLYS FILLMAN, ETAL
9435 OAK CREEK RD
BEAUMONT, CA. 92223

ASMT: 401281016, APN: 401281016
LUCAS JONES, ETAL
9396 OAK CREEK RD
BEAUMONT, CA. 92223

ASMT: 401281010, APN: 401281010
SASS GEORGE R ESTATE OF
C/O STEVE R SASS
9437 OAK CREEK RD
BEAUMONT CA 92223

ASMT: 401281017, APN: 401281017
SHIRLEY BRISTOL, ETAL
9364 OAK CREEK RD
BEAUMONT, CA. 92223

ASMT: 401281011, APN: 401281011
CAROLE WELLBROCK, ETAL
P O BOX 448
MONROVIA CA 91017

ASMT: 401281018, APN: 401281018
JOAN PATSKY, ETAL
C/O TRACY L HOLEN
9344 OAK CREEK RD
BEAUMONT, CA. 92223

ASMT: 401281012, APN: 401281012
SHERRI QUADRI
9484 OAK CREEK RD
BEAUMONT, CA. 92223

ASMT: 401281019, APN: 401281019
IRENE STROUP, ETAL
9320 OAK CREEK RD
BEAUMONT, CA. 92223

ASMT: 401281013, APN: 401281013
NATALI DYBICZ, ETAL
9474 OAK CREEK RD
BEAUMONT, CA. 92223

ASMT: 401281020, APN: 401281020
MARTI MCCAMMON, ETAL
9312 OAK CREEK RD
BEAUMONT, CA. 92223

ASMT: 401281014, APN: 401281014
JOYCE HAYES, ETAL
9436 OAK CREEK RD
CHERRY VALLEY CA 92223

ASMT: 401282004, APN: 401282004
MARJORIE VENDEN, ETAL
9320 BEAUVIEW DR
BEAUMONT, CA. 92223

ASMT: 401282005, APN: 401282005
EILEEN JESSEE, ETAL
9331 OAK CREEK RD
CHERRY VALLEY CA 92223

ASMT: 401282006, APN: 401282006
ROBIN LARSON, ETAL
9311 OAK CREEK RD
BEAUMONT, CA. 92223