



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

1:30 P.M.

OCTOBER 3, 2016

## AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

County Administrative Center  
4080 Lemon Street  
1<sup>st</sup> 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 you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at [mcstark@rcplma.org](mailto:mcstark@rcplma.org). Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

**1.0**     CONSENT CALENDAR

1.1     **NONE**

**2.0**     PUBLIC HEARING – CONTINUED ITEMS: 1:30 p.m. or as soon as possible thereafter:

2.1     **NONE**

**3.0**     PUBLIC HEARING – NEW ITEMS: 1:30 p.m. or as soon as possible thereafter:


- 3.1     **PLOT PLAN NO. 24418** – CEQA Exempt: Section 15303 – Applicant: Golden Office Trailers – Engineer/Representative: CJ Consulting – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Light Industrial (CD:LI) (0.25 – 0.60 FAR) – Location: North of Brightman Avenue, south of Grand Avenue, west of Turner Street, and east of Vail Street – 6.01 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** This Plot Plan is a request to approve an existing portable office trailer sales and repair business and onsite residence. Existing structures within the property include a 5,400 sq. ft. owner's residence, a 3,200 sq. ft. freestanding metal cover building, a 3,200 sq. ft. metal awning, a 4,800 sq. ft. metal shop, a 9,920 sq. ft. metal cover building, two 576 sq. ft. accessory buildings, a 1,440 sq. ft. office building, and 23 foot tall

sign. The project site includes four separate parcels, totaling 6.01 acres. Project Planner: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org).

**4.0** PUBLIC COMMENTS:

Agenda Item No.: 3.1  
Area Plan: Elsinore  
Zoning District: Lakeland Village  
Supervisory District: First  
Project Planner: John Earle Hildebrand III  
Directors Hearing: October 3, 2016

Plot Plan No. 24418  
CEQA Exempt: Section 15303  
Applicant: Golden Office Trailers  
Engineer/Representative: CJ Consulting

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

This Plot Plan is a request to entitle an existing portable office trailer sales and repair business and onsite residence. Existing structures within the property include a 5,400-square-foot owner's residence, a 3,200-square-foot freestanding metal cover building, a 3,200-square-foot metal awning, a 4,800-square-foot metal shop, 9,920-square-foot metal cover building, two 576-square-foot accessory buildings, a 1,440-square-foot office building, and 23-foot-tall sign. The project site includes four separate parcels, totaling 6.01 acres.

As a condition of this Plot Plan, the applicant is required to obtain Parcel Merger approval to combine the site's four lots into a single lot, bringing the property into conformance through the removal of certain parcel lines which bifurcate existing buildings. Certificate of Parcel Merger No. CPM01894 was previously submitted and is in the process of being completed.

The project site is located north of Brightman Avenue, south of Grand Avenue, west of Turner Street, and east of Vail Street, within the Elsinore Area Plan, at 18257 Grand Avenue, Lake Elsinore, CA.

### BACKGROUND INFORMATION:

The parcels included in this proposal were purchased by the applicant in the early 1970's. At the time of purchase, the Zoning Classification for the parcels, which included the single family residence and the Golden Office Trailers business, was Light Manufacturing (M-1). The M-1 Zone at the time allowed for a single family residence in conjunction with the manufacturing of utility and mobile home trailers by right. The County's Zoning Ordinance and Zoning Classifications have since been substantially amended whereby the site now has a Zoning Classification of Manufacturing-Service Commercial (M-SC). Within this Zone, the manufacturing/repair and sales of portable office trailers in conjunction with an onsite residence, is allowed with Plot Plan approval. Furthermore, the Zoning Ordinance amendment included an amortization provision that required all uses to obtain the correct entitlement, within ten years. This Plot Plan is a response to that amortization expiration. Staff has determined that this business has been in continuous operation since its original establishment and includes a building permit for approval of a 23-foot-tall sign for "Golden Office MFG" (BZ341956), issued in the late 1970s.

There is a small 0.07-acre parcel towards the south portion of the site, that currently has a General Plan Land Use Designation of Community Development: Medium Density Residential (CD:MDR) and a Zoning Classification of General Residential (R-3) (APN: 382-041-010). This parcel, although under the same ownership, is vacant land and is not being used as part of the operations of the site, nor will it be

used for any future operations. This parcel is allocated as a potential access point into the site, but it is not a required access, as there is adequate access to the site from Grand Avenue.

Staff reviewed previously issued building permits for all onsite structures. Most of the existing structures were built under permit; however, staff has yet to identify permits for the 9,920 square-foot metal storage structure, a 3,200 square-foot storage structure, a 1,440 square-foot office building, and the two (2) 576 square-foot accessory buildings. Given that the use and all structures meet the requirements of Zoning Ordinance No. 348, this plot plan will result in the entitlement for each of the onsite structures as well as the use of a single family residence in conjunction with the manufacturing of utility and mobile home trailers currently in operation. Upon approval of this project, the applicant will work with the County's Building and Safety Department to ascertain the need for any building permits.

**SUMMARY OF FINDINGS:**

- |                                       |  |
|---------------------------------------|--|
| 1. Existing General Plan Land Use:    | Community Development: Light Industrial (CD:LI) and Community Development : Medium Density Residential (CD:MDR)  |
| 2. Surrounding General Plan Land Use: | Community Development: Light Industrial (CD:LI) to the north, east and west and Community Development: Medium Density Residential (CD:MDR) to the north and south. |
| 3. Existing Zoning:                   | Manufacturing – Service Commercial (M-SC) and General Residential (R-3)  |
| 4. Surrounding Zoning:                | General Commercial (C-1/C-P) to the north, Manufacturing-Service Commercial (M-SC) to the east and west and General Residential (R-3) to the south.                |
| 5. Existing Land Use:                 | An existing portable office sales trailer business and residence.  |
| 6. Surrounding Land Use:              | Retail, Light Industrial, and Residential Uses   |
| 7. Project Data:                      | Total Acreage: 6.01 Acres<br>Total Bldg. Square Footage: 20,512<br>Total No. of Structures: 8<br>Total Parking: 12 Spaces for business                             |
| 8. Environmental Concerns:            | CEQA Exempt: Section 15303 (New Construction and or Conversion of Small Structures)  |

**RECOMMENDATIONS:**

**FIND PLOT PLAN NO. 24418** exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions provided in this staff report; and,

**APPROVE PLOT PLAN NO. 24418**, 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.

1. The project site is designated Community Development: Light Industrial (CD:LI) and Community Development: Medium Density Residential (CD:MDR) on the Elsinore Area Plan. The Light Industrial designation allows for light industrial uses and supporting retail. The Medium Density Residential allows for single-family detached and attached dwelling units.
2. The portable office sales trailer business and residential use is consistent with the CD:LI Land Use Designation.
3. The project site is surrounded by properties which are designated Community Development: Light Industrial (CD:LI) to the north, east and west and Community Development: Medium Density Residential (CD: MDR) to the north and south.
4. The Zoning Classification for the project site is Manufacturing – Service Commercial (M-SC) and General Residential (R-3). Operations of the business will be restricted to the area within the property having the M-SC Zoning Classification only. The 0.07-acre portion of the site to the south, with the R-3 Zoning Classification, is currently vacant land and will not be used as part of the site operations.
5. The proposed portable office sales trailer business and ancillary single-family dwelling is a permitted use within the Manufacturing – Service Commercial (M-SC) Zoning Classification, subject to Plot Plan approval, in accordance with Sections 11.2. B (2) (q) and (x) of Ordinance No. 348.
6. The proposed project is consistent with the development standards set forth in the Manufacturing–Service Commercial (M-SC) zoning classification, including:
  - a. The lot size for the project site is 6.01 acres, which exceeds the minimum 10,000 square foot minimum lot size requirement.
  - b. All onsite structures meet the minimum required setbacks, whereby the adjacent Zoning Classifications on the sides are M-SC and there is no minimum setback. The front setback is 25-feet minimum and the closest structure is approximately 170-feet, thereby meeting the front setback requirement. The property to the rear has a Zoning Classification of R-3 which requires a 25-foot setback. The closest structure to the rear property line is 25-feet, thereby meeting the rear setback requirement.
  - c. The height of buildings existing onsite do not exceed the maximum allowable height of 40 ft. as none of the buildings exceed 31.5 ft. in height.
  - d. The project site includes a six-foot high wall system around the property, meeting the screening requirement.
  - e. The site meets the requirements for providing parking spaces, pursuant to the manufacturing standards of Ordinance No. 348, Section 18.12.
  - f. The solid waste collection area, mechanical equipment, and outside storage areas are located towards the back of the site, not readily visible by the public and screened by perimeter walls, thereby meeting the development code requirement.
7. The project site is surrounded by properties which are zoned General Commercial (C-1/C-P) to the north, Manufacturing-Service Commercial (M-SC) to the east and west and General Residential (R-3) to the south.

8. The project site is surrounded by a mixture of retail, light industrial, and residential uses.
9. The project site is located within the City of Lake Elsinore's Sphere of Influence. This project was transmitted to the City for review, and they provided no comments.
10. The project is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
11. This project conforms to Section 15303, New Construction or Conversion of Small Structures, of the State CEQA Guidelines and is exempt from CEQA. A project is exempt pursuant to Section 15303 if it consists of: construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; or 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: (a) One single-family residence; (c) four commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive; and (e) accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences.
  - a. The scope of this project includes the entitlement of an existing manufacturing business that has been in continuous operation for several decades. This project proposes no new construction, but is intended to legalize any existing unpermitted structures, through entitlement and construction drawing approval with Building and Safety. The site has a General Plan Land Use Designation of Light Industrial, which allows for a 0.25 – 0.60 Floor Area Ratio ("FAR"). All onsite buildings combined are 32,231 square-feet in area, which results in a 0.12 FAR, thereby meeting the FAR requirements.
  - b. Because all aspects of the project are exempt under Section 15303, the project is categorically exempt from CEQA and no further environmental review is required. In addition, there are no successive projects of the same type in the same place expected over time, there are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the project, it is not located in a particularly sensitive environment, and it is not on a hazardous waste site.

### **CONCLUSIONS:**

1. The project is in conformance with the Community Development: Light Industrial (CD:LI) and Community Development : Medium Density Residential (CD:MDR), and with all other elements of the Riverside County General Plan.
2. The project is consistent with the Manufacturing – Service Commercial (M-SC) Zoning Classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The project is also consistent with the General Residential (R-3) Zoning Classification of Ordinance No. 348. The small 0.07-acre portion of the property to the south, is Zoned R-3 and is

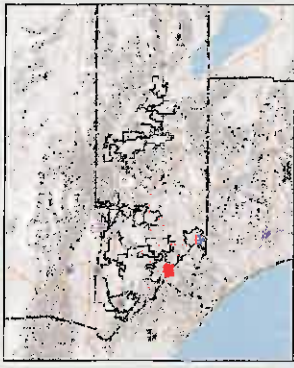
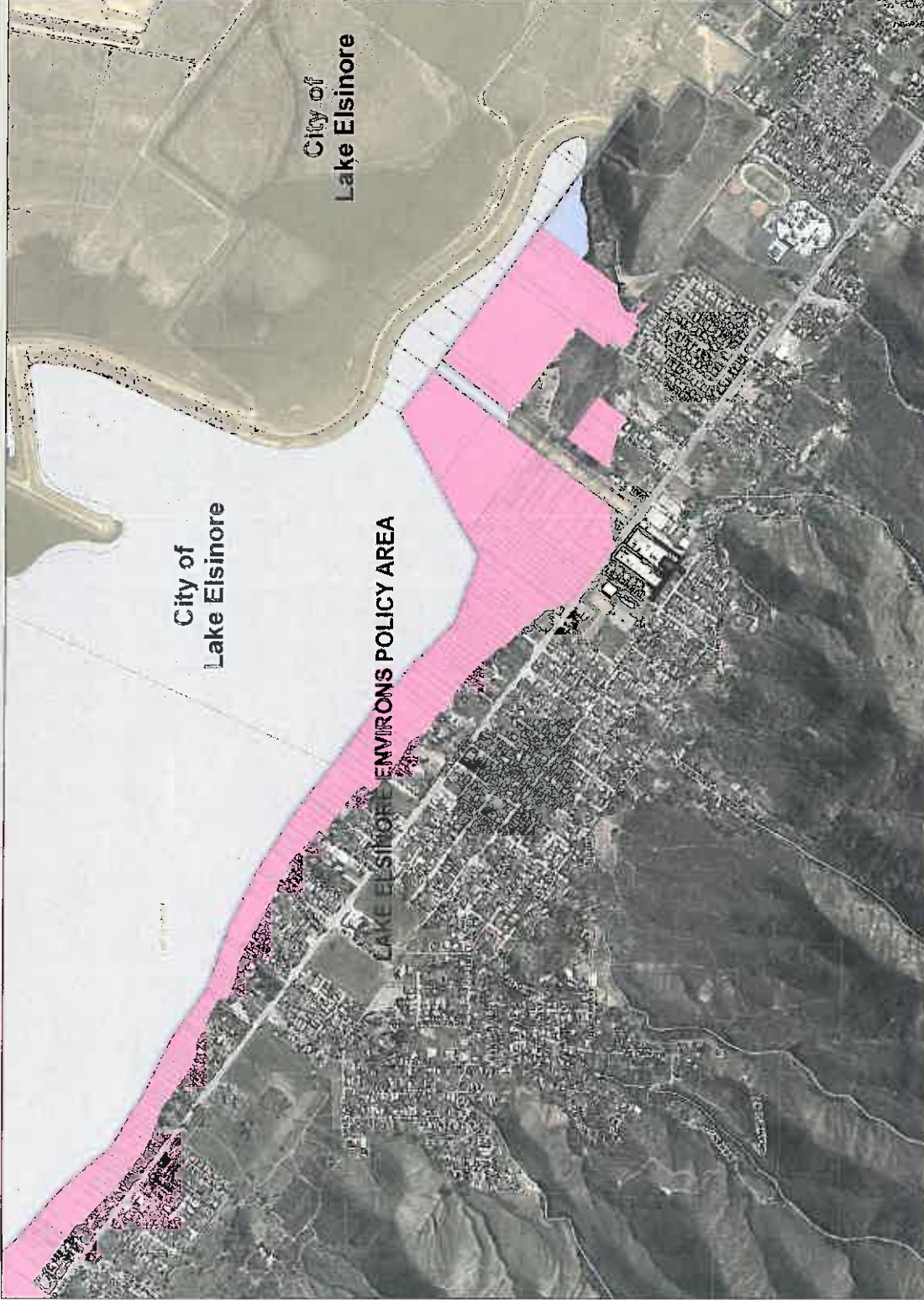
currently vacant land. The general operations of the site do not include this area, nor will the operations expand into it in the future.

4. The public's health, safety, and general welfare are protected through project design.
5. The project is compatible with the present and future logical development of the area.
6. The project will not have a significant effect on the environment.
7. The project will not preclude reserve design for the WRCMSHCP.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. An Airport Influence Area; or
  - b. A Special Flood Hazard Zone; or
  - c. Criteria Cell of the WRCMSHCP.
3. The project site is located within:
  - a. Lake Elsinore Sphere of Influence; and
  - b. A Very High Fire Area; and
  - c. The Local Responsibility Fire Area; and
  - d. A Moderate/Very High Liquefaction Area; and
  - e. Susceptible to subsidence; and
  - f. A ½ mile of Willard Fault line; and
  - g. A ½ mile of a County Fault Zone; and
  - h. The Boundaries of Lake Elsinore Unified School District.
4. The subject site is currently designated as Assessor's Parcel Numbers: 371-142-008, 371-142-009, 371-142-010, and 382-041-010.

**PP24418**  
Vicinity Map



**Legend**

- Display Parcels
- Airports
- Historic Preservation Districts I
- Policy Areas
- OTHER POLICY AREA
- 2-4 DU/ACRE POLICY AREA
- ANZA VALLEY POLICY AREA
- ARCHIBALD-CLOVERDALE POLIK
- BANNING BENCH POLICY AREA
- BUSINESS PARK POLICY AREA
- CABAZON POLICY AREA
- CAHULLA HILLS POLICY AREA
- CAJALCO WOOD POLICY AREA
- CHERRY VALLEY GATEWAY POLI
- CHERRY VALLEY POLICY AREA
- CLOSED LANDFILL POLICY AREA/
- COLORADO RIVER POLICY AREA/
- DESERT CENTER POLICY AREA
- DESIGN THEME POLICY AREA
- DIAMOND VALLEY LAKE POLICY
- EAGLE MOUNTAIN POLICY AREA/
- EAST TEMESCAL HILLSIDE POLI-
- EL SOBRANTE LANDFILL POLICY
- EL SOBRANTE POLICY AREA
- EQUESTRIAN SPHERE POLICY A
- ESTATE DENSITY RESIDENTIAL POLICY AREA
- FLORIDA AVENUE CORRIDOR PI

**Notes**

**\*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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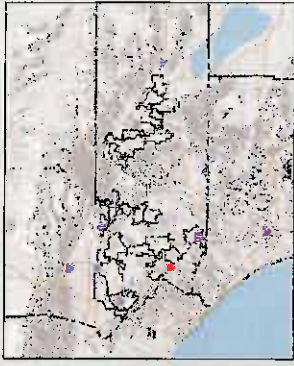


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**PP24418**  
Aerial



**Legend**

- Display Parcels
- Airports
- Historic Preservation Districts I
- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

**Notes**

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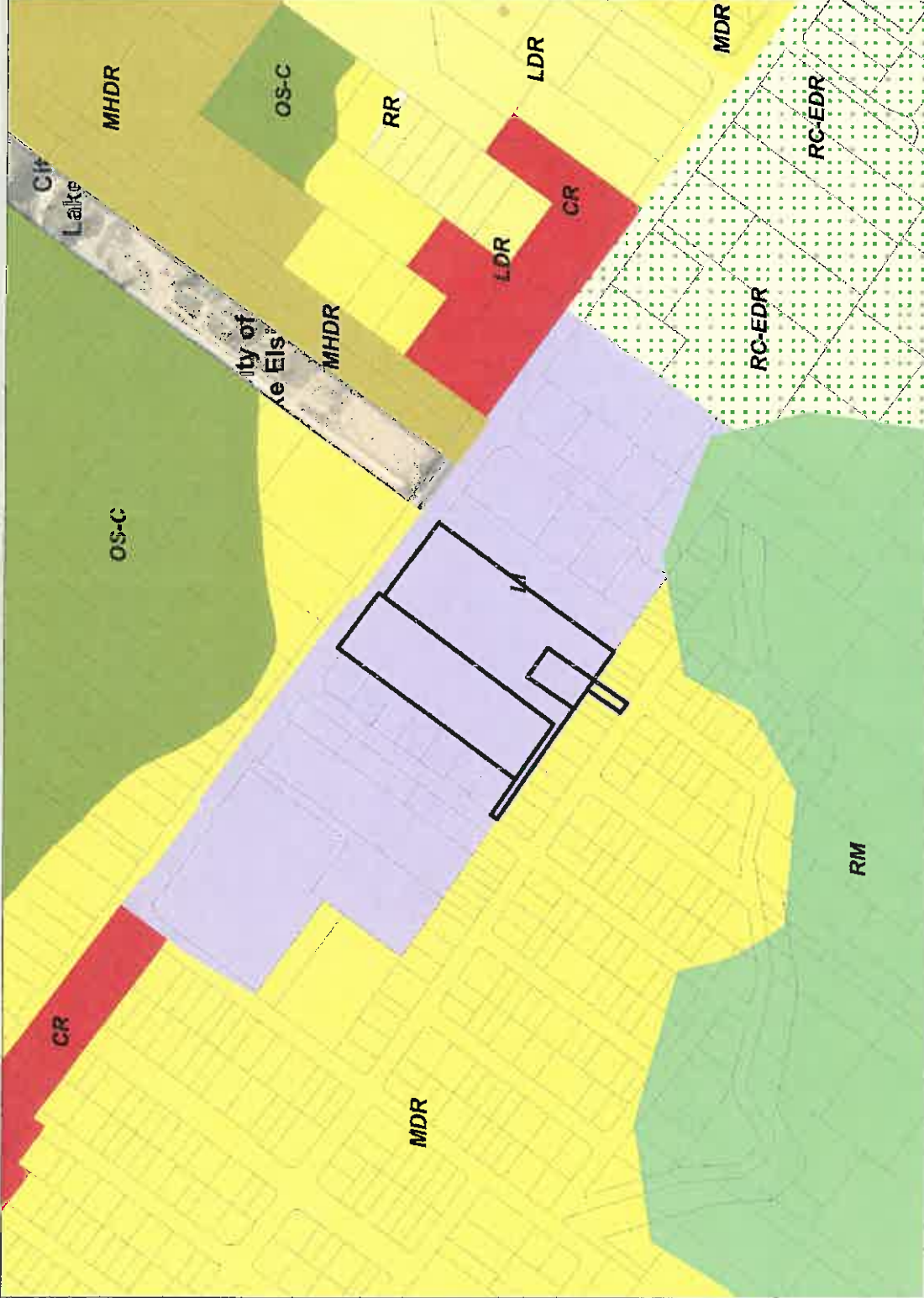
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# PP24418

## General Plan Land Use



### Legend

- Display Parcels
- Airports
- Historic Preservation Districts I
- Historic Preservation Districts II
- Historic Preservation Districts III
- Landuse**
- Rural Community - Estate Density Residential
- Rural Community - Very Low Density Residential
- Rural Community - Low Density Residential
- Estate Density Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Highest Density Residential
- Commercial Retail
- Commercial Tourist
- Commercial Office
- Community Center
- Light Industrial
- Heavy Industrial
- Business Park
- Public Facilities
- Mixed Use Planning Area
- Rural Residential
- Rural Mountainous
- Rural Desert

### Notes

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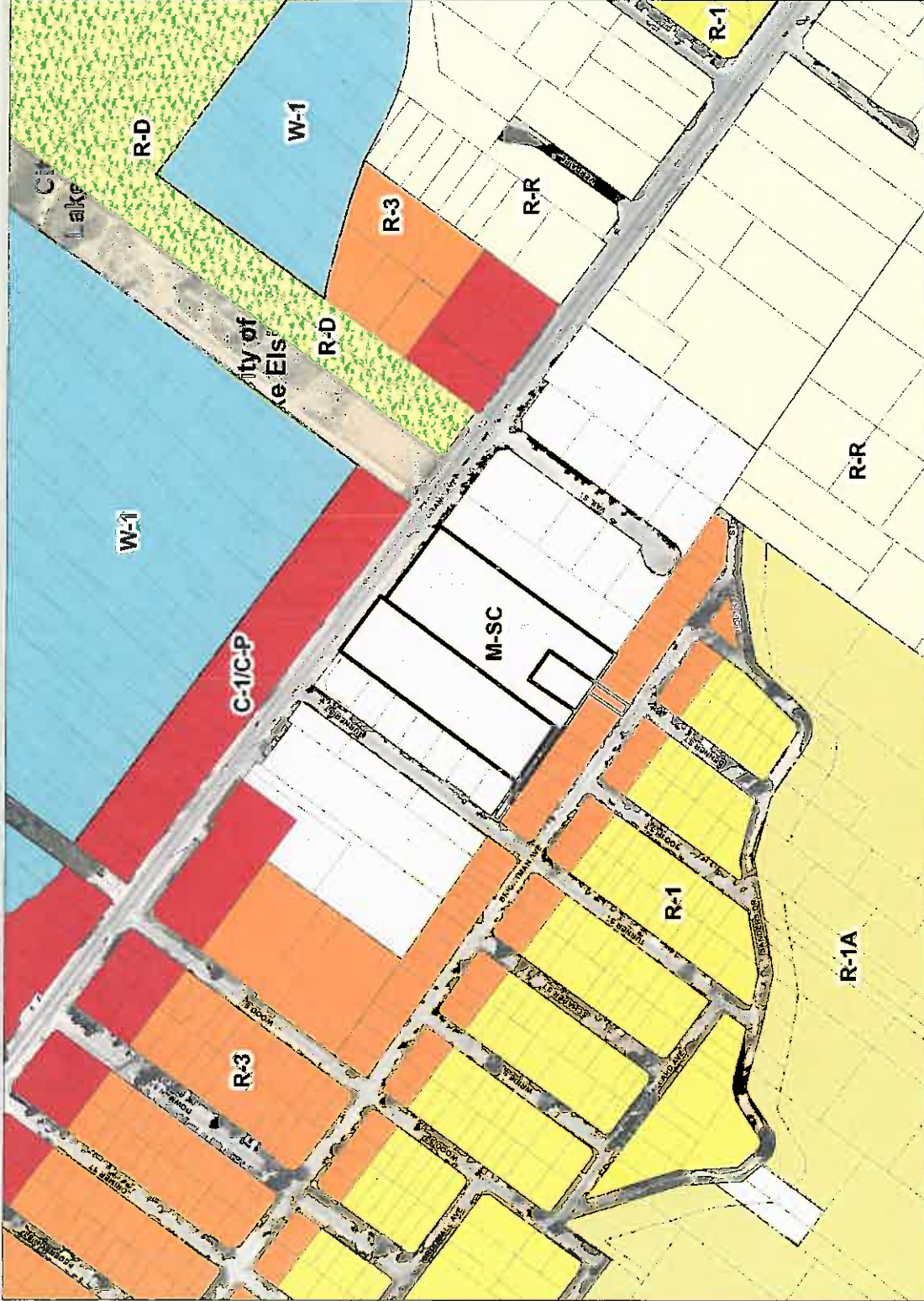
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# PP24418 Zoning

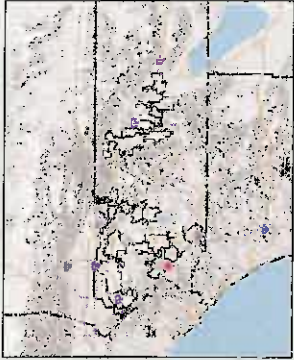


**Legend**

- Display Parcels
- Airports
- Historic Preservation Districts

**Zoning**

<all other values>	Red
A-1	Light Green
A-1-1	Light Green
A-1-1 1/2	Light Green
A-1-1/2	Light Green
A-1-10	Light Green
A-1-15	Light Green
A-1-2	Light Green
A-1-2 1/2	Light Green
A-1-2 1/4	Light Green
A-1-20	Light Green
A-1-30000	Light Green
A-1-4	Light Green
A-1-40	Light Green
A-1-5	Light Green
A-2	Light Green
A-2-1	Light Green
A-2-10	Light Green
A-2-2	Light Green
A-2-2 1/2	Light Green
A-2-20	Light Green
A-2-5	Light Green
A-D	Light Green



## Notes

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REVISIONS	BY

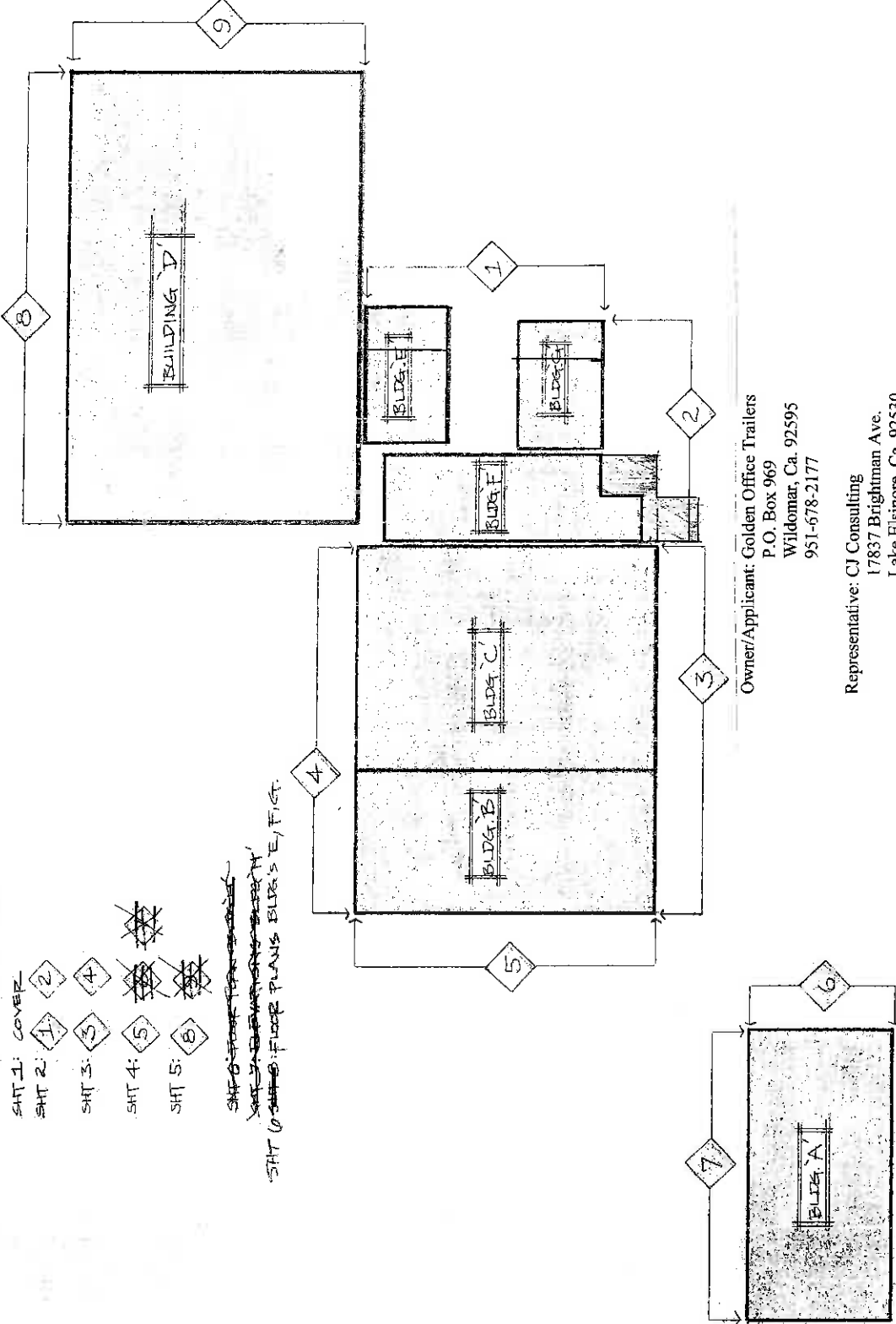
GOLDEN OFFICE MANUFACTURING  
 18257 GRAND AVE.  
 LAKE ELSINORE, CA. 92530  
 CALL: (951) 678-2177  
 461

DRAWN J. TAYLOR	CHECKED
DATE 1/18/51	SCALE AS SHOWN
JOB NO. GOLDEN OFFICE	SHEET 7
DF	SHEETS 6

**SHEET INDEX**

- SHT 1: COVER
- SHT 2: 1
- SHT 3: 3
- SHT 4: 5
- SHT 5: 6

~~SHT 6: FLOOR PLANS BLDG'S E, F, G, H~~  
 SHT 6: FLOOR PLANS BLDG'S E, F, G, H



Owner/Applicant: Golden Office Trailers  
 P.O. Box 969  
 Wildomar, Ca. 92595  
 951-678-2177

Representative: CJ Consulting  
 17837 Brightman Ave.  
 Lake Elsinore, Ca. 92530  
 951-678-5776

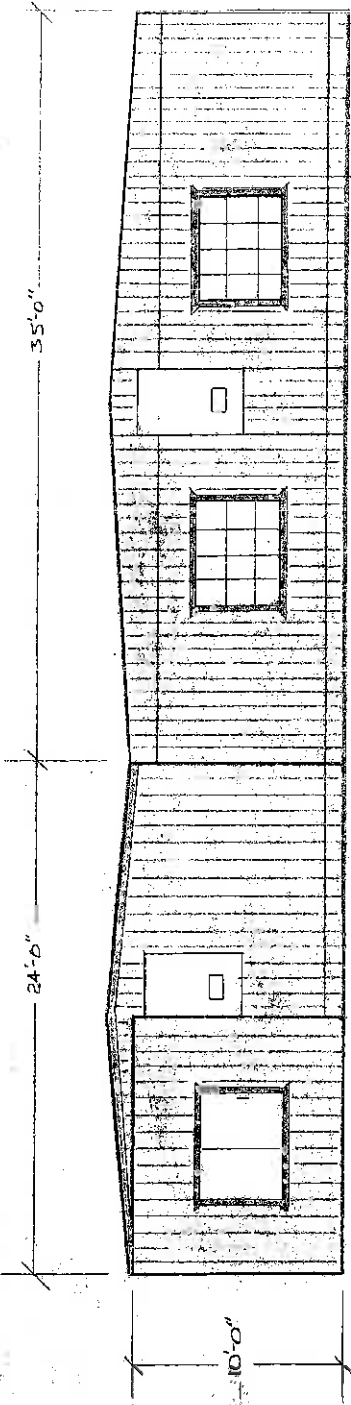
APN: 371-142-008 thru 010, 382-041-010

Address: 18257 Grand Avenue  
 Lake Elsinore, Ca. 92530

REVISIONS	BY

GOLDEN OFFICE MANUFACTURING  
 16257 GRAND AVE.  
 LAKE ELSINORE, CA. 92530  
 CALL: (714) 978-2177  
 451

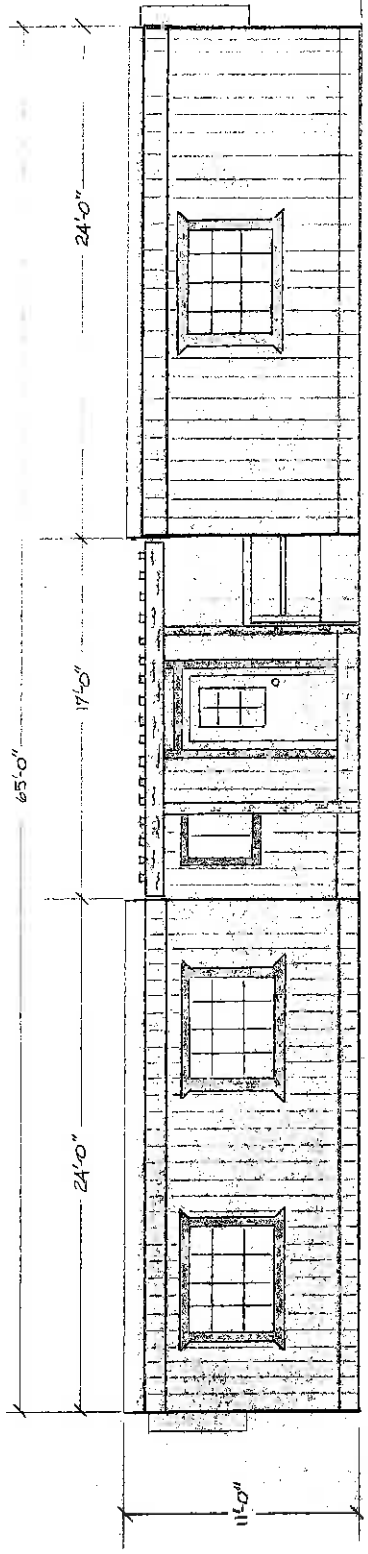
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CHECKED				
				OF 2 SHEETS



BUILDING 'F'

BUILDING 'G'

② ELEVATION



BUILDING 'E'

BUILDING 'F'

FINISH GRADE 71.7

① ELEVATION



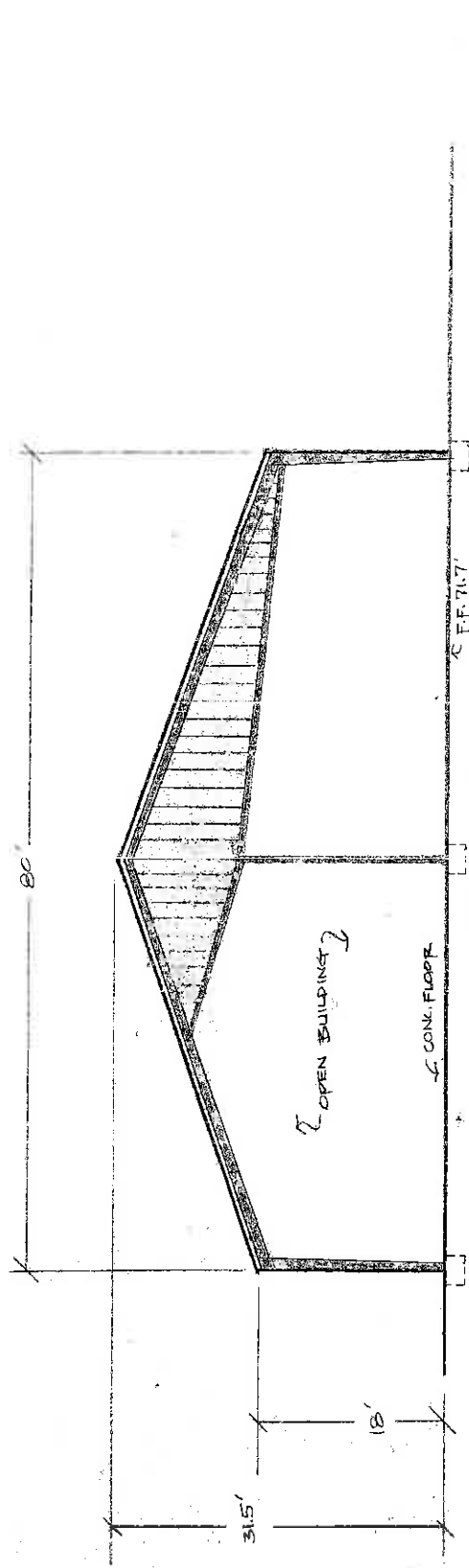




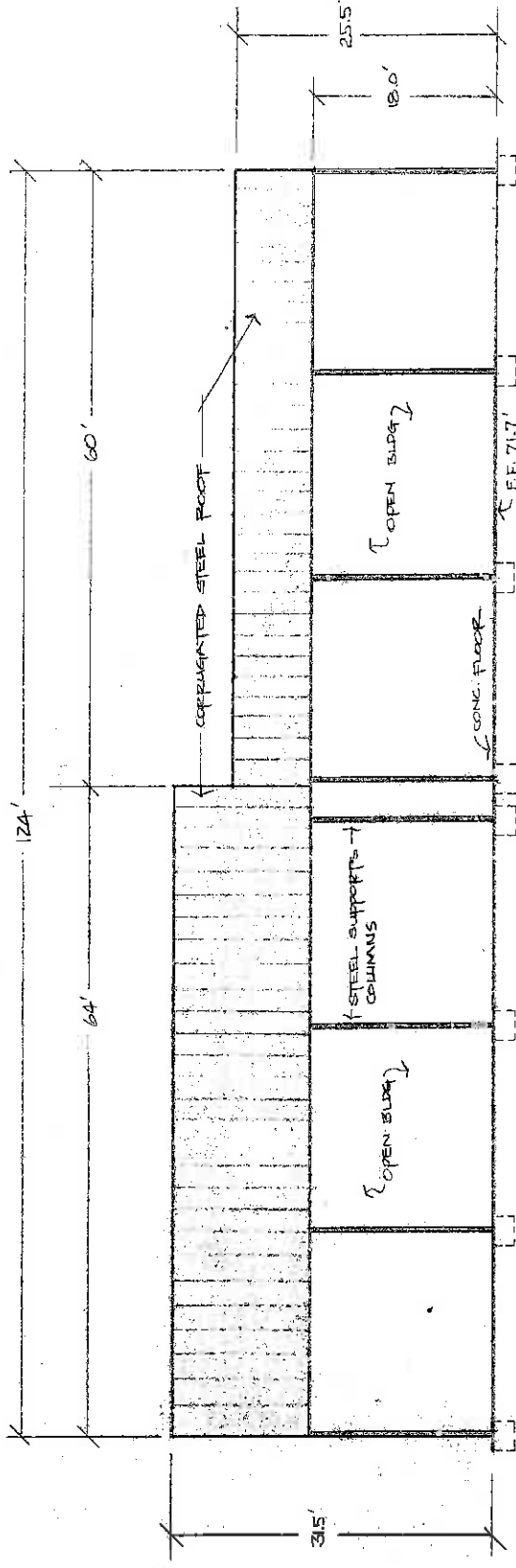
REVISIONS	BY

GOLDEN OFFICE MECHANICAL  
 18287 GRAND AVE.  
 LAKE ELSINORE, CA 92530  
 CALL (951) 678-2177  
 951

DRAWN	J. T. STUBBS
CHECKED	
DATE	1/26/51
SCALE	1/8" = 1'-0"
JOB NO.	GOLDEN OFFICE
SHEET	5
OF	6
SHEETS	



9 ELEVATION  
 BUILDING 'D'

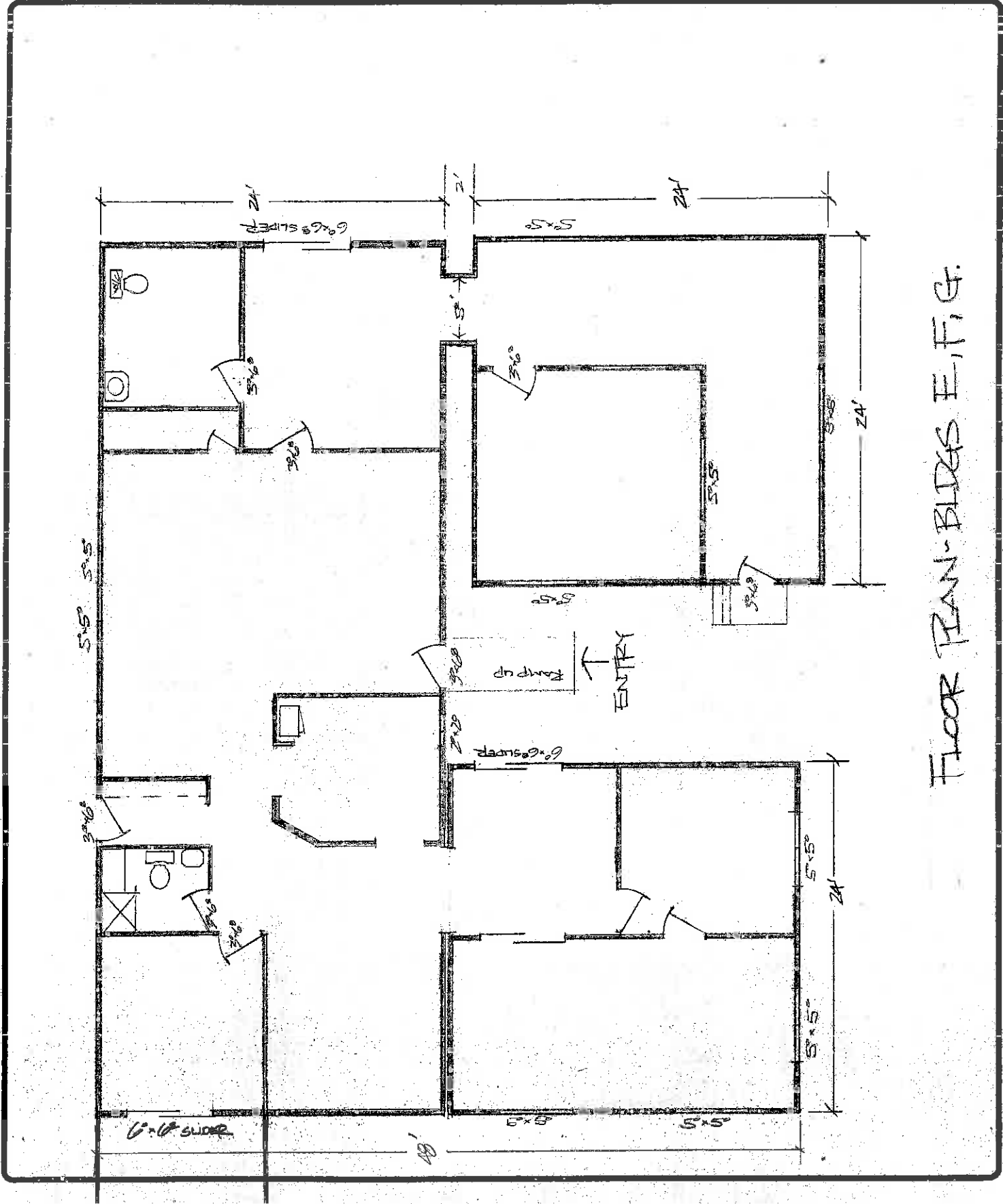


8 ELEVATION  
 BUILDING 'D'

REVISIONS	BY

PLYMOUTH OFFICE  
 1227 GRAND AVE  
 LAKE ELSHORE, CA  
 92550  
 951-678-2177

DRAWN J. TAYLOR	CHECKED
DATE 3/20/91	SCALE 1/4" = 1'-0"
JOB NO. 57020	SHEET 6
OF 6 SHEETS	



FLOOR PLAN - BLDG E, FIG.

Golden Office  
TRAILERS INC.

(951) 678-2177

8x12'

8'

16"

16"

8"

(12')

TRAILERS FOR  
LEASE / PURCHASE

LAKE ELSINORE CA

92530

4x8'

4'

6"

16"

8"

(8')

23'

EV. CITY  
PERMIT #  
BZ 34 1956

9 1/2"

9 1/2"

12" DIA.

FOOTING  
8' X 8' MIN

PLOT PLAN:TRANSMITTED Case #: PP24418

Parcel: 382-041-010

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

PPA - PROJECT DESCRIPTION

RECOMMND

This Plot Plan is a request to entitle an existing portable office trailer sales and repair business and onsite residence. Existing structures within the property include a 5,400-square-foot owner's residence, a 3,200-square-foot freestanding metal cover building, a 3,200-square-foot metal awning, a 4,800-square-foot metal shop, 9,920-square-foot metal cover building, two 576-square-foot accessory buildings, a 1,440-square-foot office building, and 23-foot-tall sign. The project site includes four separate parcels, totaling 6.01 acres.

The applicant is required to implement frontage improvements along Grand Avenue, which will include landscaping and hardscaping to the satisfaction of the Planning Director.

As a condition of this Plot Plan, the applicant is required to obtain Parcel Merger approval to combine the three of the site's four lots into a single lot, bringing the property into conformance through the removal of certain parcel lines which bifurcate existing buildings. The residential lot will remain. Certificate of Parcel Merger No. CPM01894 was previously submitted and is in the process of being completed.

The project site is located north of Brightman Avenue, south of Grand Avenue, west of Turner Street, and east of Vail Street, within the Elsinore Area Plan, at 18257 Grand Avenue, Lake Elsinore, CA.

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

PLOT PLAN:TRANSMITTED Case #: PP24418

Parcel: 382-041-010

10. GENERAL CONDITIONS

10. EVERY. 2 PPA - HOLD HARMLESS (cont.) RECOMMND

the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

10. EVERY. 3 PPA - CONFORM TO EXHIBIT RECOMMND

The development of the premises shall conform substantially with that as shown on Plot Plan No. 24418 known as Exhibit A.

10. EVERY. 4 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24418 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24418, Exhibit A.

BS GRADE DEPARTMENT

10. BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

PLOT PLAN:TRANSMITTED Case #: PP24418

Parcel: 382-041-010

10. GENERAL CONDITIONS

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 5 USE-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building

PLOT PLAN:TRANSMITTED Case #: PP24418

Parcel: 382-041-010

10. GENERAL CONDITIONS

10.BS GRADE. 6

USE - NPDES INSPECTIONS (cont.)

RECOMMND

and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

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Parcel: 382-041-010

10. GENERAL CONDITIONS

10.BS GRADE. 12 USE - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 16 USE - OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 21 USE-G4.3PAVING INSPECTIONS RECOMMND

The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

10.BS GRADE. 28 MAP-G2.13FIRE D'S OK ON DR. RECOMMND

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the county - and shall require their approval prior to issuance of the grading permit. Aproval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in



PLOT PLAN:TRANSMITTED Case #: PP24418

Parcel: 382-041-010

10. GENERAL CONDITIONS

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to it sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and fter consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

PLOT PLAN:TRANSMITTED Case #: PP24418

Parcel: 382-041-010

10. GENERAL CONDITIONS

10.PLANNING. 3 PPA - HOOD/DIRECT LIGHTING RECOMMND

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

10.PLANNING. 4 PPA - COMPLY WITH ORD./CODES RECOMMND

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

10.PLANNING. 5 PPA - COMPLY BUILDING & SAFETY RECOMMND

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

10.PLANNING. 6 PPA - MAINTAIN SCAQMD PERMITS RECOMMND

If at any time a permit is issued by the South Coast Air Quality Management District concerning this Plot Plan's approval is revoked for any reason or not renewed, this Plot Plan is rendered null and void.

10.PLANNING. 8 PPA - COMPLY WITH ORD. 655 RECOMMND

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

10.PLANNING. 9 USE - CAUSES FOR REVOCATION RECOMMND

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

09/28/16  
15:23

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 8

PLOT PLAN:TRANSMITTED Case #: PP24418

Parcel: 382-041-010

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA\*- EXPIRATION DATE

RECOMMND

Upon approval of ths Plot Plan, there shall be no expiration date.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G1.4 NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Ron Goldman · Planning Director*

CC 005931

**APPLICATION FOR LAND USE AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP 24418                      DATE SUBMITTED: 1-27-10

**APPLICATION INFORMATION**    EA 42272    CFG 05630

Applicant's Name: Golden Office Trailers- Dennis Tolton    E-Mail: dennis@goldenofficetrailers.com

Mailing Address: P.O. Box 669  
Wildomar                      Street    92595  
City                      Ca                      State                      ZIP

Daytime Phone No: (951) 678-2177                      Fax No: (951) 678-1990

Engineer/Representative's Name: CJ Consulting - John Johnson    E-Mail: after5@verizon.net

Mailing Address: 17837 Brightman Avenue  
Lake Elsinore                      Street    92530  
City                      Ca                      State                      ZIP

Daytime Phone No: (951) 678-5776                      Fax No: (951) 678-5776

Property Owner's Name: Hal Woods                      E-Mail: halwoods@msn.com

Mailing Address: P.O. Box 669  
Wildomar                      Street    92595  
City                      Ca                      State                      ZIP

Daytime Phone No: (951) 678-2177                      Fax No: (951) 678-1990

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, 9th Floor  
 P.O. Box 1409, Riverside, California 92502-1409  
 (951) 955-3200 · Fax (951) 955-3157

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

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

Hal Woods HAL WOODS \_\_\_\_\_  
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

Hal Woods HAL WOODS \_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 371-142-008 thru 010, 382-041-010

Section: 19 Township: 6 South Range: 4 West

Approximate Gross Acreage: 6.01 acres

General location (nearby or cross streets): North of Vail Street, South of Turner Avenue, East of Brightman Avenue, West of Grand Avenue

Thomas Brothers map, edition year, page number, and coordinates: 2008 ed Page 896, D-3

**APPLICATION FOR LAND USE AND DEVELOPMENT**

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

Plot Plan approval for portable office trailer refurbishing and leasing to comply with Code Violation CV09-11025

Related cases filed in conjunction with this request:

None

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

If yes, provide Case No(s). PP 10264 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) Unknown E.I.R. No. (if applicable): \_\_\_\_\_

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

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

Is water service available at the project site: Yes  No

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

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

Is sewer service available at the site? Yes  No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

Estimated amount of fill = cubic yards N/A

Does the project need to import or export dirt? Yes  No

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

**APPLICATION FOR LAND USE AND DEVELOPMENT**

What is the anticipated source/destination of the import/export?  
N/A

What is the anticipated route of travel for transport of the soil material?  
N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) N/A sq. ft.

Is the development proposal located within 8½ miles of March Air Reserve Base? Yes  No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes  No

Does the development project area exceed more than one acre in area? Yes  No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

- Santa Ana River     Santa Margarita River     San Jacinto River     Whitewater River

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) *W Consulting John J* Date 1-26-10

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

**APPLICATION FOR LAND USE AND DEVELOPMENT**

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region <sup>1</sup>		
<b>Project File No.</b>		
<b>Project Name:</b>	Golden Office Trailers	
<b>Project Location:</b>	18257 Grand Avenue, Lake Elsinore, 92530	
<b>Project Description:</b>	Portable office trailer refurbishing and leasing	
<b>Project Applicant Information:</b>		
<b>Proposed Project Consists of, or includes:</b>		
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial and commercial development where the land area <sup>2</sup> represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan <sup>3</sup> as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies <sup>4</sup> . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<sup>1</sup> Includes San Jacinto River watershed. <sup>2</sup> Land area is based on acreage disturbed. <sup>3</sup> The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from <a href="http://www.swrcb.ca.gov/wqcb8/jpdf/R8BPlan.pdf">www.swrcb.ca.gov/wqcb8/jpdf/R8BPlan.pdf</a> . <sup>4</sup> The most recent CWA Section 303(d) list can be found at <a href="http://www.swrcb.ca.gov/tmdl/303d_lists.html">www.swrcb.ca.gov/tmdl/303d_lists.html</a> .		
<b>DETERMINATION: Circle appropriate determination.</b>		
If <b>any</b> question answered "YES"	Project requires a project-specific WQMP.	
If <b>all</b> questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.	





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 Hal Woods hereafter "Applicant" and Hal Woods "Property Owner".

Description of application/permit use:  
Plot Plan 24418 - Plot Plan to approve land use for Golden office Trailers - portable office trailer refurbishing

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

Section 1. Deposit-based Fees

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

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

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

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

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 371-42-008 thro 010, 382-041-010

Property Location or Address: 18257 Grand Ave, Lake Elsinore, 92530

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Hal Woods Phone No.: 951-678-2177

Firm Name: Golden Office Trailers Email: halwoods@msn.com

Address: P.O. Box 669  
Wildomar, Ca. 92595

3. APPLICANT INFORMATION:

Applicant Name: Same Phone No.: \_\_\_\_\_

Firm Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address (if different from property owner)  
\_\_\_\_\_  
\_\_\_\_\_

4. SIGNATURES:

Signature of Applicant: [Signature] ← Sign here  
Print Name and Title: Hal Woods, Owner

Signature of Property Owner: Same Date: \_\_\_\_\_  
Print Name and Title: \_\_\_\_\_

Signature of the County of Riverside, by [Signature] Date: 2-1-10  
Print Name and Title: CKBARNBY P.T.III

FOR COUNTY OF RIVERSIDE USE ONLY		
Application or Permit (s)#:	<u>PP24418</u>	
Set #:	<u>CC 00 5931</u>	Application Date: <u>1-27-10</u>

## NOTICE OF PUBLIC HEARING

**A PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

**PLOT PLAN NO. 24418** – CEQA Exempt: Section 15303 – Applicant: Golden Office Trailers – Engineer/Representative: CJ Consulting – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Light Industrial (CD:LI) (0.25 – 0.60 FAR) – Location: North of Brightman Avenue, south of Grand Avenue, west of Turner Street, and east of Vail Street – 6.01 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** This Plot Plan is a request to approve an existing portable office trailer sales and repair business and onsite residence. Existing structures within the property include a 5,400 sq. ft. owner's residence, a 3,200 sq. ft. freestanding metal cover building, a 3,200 sq. ft. metal awning, a 4,800 sq. ft. metal shop, 9,920 sq. ft. metal cover building, two 576 sq. ft. accessory buildings, a 1,440 office building, and 23 foot tall sign. The project site includes four separate parcels, totaling 6.01 acres.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter  
DATE OF HEARING: **OCTOBER 3, 2016**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
1ST FLOOR, CONFERENCE ROOM 2A  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact John Hildebrand, Project Planner at 951-955-1888 or e-mail [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org), or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: John Hildebrand  
P.O. Box 1409, Riverside, CA 92502-1409

# **NOTICE OF PUBLIC HEARING SCHEDULING REQUEST FORM**

DATE SUBMITTED: September 15, 2016

TO: Planning Commission Secretary

FROM: John Earle Hildebrand III (Riverside)

PHONE No.: (951) 955-1888

E-Mail: jhildebr@rctima.org

SCHEDULE FOR: Director's Hearing - Riverside on October 3, 2016

10-Day Advertisement: Advertisement Exempt from CEQA

**PLOT PLAN NO. 24418** – CEQA Exempt: Section 15303 – Applicant: Golden Office Trailers – Engineer/Representative: CJ Consulting – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Light Industrial (CD:LI) (0.25 – 0.60 FAR) – Location: North of Brightman Avenue, south of Grand Avenue, west of Turner Street, and east of Vail Street – 6.01 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** This Plot Plan is a request to approve an existing portable office trailer sales and repair business and onsite residence. Existing structures within the property include a 5,400 square-foot owner's residence, a 3,200 square-foot freestanding metal cover building, a 3,200 square-foot metal awning, a 4,800 square-foot metal shop, 9,920 square-foot metal cover building, two 576 square-foot accessory buildings, a 1,440 office building, and 23 foot tall sign. The project site includes four separate parcels, totaling 6.01 acres – APNs: 371-142-008, 371-142-009, 371-142-010, and 382-041-010.

## **STAFF RECOMMENDATION:**

- APPROVAL (CONSENT CALENDAR)
- APPROVAL
- APPROVAL WITHOUT DISCUSSION
- CONTINUE WITH DISCUSSION TO \_\_\_\_\_
- CONTINUE WITHOUT DISCUSSION TO \_\_\_\_\_
- CONTINUE WITHOUT DISCUSSION OFF CALENDAR
- DENIAL
- SCOPING SESSION
- INITIATION OF THE GENERAL PLAN AMENDMENT
- DECLINE TO INITIATE THE GENERAL PLAN AMENDMENT
- \_\_\_\_\_

Provide one set of mailing labels, including surrounding property owners, Non-County Agency and Interested Parties and, owner, applicant, and engineer/representative *(Confirmed to be less than 6 months old from date of preparation to hearing date)*

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

Fee Balance: \$345.93, as of 9/15/2016.

CFG Case # 5630 - Fee Balance: \$ 64.00

Estimated amount of time needed for Public Hearing: 5 Minutes (Min 5 minutes)

Controversial: YES  NO

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

Principal's signature/initials: Jeh

Date: 9-14-16

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/14/2016

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP 24418 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

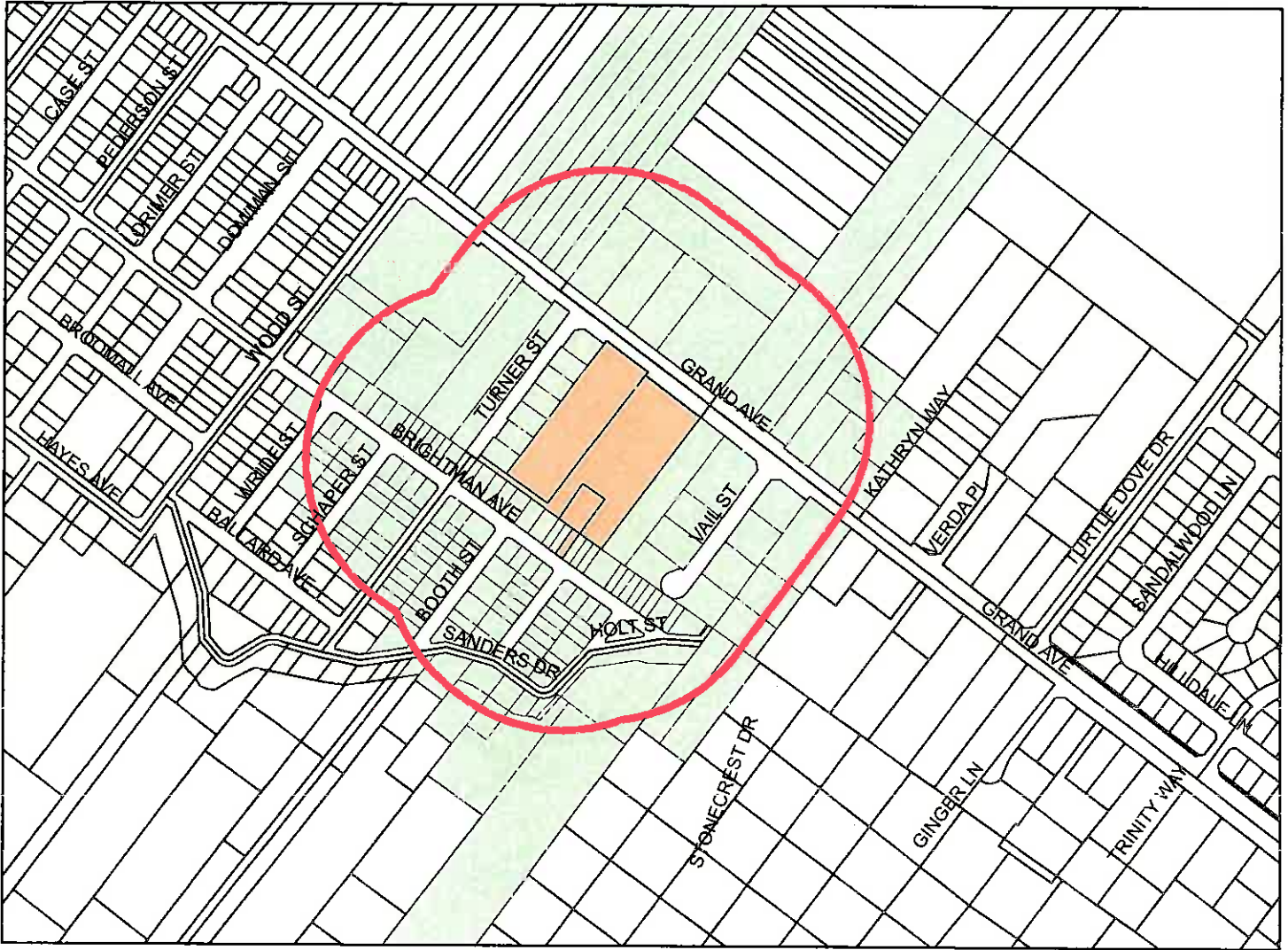
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

# PP24418 (600 feet buffer)



## Selected Parcels

382-041-021	371-142-012	382-034-028	382-060-017	382-041-032	382-034-023	382-031-023	382-042-033	382-042-021	382-031-024
382-034-016	382-044-001	371-150-015	371-120-005	382-042-007	382-043-009	382-034-026	382-034-020	371-120-004	371-150-004
371-150-016	371-150-014	371-141-022	382-042-004	382-034-019	382-043-016	382-042-036	371-142-011	371-142-007	371-120-010
382-042-016	382-042-017	371-150-006	371-150-007	382-042-035	382-042-002	382-042-003	371-142-002	382-031-029	382-042-008
382-042-031	382-033-018	382-041-019	382-043-005	371-141-006	382-043-003	382-043-012	371-170-005	371-141-023	371-141-005
382-042-006	382-033-022	371-170-004	382-044-005	382-031-012	382-034-001	382-034-004	371-130-003	382-041-022	382-041-016
382-041-010	371-142-008	371-142-009	371-142-010	382-043-007	382-034-002	382-043-014	382-031-021	382-031-022	371-120-007
371-120-006	382-060-028	382-060-036	382-041-020	382-034-009	382-041-017	382-031-031	382-043-010	382-042-011	382-031-005
371-170-030	371-170-023	382-041-013	382-044-007	382-041-002	371-130-004	371-130-002	371-130-001	382-033-017	382-043-017
382-042-032	382-060-027	382-033-024	382-042-019	382-044-012	382-044-016	382-034-017	382-043-006	382-060-034	382-060-033
382-060-026	382-060-025	382-070-054	382-041-029	382-041-028	371-170-006	382-060-029	382-060-035	382-042-015	382-041-006
382-041-031	382-041-001	382-045-001	382-044-017	382-044-018	371-141-011	382-043-004	382-043-015	382-042-001	382-041-018

First 120 parcels shown



460 230 0 460 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: 371120004, APN: 371120004  
BILL MONTAGUE  
18124 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 371130002, APN: 371130002  
JEFFREY MCELRATH  
20995 ALAMEDA DEL MONTE  
WILDOMAR CA 92595

ASMT: 371120005, APN: 371120005  
BEATRICE CARLSON  
3075 N WOODS ST  
ORANGE CA 92865

ASMT: 371130003, APN: 371130003  
MENA CHRISTIE, ETAL  
25041 LUNA BONITA DR  
LAGUNA HILLS CA 92653

ASMT: 371120006, APN: 371120006  
HOA BENSON  
7532 WASHINGTON AVE NO B  
HUNTINGTON BEACH CA 92647

ASMT: 371130004, APN: 371130004  
JEFFREY MCELRATH  
20995 ALAMEDO DEL NORTE  
WILDOMAR CA 92595

ASMT: 371120007, APN: 371120007  
HIPPOZE BULK INV  
1627 VIA ROMA CIR  
CORONA CA 92881

ASMT: 371130005, APN: 371130005  
SONJA CRILLY, ETAL  
717 N JANSS  
ANAHEIM CA 92805

ASMT: 371120008, APN: 371120008  
VICTOR FONG  
18150 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 371130006, APN: 371130006  
RYAN REMP  
41927 BLACK MOUNTAIN TR  
MURRIETA CA 92562

ASMT: 371120009, APN: 371120009  
MEE CHAU  
422 S STARBOARD ST  
SANTA ANA CA 92704

ASMT: 371141006, APN: 371141006  
ELSINORE WATER DIST  
16899 LAKESHORE DR  
LAKE ELSINORE CA 92530

ASMT: 371120010, APN: 371120010  
DAVID COOK  
8605 SANTA MONICA 16929  
WEST HOLLYWOOD CA 90069

ASMT: 371141011, APN: 371141011  
JOHN FLINSPACH, ETAL  
33065 TURNER ST  
LAKE ELSINORE, CA. 92530



ASMT: 371141017, APN: 371141017  
 RICKEY TWAMLEY  
 18155 GRAND AVE  
 LAKE ELSINORE, CA. 92530

ASMT: 371142011, APN: 371142011  
 DARYLL BERNA  
 33124 TURNER ST  
 LAKE ELSINORE, CA. 92530

ASMT: 371141022, APN: 371141022  
 KELLY EDMONDSON, ETAL  
 18135 GRAND AVE  
 LAKE ELSINORE CA 92530

ASMT: 371142012, APN: 371142012  
 ADELITA FLORES, ETAL  
 33010 TURNER ST  
 LAKE ELSINORE, CA. 92530

ASMT: 371141023, APN: 371141023  
 FIRST BAPTIST CHURCH OF LAKE ELSINORE  
 18119 GRAND AVE  
 LAKE ELSINORE CA 92530

ASMT: 371150002, APN: 371150002  
 STEVE GALVEZ  
 31938 TEMECULA PKY A369  
 TEMECULA CA 92592

ASMT: 371142002, APN: 371142002  
 JOELLE HAPTONSTALL, ETAL  
 20025 SE 260TH PL  
 COVINGTON WA 98042

ASMT: 371150004, APN: 371150004  
 BRANDON PURKISS  
 18320 GRAND AVE  
 LAKE ELSINORE, CA. 92530

ASMT: 371142003, APN: 371142003  
 SWRAJ HOTEL INC  
 P O BOX 87344  
 SAN DIEGO CA 92138

ASMT: 371150007, APN: 371150007  
 DEBRA TONE  
 18290 GRAND AVE  
 LAKE ELSINORE CA 92530

ASMT: 371142004, APN: 371142004  
 JONI DUNN, ETAL  
 P O BOX 233  
 LAKE ELSINORE CA 92531

ASMT: 371150014, APN: 371150014  
 CAROL HILLARY  
 18330 GRAND AVE  
 LAKE ELSINORE, CA. 92530

ASMT: 371142005, APN: 371142005  
 ROBERT PHILLIPS  
 33100 TURNER ST  
 LAKE ELSINORE, CA. 92530

ASMT: 371150015, APN: 371150015  
 BARRY LEFROY  
 32295 MISSION TR NO 8  
 LAKE ELSINORE CA 92530





ASMT: 371150016, APN: 371150016  
HUSHMAN TAGHDIRI, ETAL  
45621 CORTE ROYALE  
TEMECULA CA 92592

ASMT: 371170028, APN: 371170028  
SHARON PAQUETTE, ETAL  
26622 AMHURST CT  
SUN CITY CA 92586

ASMT: 371170004, APN: 371170004  
FRIENDS OF INDONESIA FELLOWSHIP INC  
P O BOX 446  
LAKE ELSINORE CA 92531

ASMT: 371170030, APN: 371170030  
CLAUDIA DEJULIO, ETAL  
42280 CALLE CONTENTO  
TEMECULA CA 92591

ASMT: 371170005, APN: 371170005  
FEDERAL NATL MORTGAGE ASSN  
C/O FANNIE MAE  
P O BOX 650043  
DALLAS TX 75265

ASMT: 371170031, APN: 371170031  
PARCEL 4 LOT E TRUST  
C/O TAX SERVICE  
322958 MISSION TR NO 415F  
LAKE ELSINORE CA 92530

ASMT: 371170006, APN: 371170006  
KEVIN DELL  
32961 JOEL CIR  
DANA POINT CA 92629

ASMT: 371170032, APN: 371170032  
STAN LUCAS  
2850 TEMPLE AVE  
LONG BEACH CA 90806

ASMT: 371170022, APN: 371170022  
SHARON PAQUETTE, ETAL  
18474 GRAND AVE  
LAKE ELSINORE CA 92530

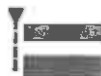
ASMT: 382031005, APN: 382031005  
J MCGRATH  
2685 GARFIELD ST  
CARLSBAD CA 92008

ASMT: 371170023, APN: 371170023  
JANE SHEETS  
19465 SWEETWOOD LN  
LAKE ELSINORE CA 92530

ASMT: 382031010, APN: 382031010  
MICHAEL BURG  
18152 BRIGHTMAN ST  
LAKE ELSINORE, CA. 92530

ASMT: 371170024, APN: 371170024  
PENNY RIECK, ETAL  
5115 CHATEAU CR  
IRVINE CA 92604

ASMT: 382031011, APN: 382031011  
KARL HENNING, ETAL  
18156 BRIGHTMAN AVE  
LAKE ELSINORE, CA. 92530



ASMT: 382031012, APN: 382031012  
SYLVIA DERITO, ETAL  
2130 SUNSET DR NO 66  
VISTA CA 92081

ASMT: 382032021, APN: 382032021  
MARION FREY  
18115 BRIGHTMAN AVE  
LAKE ELSINORE, CA. 92530

ASMT: 382031021, APN: 382031021  
HEIDY GONZALEZ  
18174 BRIGHTMAN AVE  
LAKE ELSINORE, CA. 92530

ASMT: 382033001, APN: 382033001  
FRANK MULLENS, ETAL  
3055 BONNYVIEW CIR  
CORONA CA 92882

ASMT: 382031023, APN: 382031023  
ALFONSO ARBAUGH  
20433 GUFFY LN  
WILDOMAR CA 92595

ASMT: 382033002, APN: 382033002  
PO WU  
11620 ALLEN  
TUSTIN CA 92782

ASMT: 382031024, APN: 382031024  
ANDRES DIAZ, ETAL  
18148 BRIGHTMAN AVE  
LAKE ELSINORE, CA. 92530

ASMT: 382033017, APN: 382033017  
JOAN HICKS  
10891 LINNELL AVE  
GARDEN GROVE CA 92843

ASMT: 382031030, APN: 382031030  
MARTHA PLASENCIA  
18186 BRIGHTMAN AVE  
LAKE ELSINORE, CA. 92530

ASMT: 382033018, APN: 382033018  
KATHRYN IVERSON, ETAL  
32965 LAKEVIEW TER  
LAKE ELSINORE CA 92530

ASMT: 382031032, APN: 382031032  
CATALINA ROSALES, ETAL  
18339 SANDERS DR  
LAKE ELSINORE CA 92530

ASMT: 382033020, APN: 382033020  
SCOTT EVERSON  
33189 SCHAPER ST  
LAKE ELSINORE, CA. 92530

ASMT: 382031033, APN: 382031033  
SCOTT STEINER  
19017 REINDEER DR  
LAKE ELSINORE CA 92530

ASMT: 382033023, APN: 382033023  
RONALD MARUCCI  
33190 WRIDE ST  
LAKE ELSINORE, CA. 92530



ASMT: 382033024, APN: 382033024  
LORENA ALFARO, ETAL  
25540 HAYES AVE  
MURRIETA CA 92562

ASMT: 382034008, APN: 382034008  
MELISSA LEAHY, ETAL  
C/O MELISSA LEAHY  
33220 SCHAPER ST  
LAKE ELSINORE, CA. 92530

ASMT: 382033032, APN: 382033032  
S KEELE  
P O BOX 1211  
PAUMA VALLEY CA 92061

ASMT: 382034016, APN: 382034016  
ANTONIO SOLIS  
33245 TURNER ST  
LAKE ELSINORE, CA. 92530

ASMT: 382034001, APN: 382034001  
GARY HILL  
18173 BRIGHTMAN AVE  
LAKE ELSINORE, CA. 92530

ASMT: 382034017, APN: 382034017  
JOSEPH VICARI  
33243 TURNER ST  
LAKE ELSINORE, CA. 92530

ASMT: 382034002, APN: 382034002  
HECTOR BALDERAS  
15992 GRAND AVE  
LAKE ELSINORE CA 92530

ASMT: 382034018, APN: 382034018  
ANITA HADLEY, ETAL  
31901 AVENIDA EVITA  
SAN JUAN CAPO CA 92675

ASMT: 382034003, APN: 382034003  
TERRY MOHR  
14857 TOFT DR  
LAKE ELSINORE CA 92530

ASMT: 382034019, APN: 382034019  
CHRISTOPHER CHAKOS  
26895 ALISO CREEK NO B765  
ALISO VIEJO CA 92656

ASMT: 382034004, APN: 382034004  
BARBARA MAESTAS, ETAL  
33174 SCHAPER ST  
LAKE ELSINORE, CA. 92530

ASMT: 382034021, APN: 382034021  
MARTHA DELGADO, ETAL  
33175 TURNER ST  
LAKE ELSINORE, CA. 92530

ASMT: 382034007, APN: 382034007  
SIDNEY CURTIS, ETAL  
33208 SCHAPER ST  
LAKE ELSINORE, CA. 92530

ASMT: 382034023, APN: 382034023  
AGUSTIN MANZO  
18860 OAKVIEW WAY  
LAKE ELSINORE CA 92530

ASMT: 382034026, APN: 382034026  
DEBRA MORAIN, ETAL  
33200 SCHAPER ST  
LAKE ELSINORE, CA. 92530

ASMT: 382041007, APN: 382041007  
ANITA HADLEY, ETAL  
31902 AVD EVITA  
SAN JUAN CAPO CA 92675

ASMT: 382034028, APN: 382034028  
ABELARDO FUENTES  
18193 BRIGHTMAN AVE  
LAKE ELSINORE, CA. 92530

ASMT: 382041008, APN: 382041008  
SIEUZAAN EYGABROAD  
PO BOX 14425  
PALM DESERT CA 92255

ASMT: 382034029, APN: 382034029  
GRACIELA ZERMENO, ETAL  
33171 TURNER ST  
PERRIS, CA. 92570

ASMT: 382041009, APN: 382041009  
PABLO TORRES  
13133 GOLD FINCH ST  
MORENO VALLEY CA 92553

ASMT: 382041001, APN: 382041001  
LAURENCE RIBEAU  
2593 LONG HOLLOW PIKE  
HENDERSONVILLE TN 37075

ASMT: 382041010, APN: 382041010  
HAL WOODS  
P O BOX 669  
WILDOMAR CA 92595

ASMT: 382041002, APN: 382041002  
JEANMARIE MOSCA  
18212 BRIGHTMAN AVE  
LAKE ELSINORE, CA. 92530

ASMT: 382041011, APN: 382041011  
GUADALUPE ONTIVEROS, ETAL  
18282 BRIGHTMAN AVE  
LAKE ELSINORE, CA. 92530

ASMT: 382041005, APN: 382041005  
MAMOONA AHMED, ETAL  
13092 ESTES CIR  
WESTMINSTER CA 92683

ASMT: 382041012, APN: 382041012  
EMMA LOPEZ, ETAL  
18284 BRIGHTMAN AVE  
LAKE ELSINORE CA 92530

ASMT: 382041006, APN: 382041006  
JESSICA NAVA, ETAL  
18246 BRIGHTMAN AVE  
LAKE ELSINORE, CA. 92530

ASMT: 382041013, APN: 382041013  
JASON WHITE  
18286 BRIGHTMAN AVE  
LAKE ELSINORE, CA. 92530



ASMT: 382041016, APN: 382041016  
GREG GRAVEL  
33192 DOWMAN ST  
LAKE ELSINORE CA 92530

ASMT: 382041028, APN: 382041028  
CHARLES WISE, ETAL  
2847 JUDIANN LN  
VISTA CA 92084

ASMT: 382041018, APN: 382041018  
MARICRUZ MARTINEZ  
18685 MAIN ST NO 164A  
HUNTINGTON BEACH CA 92648

ASMT: 382041029, APN: 382041029  
CHARLOTTE GREGORY, ETAL  
18 PARTERRE AVE  
FOOTHILL RANCH CA 92610

ASMT: 382041019, APN: 382041019  
EDWARD OCONNELL  
18320 BRIGHTMAN AVE  
LAKE ELSINORE, CA. 92530

ASMT: 382041031, APN: 382041031  
ANGELA SOLOMON, ETAL  
18228 BRIGHTMAN AVE  
LAKE ELSINORE, CA. 92530

ASMT: 382041021, APN: 382041021  
18316 BRIGHTMAN AVE TRUST  
18032 LEMON DR STE C370  
YORBA LINDA CA 92886

ASMT: 382041032, APN: 382041032  
ISABEL FUENTES, ETAL  
18220 BRIGHTMAN AVE  
LAKE ELSINORE, CA. 92530

ASMT: 382041022, APN: 382041022  
KENNETH RHEA, ETAL  
18318 BRIGHTMAN AVE  
LAKE ELSINORE, CA. 92530

ASMT: 382042001, APN: 382042001  
MARIA SALGADO  
18207 BRIGHTMAN AVE  
LAKE ELSINORE, CA. 92530

ASMT: 382041023, APN: 382041023  
PALMS PARK  
5 TIZMIN  
FOOTHILL RANCH CA 92610

ASMT: 382042004, APN: 382042004  
JOICE KAIRUPAN, ETAL  
33168 TURNER ST  
LAKE ELSINORE, CA. 92530

ASMT: 382041027, APN: 382041027  
CHRISTINE LEACH, ETAL  
184 MISSION OAKS RD  
FALLBROOK CA 92028

ASMT: 382042005, APN: 382042005  
PALMS PARK  
31902 AVENIDA EVITA  
SAN JUAN CAPO CA 92675



ASMT: 382042006, APN: 382042006  
FRANCISCO PARDO  
5876 CROWN DR  
MIRA LOMA CA 91752

ASMT: 382042017, APN: 382042017  
DAVID LESPERANCE  
33215 BOOTH STREET  
LAKE ELSINORE CA 92530

ASMT: 382042007, APN: 382042007  
ERITZABEL MEDINA, ETAL  
33182 TURNER ST  
LAKE ELSINORE, CA. 92530

ASMT: 382042018, APN: 382042018  
STERLING COLDANI  
33207 BOOTH ST  
LAKE ELSINORE, CA. 92530

ASMT: 382042008, APN: 382042008  
EDGAR BEST  
33190 TURNER ST  
LAKE ELSINORE, CA. 92530

ASMT: 382042019, APN: 382042019  
SOLEDAD FRIAS, ETAL  
35318 GLEN LN  
WILDOMAR CA 92595

ASMT: 382042010, APN: 382042010  
JUAN HURTADO, ETAL  
33208 TURNER ST  
LAKE ELSINORE, CA. 92530

ASMT: 382042030, APN: 382042030  
DANIEL ERNEST, ETAL  
33200 TURNER ST  
LAKE ELSINORE, CA. 92530

ASMT: 382042011, APN: 382042011  
HWY 74 LTD  
PO BOX 1331  
WILDOMAR CA 92595

ASMT: 382042032, APN: 382042032  
NANCY CLEM, ETAL  
108 N POE ST UNIT A  
LAKE ELSINORE CA 92530

ASMT: 382042015, APN: 382042015  
KRISTIE FLOYD  
33221 BOOTH ST  
LAKE ELSINORE, CA. 92530

ASMT: 382042033, APN: 382042033  
ALICIA MUNOZ  
33165 BOOTH ST  
LAKE ELSINORE, CA. 92530

ASMT: 382042016, APN: 382042016  
DAVID LESPERANCE  
33215 BOOTH ST  
LAKE ELSINORE, CA. 92530

ASMT: 382042035, APN: 382042035  
PHYLLIS ARBLASTER, ETAL  
591 S NUTWOOD ST  
ORANGE CA 92869



ASMT: 382042036, APN: 382042036  
CRISTOBAL RUVALCABA  
33191 BOOTH ST  
LAKE ELSINORE, CA. 92530

ASMT: 382043010, APN: 382043010  
HUMBERTO TAPIA  
33189 BENNER ST  
LAKE ELSINORE, CA. 92530

ASMT: 382043004, APN: 382043004  
GILBERTO MARTINEZ, ETAL  
33180 BOOTH ST  
LAKE ELSINORE, CA. 92530

ASMT: 382043011, APN: 382043011  
RUDY GIL  
33181 BENNER ST  
LAKE ELSINORE, CA. 92530

ASMT: 382043005, APN: 382043005  
CRYSTAL SANTANA, ETAL  
33190 BOOTH ST  
LAKE ELSINORE, CA. 92530

ASMT: 382043012, APN: 382043012  
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10401 AMIES RD  
ANAHEIM CA 92804

ASMT: 382043006, APN: 382043006  
JOSEPHINE SCHOFIELD  
33216 BOOTH ST  
LAKE ELSINORE, CA. 92530

ASMT: 382043013, APN: 382043013  
MARIA ACEVEDO, ETAL  
33173 BENNER ST  
LAKE ELSINORE, CA. 92530

ASMT: 382043007, APN: 382043007  
NAWAL ZABANEH, ETAL  
P O BOX 9592  
ANAHEIM CA 92812

ASMT: 382043014, APN: 382043014  
HECTOR LOPEZ  
18265 BRIGHTMAN AVE  
LAKE ELSINORE, CA. 92530

ASMT: 382043008, APN: 382043008  
MIDWEST ADVENTURES  
C/O VINCE BINDI  
29522 VIA VALVERDE  
LAGUNA NIGUEL CA 92677

ASMT: 382043015, APN: 382043015  
MARC JIMENEZ  
1751 VOORHEES AVE  
MANHATTAN BEACH CA 90266

ASMT: 382043009, APN: 382043009  
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ASMT: 382043016, APN: 382043016  
CLARK MACGILLIVRAY  
16420 SE MCGILLIVRAY 103  
VANCOUVER WA 98683



ASMT: 382043017, APN: 382043017  
JOHN CASSEL  
441 ULUANUI RD  
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ASMT: 382044008, APN: 382044008  
HEATHER WARD, ETAL  
33200 BENNER ST  
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ASMT: 382044001, APN: 382044001  
JEANNY PIERCE, ETAL  
18285 BRIGHTMAN AVE  
LAKE ELSINORE, CA. 92530

ASMT: 382044009, APN: 382044009  
REFUGIO ESQUIVEL  
C/O PATRICIA LOPEZ  
18320 SANDERS DR  
LAKE ELSINORE, CA. 92530

ASMT: 382044002, APN: 382044002  
MICHAEL ESTRADA  
18299 BRIGHTMAN AVE  
LAKE ELSINORE, CA. 92530

ASMT: 382044012, APN: 382044012  
AMALIA MERCADO, ETAL  
18356 SANDERS DR  
LAKE ELSINORE, CA. 92530

ASMT: 382044004, APN: 382044004  
MARK FREEMAN  
33180 BENNER ST  
LAKE ELSINORE, CA. 92530

ASMT: 382044013, APN: 382044013  
PAULA HEADY  
18362 SANDERS DR  
LAKE ELSINORE, CA. 92530

ASMT: 382044005, APN: 382044005  
BELEN DEVALENTIN, ETAL  
31053 AVENIDA DE LA VISTA  
SAN JUAN CAPO CA 92675

ASMT: 382044015, APN: 382044015  
PHILLIP CATALDO  
18309 BRIGHTMAN AVE  
LAKE ELSINORE, CA. 92530

ASMT: 382044006, APN: 382044006  
TERESA MOYA  
33190 BENNER ST  
LAKE ELSINORE, CA. 92530

ASMT: 382044016, APN: 382044016  
JOSEPH VEGA  
18384 SANDERS DR  
LAKE ELSINORE, CA. 92530

ASMT: 382044007, APN: 382044007  
JEANETTE PERRY  
33194 BENNER ST  
LAKE ELSINORE, CA. 92530

ASMT: 382044017, APN: 382044017  
MA ROSALES  
33172 BENNER ST  
LAKE ELSINORE, CA. 92530





ASMT: 382045001, APN: 382045001  
LEONARD VIERRA  
24421 SAGECREST CIR  
MURRIETA CA 92562

ASMT: 382060046, APN: 382060046  
SHIRLEY JOHNSON  
18261 SANDERS DR  
LAKE ELSINORE CA 92530

ASMT: 382060017, APN: 382060017  
GERALDINE MONTANO, ETAL  
1433 LAGOON AVE  
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ASMT: 382070054, APN: 382070054  
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2915 ANDROS ST  
COSTA MESA CA 92626

ASMT: 382060023, APN: 382060023  
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18271 SANDERS DR  
LAKE ELSINORE, CA. 92530

ASMT: 382070055, APN: 382070055  
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5428 FLIGHT AVE  
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ASMT: 382060025, APN: 382060025  
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JOHN KIM  
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ASMT: 382060028, APN: 382060028  
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COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

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

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By \_\_\_\_\_ Jan 27, 2010 11:28  
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658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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