

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



706B

FROM: County Counsel/TLMA
Code Enforcement Department

SUBMITTAL DATE:
August 16, 2012

SUBJECT: Order to Abate [Construction Without Permits; Land Use Violation & Grading]
Case Nos. : CV06-4143, CV08-04980, CV08-04985, CV08-04986,
CV08-05344, CV08-04982, CV08-04983 & CV08-04984
Subject Properties: 50770, 50990, 50950 and 50960 Seminole Drive, Cabazon
APNS: 519-180-021, 519-190-029, 519-190-037, 519-190-036; District: 5/5

RECOMMENDED MOTION: Move that:

1. The Findings of Fact, Conclusions and Order to Abate in Case Nos. CV06-4143, CV08-04980, CV 08-04985, CV08-04986, CV08-05344, CV08-04982, CV08-04983 & CV08-04984 be approved;
2. The Chairman of the Board of Supervisors be authorized to execute the Findings of Fact, Conclusions and order to Abate in Case Nos. CV06-4143, CV08-04980, CV 08-04985, CV08-04986, CV08-05344, CV08-04982, CV08-04983 & CV08-04984; and

[Signature]

(Continued)

PATRICIA MUNROE, Deputy County Counsel
for PAMELA J. WALLS, County Counsel

FINANCIAL DATA	Current F.Y. Total Cost:	\$ N/A	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ N/A	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ N/A	For Fiscal Year:	N/A

SOURCE OF FUNDS:	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY *[Signature]*
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: October 16, 2012
xc: Co.Co.; Recorder

Kecia Harper-Ihem
Clerk of the Board

By: *[Signature]*
Deputy

2.10

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD

Departmental Concurrence

Policy
 Policy
 Consent
 Consent

Dept't Recomm.:
 Per Exec. Ofc.:

Abatement of Public Nuisance

Case Nos.: CV06-4143, CV08-04980, CV 08-04985, CV08-04986, CV08-05344, CV08-04982, CV08-04983 & CV08-04984

50770, 50990, 50950 and 50960 Seminole Drive, Cabazon

APNS#519-180-021, 519-190-029, 519-190-037, 519-190-036

District 5/5

Page 2

3. The Clerk of the Board of Supervisors be authorized to record the Findings of Fact, Conclusions and Order to Abate in Case Nos. CV06-4143, CV08-04980, CV08-04985, CV08-04986, CV08-05344, CV08-04982, CV08-04983 & CV08-04984.

BACKGROUND:

On January 10, 2012, this Board received the declaration of the Code Enforcement Officer and held a hearing between the parties in the above-referenced matter. At the conclusion of the hearing, this Board declared the unpermitted structures (construction without permits), land use violation(s) and grading without permits on the subject properties to be a public nuisance. The Board ordered the property owners to abate the violative conditions on the property and directed County Counsel to prepare Findings of Fact, Conclusions and Order to Abate.

The Board made no findings as to the accumulated rubbish. The matter was removed by County Counsel from the hearing and may be heard at a later date.

1 RECORDING REQUESTED BY:
2 Kecia Harper-Ihem, Clerk of the
3 Board of Supervisors
4 (Stop #1010)

DOC # 2012-0495884
10/17/2012

Customer Copy Label
The paper to which this label is
affixed has not been compared
with the filed/recorded document

Larry W Ward
County of Riverside
Assessor, County Clerk & Recorder

5 WHEN RECORDED PLEASE MAIL TO:
6 Patricia Munroe, Deputy County Counsel
7 County of Riverside
8 OFFICE OF COUNTY COUNSEL
3960 Orange Street, Suite 500 (Stop #1350)
Riverside, CA 92501

[EXEMPT GC §§ 6103 and 27383]

**BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE**

11 IN RE ABATEMENT OF PUBLIC NUISANCE:)
12 [CONSTRUCTION WITHOUT PERMITS, LAND)
13 USE VIOLATION AND GRADING WITHOUT A)
14 PERMIT];)
15 APNS: 519-180-021, 50770 SEMINOLE DRIVE,)
16 519-190-029, 50990 SEMINOLE DRIVE,)
17 519-190-037, 50950 SEMINOLE DRIVE,)
18 519-190-036; 50960 SEMINOLE DRIVE,)
19 CABAZON, COUNTY OF RIVERSIDE, STATE)
20 OF CALIFORNIA;)
MKA CABAZON PARTNERSHIP, LP AND)
CABAZON FAMILY PARTNERSHIP NO. 1)
(OWNERS); WORLD'S BIGGEST)
DINOSAURS, A CALIFORNIA)
CORPORATION, DENISE KANTER AND GARY)
KANTER (RESPONSIBLE PARTIES).)

CASE NOS. CV06-4143, CV08-04980,
CV08-04985, CV08-04986, CV08-
05344, CV08-04982, CV08-04983 &
CV08-04984

FINDINGS OF FACT,
CONCLUSIONS AND ORDER TO
ABATE NUISANCE

R.C.O. Nos. 348, 457 and 725

21 The above-captioned matter came on regularly for hearing on January 10, 2012, before the
22 Board of Supervisors of the County of Riverside, State of California in the Board Room, First Floor
23 Annex, County Administrative Center, 4080 Lemon Street, Riverside, California regarding the real
24 properties generally described as 50770, 50990, 50950 and 50960 Seminole Drive, Cabazon, and
25 specifically identified as Assessor's Parcel Numbers 519-180-021, 519-190-029, 519-190-037 and
26 519-190-036 and collectively referred to hereinafter as "THE PROPERTY."

27 Patricia Munroe, Deputy County Counsel, appeared along with Brian Black, Supervising
28 Code Enforcement Officer and Code Enforcement Officer Stacy Baumgartner, on behalf of the

1 Director of the Code Enforcement Department. County Counsel withdrew the accumulated rubbish
2 issue from the hearing until a later date, and also stated that the action was not against World's
3 Biggest Dinosaurs, LLC.

4 Counsel for the Owners appeared and addressed the Board of Supervisors.

5 The Board of Supervisors received the Declaration of the Code Enforcement Officer together
6 with attached Exhibits, evidencing notice, the construction without permits, land use without
7 approval and grading without permits on THE PROPERTY as violations of Riverside County
8 Ordinance Nos. 348 and 457, and also as a public nuisance.

9 **SUMMARY OF EVIDENCE**

10 1. Documents of record in the Riverside County Recorder's Office identify the owners
11 of THE PROPERTY as MKA Cabazon Partnership, LP and Cabazon Family Partnership No. 1
12 ("OWNERS") and World's Biggest Dinosaurs, a California Corporation, Denise Kanter and Gary
13 Kanter ("RESPONSIBLE PARTIES").

14 2. Documents of title indicate that other parties may potentially hold a legal interest in
15 THE PROPERTY, to wit: Westland Commercial Brokerage, Ben and Mildred Kanter,
16 Commonwealth Title Insurance Company, Conservative Real Estate Investors, LP, Seminole
17 Financial Services, LLC, and Rex Hendrix, Trustee of the Rex Hendrix, Inc. Profit Sharing Plan
18 (hereinafter collectively referred to as "INTERESTED PARTIES").

19 3. THE PROPERTY was inspected by Code Enforcement Officers on December 6,
20 2006, February 16, 2007, April 8, 2008, June 5, 2008, June 6, 2008, June 16, 2008, January 26, 2010,
21 May 11, 2011, July 1, 2011 and January 9, 2012.

22 4. During each inspection, the following violations were observed:

23 A. Land Use Without Approval. Non-compliance with conditions of approval
24 for Plot Plan ("PP") 14522, Amended No. 1 approved March 25, 1996, including no revised plot
25 plan, specifically Exhibit "A," to include the following: remodel and construction of a museum gift
26 shop, a ticket booth, facades and patio covers including, "dino dig" play area, sheds, fencing, signage
27 and landscaping in violation of RCO No. 348 (Case Nos. 08-04980, 08-04985, 08-04983).

28 ///

1 B. Construction Without Permits. Construction and additions without permits
2 includes room additions, two enclosed patios, remodel of dwelling (adding and removing doors,
3 windows and walls, additional electrical subpanels, wiring, new air conditioner, and lighting), men's
4 and women's restrooms, access ramps, patio covers, covered play area with attached patio cover, a
5 new water heater, new electrical to garage/storage structure, and a rock façade, in violation of RCO
6 No. 457 (Case Nos. 06-4143, 08-04986, 08-04982, 08-04984);

7 C. Grading. Fill dirt was placed on a portion of THE PROPERTY and a pathway
8 was created and bordered with palm trees and new dinosaurs. The amount of fill dirt was in excess of
9 50 cubic yards and was spread over two parcels, in violation of RCO No. 457 (Case No. 08-05344).

10 5. THE PROPERTY was determined to be in violation of Riverside County Ordinance
11 Nos. 348 and 457 by the Code Enforcement Officer.

12 6. Notices of Noncompliance against the property were recorded on November 10, 2008
13 at the Riverside County Recorder's Office as instrument numbers 2008-0596425, 2008-0596424,
14 2008-0596426, 2008-0596423, and 2008-0596427.

15 7. On December 6, 2006 and June 16, 2008, Notices of Violation were posted on THE
16 PROPERTY and served on INTERESTED and RESPONSIBLE PARTIES.

17 8. On July 1, 2011, Notices of Violation were posted on THE PROPERTY and served
18 on INTERESTED and RESPONSIBLE PARTIES.

19 9. On July 11, 2011, July 13, 2011, July 18, 2011 and July 21, 2011, Notices of
20 Violations were mailed via certified mail to OWNERS, INTERESTED and RESPONSIBLE
21 PARTIES.

22 10. On February 3, 2009, March 26, 2009 and November 23, 2009, meetings were held
23 between RESPONSIBLE PARTIES, their attorney, and representatives of the County. During these
24 meetings the violations were explained to the RESPONSIBLE PARTIES and their attorney, as well
25 as what needed to be done to bring THE PROPERTY into compliance.

26 11. A "Notice to Correct County Ordinance Violations and Abate Public Nuisance"
27 providing notice of the public hearing before the Board of Supervisors was mailed to OWNERS,
28 INTERESTED and RESPONSIBLE PARTIES and was posted on THE PROPERTY.

FINDINGS AND CONCLUSIONS

WHEREFORE, the Board of Supervisors of the County of Riverside, State of California, in regular session assembled on January 10, 2012, finds and concludes that:

1. WHEREAS, the construction without permits, grading without permits and land use violations on the real properties located at 50770, 50990, 50950 and 50960 Seminole Drive, Cabazon, Riverside County, California, also identified as Assessor's Parcel Numbers 519-180-021, 519-190-029, 519-190-037 and 519-190-036 violates Riverside County Ordinance Nos. 348 and 457 and constitutes a public nuisance.

2. WHEREAS, the current use of THE PROPERTY is beyond the scope of the original Plot Plan approved under PP 14522, Amended No. 1, and must be submitted to Planning for an appropriate amendment to include the proposed use and is subject to approval(s). The current use is not permitted without express land use approval and the appropriate construction, landscape, grading permits and approvals.

3. WHEREAS, the OWNERS, occupants and any person having possession or control of THE PROPERTY shall abate the unpermitted construction by obtaining the required permits and approvals for the significant rehabilitation and additions completed to the existing structure on site; or shall abate the unpermitted construction by razing, removing and disposing of the unpermitted construction, including the removal and disposal of all structural debris and materials, and contents therein or by reconstruction and rehabilitation of said unpermitted construction provided that said reconstruction or demolition can be accomplished in strict accordance with all Riverside County Ordinances, including but not limited to Riverside County Ordinance No. 457 within ninety (90) days.

4. WHEREAS, the OWNERS, occupants and any person having possession or control of THE PROPERTY shall abate the illegal grading condition by restoring THE PROPERTY to the satisfaction of the Department of Building and Safety so as to prevent offsite drainage and slope erosion in strict accordance with all Riverside County Ordinances, including but not limited to Riverside County Ordinance No. 457, within ninety (90) days.

5. WHEREAS, the OWNERS ARE HEREBY FURTHER NOTICED that a five (5) year

1 hold on the issuance of building permits and land use approvals may be placed on THE
2 PROPERTY. Upon restoration of the property and payment of the lien, the five (5) year hold on the
3 building permit issuance and land use approvals may be released.

4 6. WHEREAS, the OWNERS, RESPONSIBLE PARTIES AND INTERESTED
5 PARTIES ARE HEREBY FURTHER NOTICED that the time within which judicial review of the
6 administrative determinations made herein must be sought is ninety (90) days from the posting and
7 mailing of the Findings of Fact, Conclusions and Order To Abate Nuisance, and is governed by
8 California Code of Civil Procedure Section 1094.6.

9 **ORDER TO ABATE NUISANCE**

10 IT IS THEREFORE ORDERED that the use of THE PROPERTY as a museum, gift shop
11 and/or tourist attraction, or any other use beyond the scope of Exhibit "A" to the Conditions of
12 Approval, PP 14522. Amended No. 1, must diligently pursue an approved revised plot plan.

13 IT IS FURTHER ORDERED that the unpermitted structures, which includes any structure
14 without a current certificate of occupancy and/or building permit finalization, on THE PROPERTY
15 be abated by the OWNERS, or anyone having possession or control of THE PROPERTY, by razing
16 and removing the unpermitted construction including the removal and disposal of all structural debris
17 and materials, as well as the contents therein, or by reconstruction and rehabilitation of said
18 structures and additions provided such reconstruction and rehabilitation can be accomplished in strict
19 accordance with all Riverside County Ordinances, including but not limited to Riverside County
20 Ordinance No. 457 within ninety (90) days of the posting and mailing of this Order to Abate
21 Nuisance.

22 IT IS FURTHER ORDERED that if the unpermitted structures and additions are not razed,
23 removed and disposed of, or reconstructed and rehabilitated in strict accordance with all Riverside
24 County Ordinances, including but not limited to Riverside County Ordinance No. 457, within ninety
25 (90) days of the posting and mailing of this Order to Abate Nuisance, the structures and additions,
26 contents therein, and structural debris and materials, may be abated by representatives of the
27 Riverside County Code Enforcement Department, a contractor, or the Sheriff's Department upon
28 receipt of the owner's consent or a Court Order, where necessary, under applicable law authorizing

1 entry onto THE PROPERTY.

2 FURTHERMORE, the OWNERS are ordered to ascertain the existence or non-existence of
3 asbestos containing materials in said structures and additions by survey and materials sample testing
4 by a duly licensed and certified asbestos consultant; and, prior to the abatement ordered hereinabove,
5 to secure the removal of all asbestos containing materials discovered through such survey and testing
6 by contract with a duly certified and licensed contractor for the handling of such materials to avoid
7 citations and/or fines by South Coast Air Quality Management District (SCAQMD).

8 IT IS FURTHER ORDERED that the unapproved grading on THE PROPERTY be abated by
9 the OWNERS, and anyone having possession or control of THE PROPERTY, by restoring THE
10 PROPERTY to the satisfaction of the Department of Building and Safety so as to prevent offsite
11 drainage and slope erosion in strict accordance with all Riverside County Ordinances, including but
12 not limited to Riverside County Ordinance No. 457, within ninety (90) days of the posting and
13 mailing of this Order to Abate Nuisance.

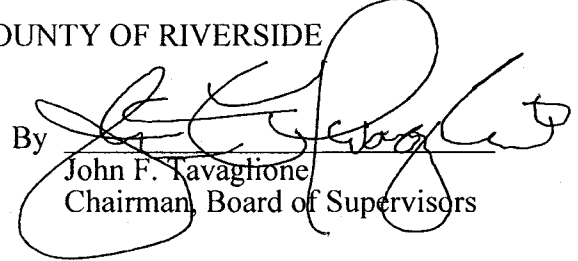
14 IT IS FURTHER ORDERED that if unapproved grading on THE PROPERTY is not restored
15 to the satisfaction of the Department of Building and Safety so as to prevent offsite drainage and
16 slope erosion in strict accordance with all Riverside County Ordinances, including but not limited to
17 Riverside County Ordinance No. 457, within ninety (90) days of the posting and mailing of this
18 Order to Abate Nuisance, the unapproved grading may be abated by representatives of the Riverside
19 County Code Enforcement Department, a contractor, or the Sheriff's Department upon receipt of the
20 owner's consent or a Court Order, where necessary, under applicable law authorizing entry onto THE
21 PROPERTY.

22 IT IS FURTHER ORDERED that reasonable abatement costs, after notice and opportunity
23 for hearing, shall be imposed as a lien on THE PROPERTY, which may be collected as a special
24 assessment against THE PROPERTY pursuant to Government Code section 25845 and Riverside
25 County Ordinance Nos. 348, 457 and 725. Under Riverside County Ordinance No. 725, "abatement
26 costs" means "any costs or expenses reasonably related to the abatement of conditions which violate
27 County Land Use Ordinances, and shall include, but not be limited to, enforcement, investigation,
28 collection and administrative costs, attorneys fees, and the costs associated with the removal or

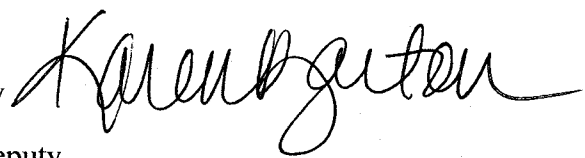
1 correction of the violation.” Reasonable abatement costs accrued by the Code Enforcement
2 Department will be recoverable from the OWNERS even if THE PROPERTY is brought into
3 compliance within ninety (90) days of the date of this Order to Abate Nuisance.

4
5 Dated: October 16, 2012

COUNTY OF RIVERSIDE

6
7 By 
8 John F. Favagione
9 Chairman, Board of Supervisors

10
11
12 ATTEST:
13 KECIA HARPER-IHEM
14 Clerk to the Board

15
16 By 
17 Deputy
18 (SEAL)

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28



**LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER**

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

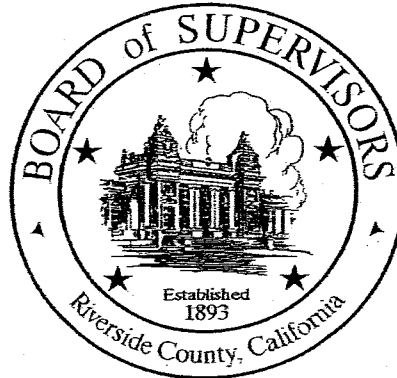
<http://riverside.asrcrkrec.com>

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION OF THE SEAL for the Riverside County Board of Supervisors
(embossed on document)



Date:

10-16-12

Signature:

Karen Barton

Print Name:

Karen Barton, Board Assistant, Riverside County Clerk of the Board

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



2.5

On motion of Supervisor Ashley, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED that the recommendation from County Counsel/Code Enforcement regarding Approval of Findings of Fact, Conclusions and Order to Abate on Public Nuisance Case Nos. CV 06-4143, CV 08-04980, CV 08-04985, CV 08-04986, CV 08-05344, CV 08-04982, CV 08-04983 & CV 08-04984 located at 50770, 50990, 50950 and 50960 Seminole Drive, Cabazon; APNS: 519-180-021, 519-190-029, 519-190-037, 519-190-036, 5th/5th District, is continued to Tuesday, October 16, 2012 at 9:00 a.m.

Roll Call:

Ayes: Buster, Tavaglione, Benoit and Ashley
Nays: None
Absent: Stone

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on September 11, 2012 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: September 11, 2012
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: Kecia Harper-Ihem Deputy

AGENDA NO.
2.5

xc: Co.Co., COB

TRIP HORD ASSOCIATES

August 28, 2012

Riverside County Board of Supervisors
4080 Lemon Street
Riverside, CA 92501
ATTN: Supv. Marion V. Ashley

RE: Cabazon Dinosaurs aka World's Biggest Dinosaurs
BOS Agenda Item 2.17 – August 28, 2012

Supervisor's:

The following is a brief chronology of my efforts in support of the World's Biggest Dinosaurs (WBD) project in the Cabazon area. All dates are in 2012.

Jan.23 – Acquired Scope of Work and proposal to prepare “as built” construction plans from Johnson & Neilson Associates for the unpermitted patio conversion.

Lonnie Mount is hired as Structural Engineer for the plan preparation.

February 1 – Met with Frank Coyle – Deputy Planning Director to discuss CEQA requirements and land use remedy process.

February 21 – Met with Code Enforcement Director

February 21 – Met with Fifth District Staff

February 28 – BOS Abatement / Findings of Fact – Continued to March 27

March 7 – Met with Planning Staff to discuss Substantial Conformance versus Revised Plot Plan.

March 14 – Attempted to submit Substantial Conformance application per direction from Supervisor Ashley and as reflected in the Minute Order.

March 20 – Met with Fifth District Staff and Supv. Ashley to discuss land use remedy.

March 26 – Filed Revised Plot Plan per determination of Planning Director

March 28 – Received “as built” plans from Johnson & Neilson for patio conversion

April 24 – Posted additional Deposit for PP 14522 R1 in the amount of \$2,550.00.

May 3 – Conference call with Planners (Bugtai and Lee) to discuss LDC strategy

May 15 – Met with Riverside County Flood Control District (RCFCD) to review initial Exhibit A submittal.

May 22 – Met with Environmental Health Services to discuss requirements for water service and sewage disposal.

May 29 – Obtained contract with Carter Sewer, Inc. to perform C-42 Licensed inspection of existing septic system.

Development Services &
Governmental Relations

P.O. Box 1235
Riverside, CA 92502

(951) 684-9615
Fax (951) 684-4875

Submitted by Tripp Hord
8/28/2012 (date) Item 2.17

TRIP HORD ASSOCIATES

July 11, 2012

Mr. Gary Kanter
Worlds Biggest Dinosaurs
P.O. Box 330
Cabazon, CA 92230

RE: Plot Plan 14522 R1 Update

Dear Gary:

Per your request please find a comprehensive summary of our recent meetings with Riverside County Development Review agencies with regard to our submittal of the Plot Plan Revision noted above. The purpose of this correspondence is to identify and document the requested modifications in to our next Exhibit A submittal to the Planning Department. As you are aware, Planning Staff has requested that we modify the original Plot Plan Exhibit before the formal transmittal takes place. . As you were present at all of the following meetings much of this will seem redundant to you but I wanted to clearly articulate the anticipated requirements of these respective departments before submitting the updated site plan.

1. RIVERSIDE COUNTY FLOOD CONTROL
MEKBIB DEGAGA – May 15, 2012

- Only identify changes that are proposed. In other words, do not resubmit the previously approved site plan, previously approved common area and previously approved improvements to the property for a new approval. Deemphasize these by lightening these areas so as to contrast with the area where changes have been made.
- Whitewater watershed has no defined square footage for water quality exemption (ie: typical exemption square footage is 5,000 SF of impervious surface area). Since it appears that we have not exceeded the 5,000 SF exemption this should be shown on the plan.
- Remove reference in Summary Tables to the previously approved project and only show the modifications affected by the modification of site plan
- Call out existing uses “to remain” as applicable deemphasized by lightening these areas
- Remove all references to “future” as it is not applicable to this approval

2. ENVIRONMENTAL HEALTH DEPARTMENT
MICHAEL MISTICA / MATT RIHA – May 22, 2012

- Add details on existing septic tank and leach fields
- Provide current water service bill for proof of water availability

Development Services &
Governmental Relations

P.O. Box 1235
Riverside, CA 92502

(951) 684-9615
Fax (951) 684-4875

- Provide C-42 Certification of existing septic
- Include floor plan with C-42 Certification

3. BUILDING & SAFETY – GRADING DIVISION
SAM GONZALES – June 14, 2012

- Identify direction of drainage flows throughout project site
- Provide grading building permit(s) log number or ID if available
- Add a few spot elevations in landscape and parking areas
- Show landscaping as existing and “to remain”
- Provide photos of dino walk area
- RCFCDD may state that a WQMP is required. If so, that will be stated on the Conditions of Approval. However, if not required by RCFCDD this condition will not be required.

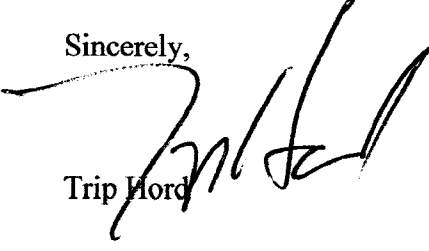
4. RIVERSIDE COUNTY FIRE DEPARTMENT
TRACI WILLIAMS – June 28, 2012

- Provide on plans and emphasis access points to the gift shop building (ie: how to get in)
- Fire access point is to be as close as possible to 150 ft. Approvals beyond 150 ft. are at the discretion of the Fire Department. Previously approved or exiting buildings are allowed a larger degree of latitude regarding distance.
- Access distance can be pushed up depending on nature of building construction and occupancy.
- Access for emergency vehicles must be available on “all weather” roads able to support 75,000 lb. Vehicle.
- After 150 ft. a fire truck turn around (ie: hammerhead) must be incorporated into project design
- Provide Type Construction and Occupancy classification per UBC
- Identify and explain all structures included in Plot Plan Revision (ie: shade structures, etc.)
- No fire sprinklers are required for buildings less than 3,600 SF.
- Identify square footage of existing museum/gift shop
- Exhibit structure (12 x 12) may be subject to building permit pending review by Rendell K. at the Dept. of Building & safety.
- Identify the location of the existing hydrants under the currently approved site plan
- Fire Department is familiar with this site over the years and understands the protection issues

With this information from these four departments I think we are in position to meet with Craig Cook and prepare for our resubmittal to Planning.. I’ve been very impressed and encouraged by the cooperation and assistance from the members of these departments. It may be a good time to

update the Fifth District to convey our recent successes. Please let me know if you would like for me to arrange a meeting with Supervisor Ashley's Staff.

Sincerely,


Trip Hord

Cc: Marion V. Ashley – Fifth District Supervisor
Barry Busch – Fifth District Staff
Frank Coyle – Deputy Planning Director
Mekbib Degaga - RCFCFCD
Michael Mistica – Dept. of Environmental Health
Sam Gonzalez – Building & safety – Grading Division
Traci Williams – Riverside County Fire Dept.
Craig Cook – Gabel, Cook & Associates

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Martin Sanderson

Address: _____
(only if follow-up mail response requested)

City: Cabazon **Zip:** 92230

Phone #: (951) 922-1880

Date: 8/28/12 **Agenda #** 2.17

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

A-11

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Carola Baer

Address: 51847 Laa Ave
(only if follow-up mail response requested)

City: Cabazon **Zip:** 92230

Phone #: 951-769-5030

Date: 8/28/12 **Agenda #** 2:17

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support ✓ **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

 Support **Oppose** **Neutral**

I give my 3 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Trip Hord

Address: _____
(only if follow-up mail response requested)

City: Riverside **Zip:** _____

Phone #: 951.684.9615 / cell 909.553.5792

Date: _____ **Agenda #** 2.17

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:
_____ **Support** **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: GARY KANTER

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: 714.325.4790

Date: _____ **Agenda #** 2.17

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____