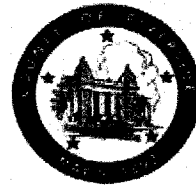


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

406B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
March 26, 2012

**SUBJECT: VARIANCE NO. 1881** is associated with the Second Unit Permit No. 1453 and is needed because the construction of the second unit permit cannot comply with Section 18.28.c.(6) of Ordinance No. 348, which requires second units to be located at the rear of the property or in the side portions of the lot and shall not be located in front of the primary dwelling unit.

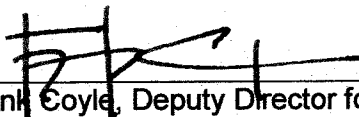
The subject property is five (5) acres in size and will also include a 5,561 square foot residence and a detached accessory building consisting of a two story 2,076 square foot garage with a 2<sup>nd</sup> floor which includes a 517 square foot guest quarters, and a 635 square foot 2<sup>nd</sup> floor deck, located at 47970 Pala Road in the unincorporated Riverside County near Temecula.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Director on February 6, 2012.

The Planning Department recommended Approval; and,  
**THE PLANNING DIRECTOR RECOMMENDED:**

**APPROVAL** of **VARIANCE NO. 1881**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report from the Director's Hearing on February 6, 2012.

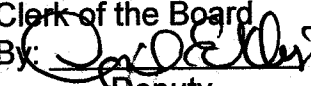
  
Frank Coyle, Deputy Director for  
Carolyn Syms Luna  
Planing Director

Initials:  
CSL:bb

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Tavaglione, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is received and filed as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: April 17, 2012  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

**Prev. Agn. Ref.**

**District:** 3/3

**Agenda Number:**

1.3

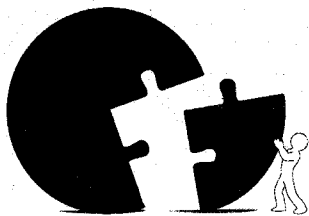
REVIEWED BY EXECUTIVE OFFICE

DATE 4/9/2012

Tina Grande

Departmental Concurrence

Dep't Recomm.:  Consent  Policy  
Per Exec. Ofc.:  Consent  Policy



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

406B

DATE: March 5, 2012

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office P.M.

SUBJECT: VAR01881

(Charge your time to these case numbers)

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Place on Administrative Action <small>(Receive &amp; File; EOT)</small> | <input type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small>      |
| <input checked="" type="checkbox"/> Labels provided If Set For Hearing                                      | <input type="checkbox"/> Publish in Newspaper:   |
| <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day  | <b>**SELECT Advertisement**</b>  |
| <input type="checkbox"/> Place on Consent Calendar  | <input type="checkbox"/> <b>**SELECT CEQA Determination**</b>  |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions; Ordinances; PNC)</small>             | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day              |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small>                       | <input type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |
|   | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                           |

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(3rd Dist) Press Enterprise and The Californian

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

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

"Planning Our Future... Preserving Our Past"

Agenda Item No.: 2.6  
Supervisorial District: Third  
Project Planner: Bahelila Boothe  
Director's Hearing: February 6, 2012

Variance No. 1881  
Applicant: John Millett  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

Variance No. 1881 is associated with Second Unit Permit No. 1453 and is needed because the construction of the second unit permit cannot comply with Section 18.28.c.(6) of Ordinance No. 348, which requires second units to be located at the rear or in the side portions of the lot and shall not be located in front of the existing dwelling unit. The subject property is 5 acres and will also include a 5,561 square foot residence and a 2 story 2,076 square foot detached garage with 2<sup>nd</sup> floor 517 square foot guest quarters and a 635 square foot 2<sup>nd</sup> floor deck located at 47970 Pala Road in the unincorporated Riverside County near Temecula. APN: 918-260-013

This variance is a proposal to locate a second unit on the front of the property 252 feet from front property line due to the topography, soil conditions, and rock outcroppings on the property. Due to the topography the property can only accommodate four potential pad sites; one of these pad sites is the only location on the property that has the correct type of soil to accommodate a leach field, so this site will be solely used for leach fields for any use of the property. The three remaining potential pad sites range in size because of topography and natural rock outcroppings. The largest pad site is intend for the main house, the 2<sup>nd</sup> largest is intended for 2<sup>nd</sup> unit and the smallest pad site will be used for an accessory building. The accessory building site is too small to accommodate the second unit and because of topography and rock formations it is not practical to connect it to the pad site in which the leach fields for the septic is located. The second unit pad site would not accommodate the size of the main dwelling. Based upon these physical restrictions, the proposed 2<sup>nd</sup> unit site is the only location on the property that it can be placed. Therefore the applicant is requesting that they be allowed to vary from the requirements of ordinance 348 to place 2<sup>nd</sup> unit in front of the primary unit because other properties in the vicinity that have the similar size properties would be allowed to have a second unit because they would not have the same constraints because of topography, rock outcroppings, and suitable soil for leach fields.

### ISSUES OF RELEVANCE:

The subject property's topography makes it unable to comply with the development standards set forth in Section 18.28a.c.(6). The only buildable area for the second unit permit is 252 feet from the right of away. Section 18.27 of Ordinance No. 348 allows a variance when special circumstances applicable to the subject property, including size, shape and topography, the strict application of this ordinance deprives such property privileges enjoyed by surrounding properties.

### RECOMMENDATIONS:

**APPROVAL** of **VARIANCE NO. 1881** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County General Plan.

2. The proposed project is consistent with Section 18.27 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. Variance No. 1881 is exempt under CEQA Guidelines Section 15303(a).

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

1. The project site is designated Rural: Rural Mountainous (10 acres minimum) on the Southwest Area Plan.
2. The project site is zoned Rural Residential (R-R).
3. The surrounding properties within a mile are characterized by rolling topography and rocky soil types, both with large boulders and poor soil percolation.
4. The steep terrain, rock outcroppings, and soil conditions dictate that the proposed pad location for the second unit is only feasible location for this second unit on the property. There is insufficient area remaining elsewhere on the property to create another pad site without significant grading. The placement of the structure at the proposed location would necessitate the requirement of a variance application.
5. The approval of this variance would not constitute a grant of special privileges that are inconsistent with the limitations upon other properties in the vicinity. The configuration of the parcel is such that, a strict application of the requirement to place the second unit to the side or behind the primary unit would deprive the property of privileges enjoyed by other properties in the vicinity under the same zoning classification.
6. Variance No. 1881 is associated with the construction of a second unit and CEQA Guidelines Section 15303(a) allows an exemption for new construction of second dwelling in a residential zone.

VARIANCE Case #: VAR01881

Parcel: 918-260-013

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      VAR - PROJECT DESCRIPTION                      RECOMMND

The use hereby permitted is for Variance No. 1881 which proposes to deviate from Section 18.28.c.(6) of Ordinance No. 348 to allow a second unit (SUP01453) on the front of the property 252 feet from front property line due to the topography, soil conditions and rock outcroppings on the property, associated with the 5,561 square foot residence and a 2 story 2,076 square foot detached garage with 2nd floor 517 square foot guest quarters and a 635 square foot 2nd floor deck located at 47970 Pala Road in the unincorporated Riverside County near Temecula. APN: 918-260-013

10. EVERY. 2                      VAR - 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 VARIANCE; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the VARIANCE, 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

VARIANCE Case #: VAR01881

Parcel: 918-260-013

10. GENERAL CONDITIONS

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

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                   VAR - 90 DAYS TO PROTEST                   RECOMMND

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this application.

PLANNING DEPARTMENT

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

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 2                VAR - FEES FOR REVIEW                RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 3                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

VARIANCE Case #: VAR01881

Parcel: 918-260-013

10. GENERAL CONDITIONS

10.PLANNING. 3 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

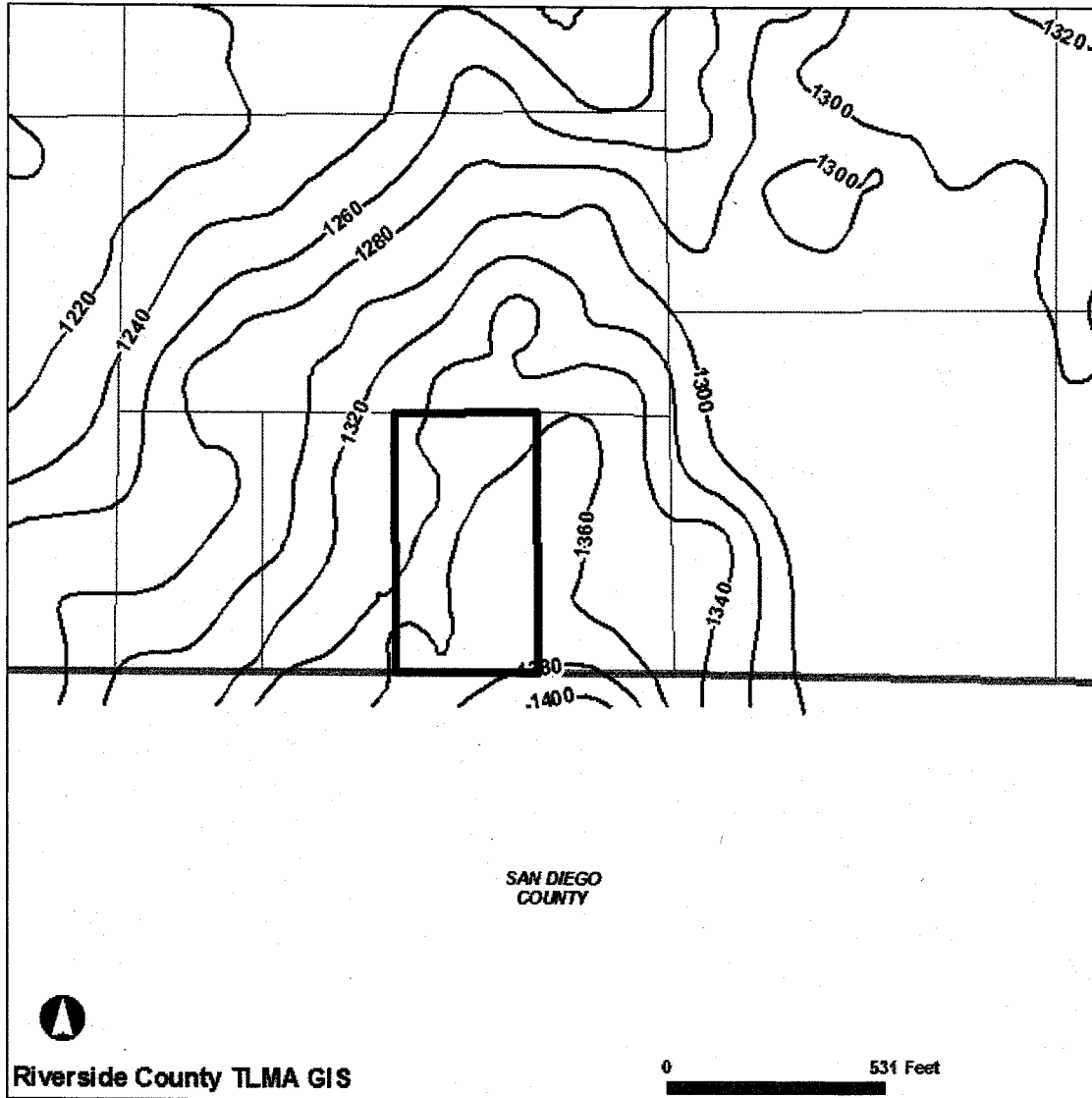
20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 VAR - EXPIRATION DATE FOR USE RECOMMND

This approval shall be used within one (1) year of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within the one (1) year period, which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the one year period, the permittee may request a one (1) year extension of time request in which to use this variance. A maximum of two (2) one-year extension of time requests may be permitted. Should the time period established by any of the extension of time requests lapse, or should both the one-year extensions be obtained and no substantial construction or use of this variance be initiated within three (3) years of the effective date of the issuance of this variance, this variance shall become null and void.

ELEVATION-CONTOUR



Selected parcel(s):  
918-260-013

ELEVATION-CONTOUR

- SELECTED PARCEL
- PARCELS

CONTOUR LINES

INTERSTATES

HIGHWAYS

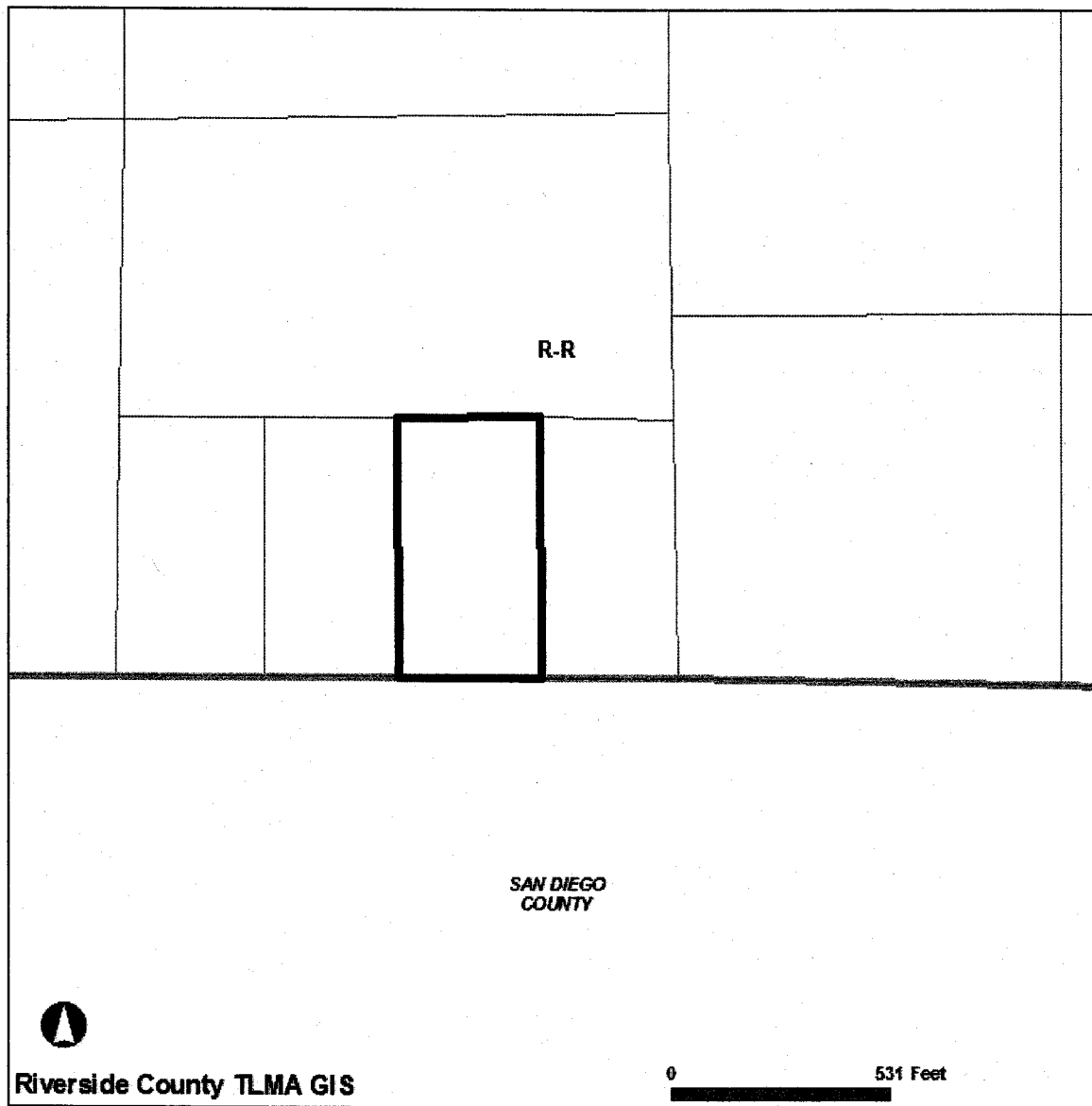
**\*IMPORTANT\***

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

REPORT PRINTED ON...Thu Dec 29 15:18:27 2011

Version 111212

ZONING



Selected parcel(s):  
918-260-013

ZONING

- SELECTED PARCEL
- PARCELS

- INTERSTATES
- ZONING BOUNDARY

- HIGHWAYS
- R-R

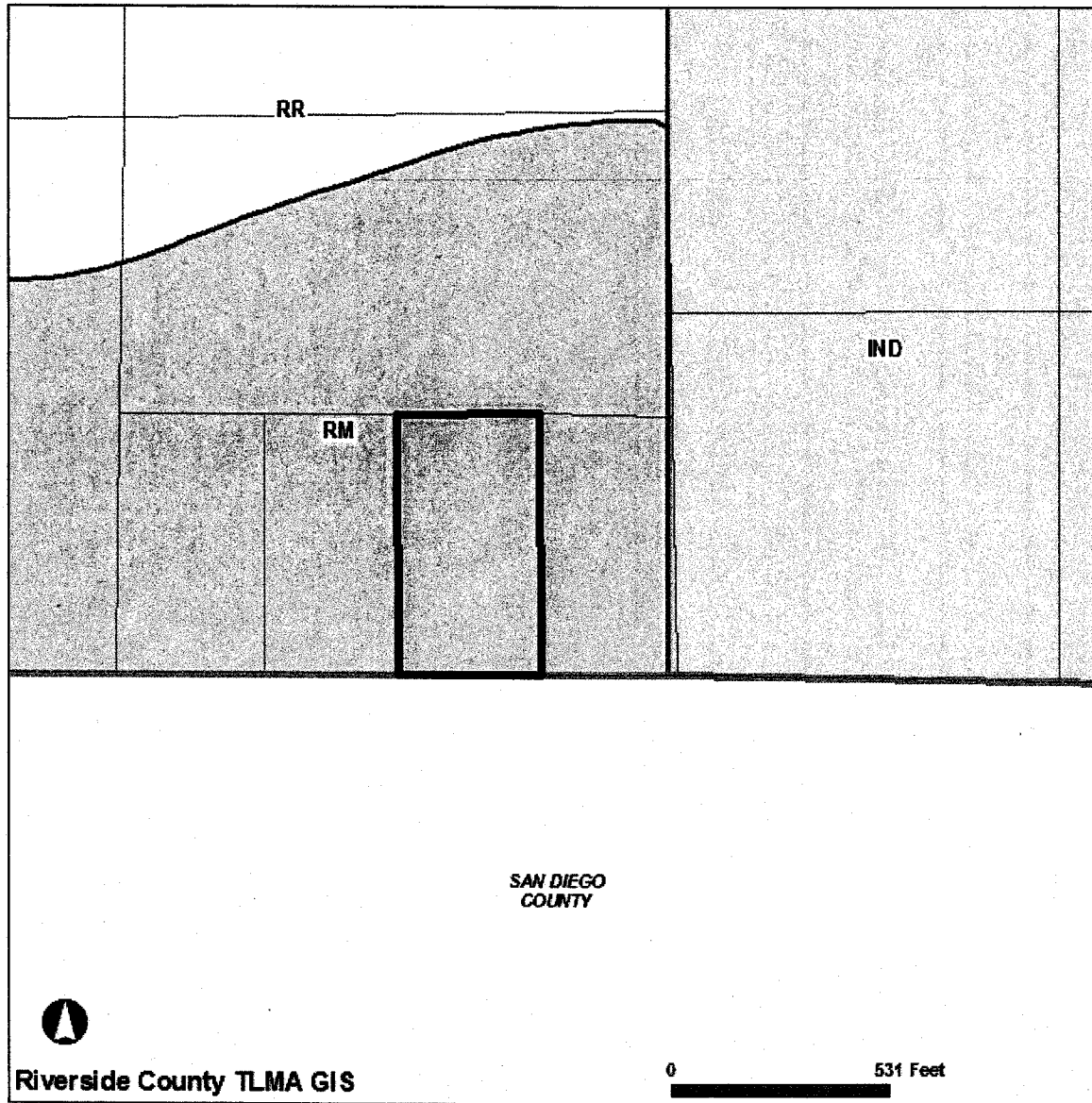
- CITY

**\*IMPORTANT\***  
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REPORT PRINTED ON...Thu Dec 29 15:17:42 2011

Version 111212

LAND USE



Selected parcel(s):  
918-260-013

LAND USE

- |  |                    |                        |                               |
|--|--------------------|------------------------|-------------------------------|
| <input type="checkbox"/> SELECTED PARCEL | INTERSTATES        | HIGHWAYS               | <input type="checkbox"/> CITY |
| <input type="checkbox"/> PARCELS         | IND - TRIBAL LANDS | RM - RURAL MOUNTAINOUS | RR - RURAL RESIDENTIAL        |

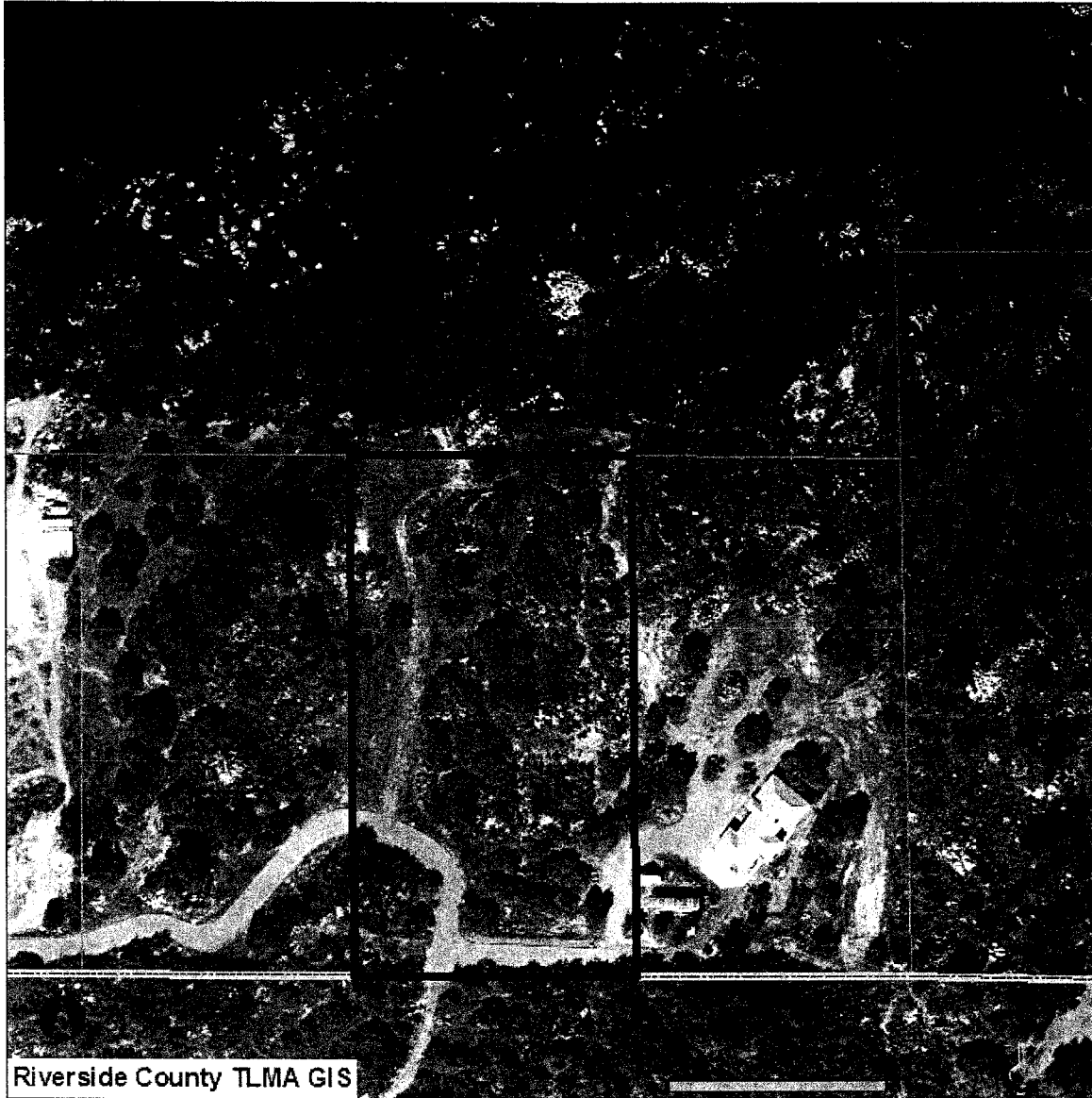
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REPORT PRINTED ON...Thu Dec 29 15:17:08 2011

Version 111212

2011 AERIAL



Selected parcel(s):  
918-260-013

**\*IMPORTANT\***

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REPORT PRINTED ON...Thu Dec 29 15:16:08 2011

Version 111212

2011 AERIAL



**Selected parcel(s):**  
918-260-013

**\*IMPORTANT\***

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REPORT PRINTED ON... Thu Dec 29 15:15:21 2011

Version 111212

## RIVERSIDE COUNTY GIS



Selected parcel(s):  
918-260-013

**\*IMPORTANT\***

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STANDARD WITH PERMITS REPORT

**APNs**

918-260-013-4

**OWNER NAME / ADDRESS**

BRANDEE ANNIS  
ADDRESS NOT AVAILABLE

**MAILING ADDRESS**

(SEE OWNER)  
33415 FOX RD  
TEMECULA CA. 92592

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION IS NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 5 ACRES

**PROPERTY CHARACTERISTICS**

NO PROPERTY DESCRIPTION AVAILABLE

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 999 GRID: G2

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY

CITY SPHERE: TEMECULA

ANNEXATION DATE: NOT APPLICABLE

LAFCO CASE #: NOT APPLICABLE

PROPOSALS: NOT APPLICABLE

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT 2011 (ORD. 813)**

JEFF STONE, DISTRICT 3

**SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

JEFF STONE, DISTRICT 3

**TOWNSHIP/RANGE**

T8SR2W SEC 33

**ELEVATION RANGE**

1336/1380 FEET

**PREVIOUS APN**

203-105-023

---

**PLANNING**

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.

RM

**SANTA ROSA ESCARPMENT BOUNDARY**

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

**AREA PLAN (RCIP)**

SOUTHWEST AREA

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-R

**ZONING DISTRICTS AND ZONING AREAS**

RANCHO CALIFORNIA AREA

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**HISTORIC PRESERVATION DISTRICTS**

NOT IN AN HISTORIC PRESERVATION DISTRICT

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**

NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**

NOT IN AN AIRPORT COMPATIBILITY ZONE

---

**ENVIRONMENTAL**

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

NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

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

NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**

undefined

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

NONE

**VEGETATION (2005)**

DEVELOPED/DISTURBED LAND  
WOODLAND AND FORESTS

---

**FIRE**

**HIGH FIRE AREA (ORD. 787)**

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

**FIRE RESPONSIBILITY AREA**

STATE RESPONSIBILITY AREA

---

**DEVELOPMENT FEES**

**CVMSHCP FEE AREA (ORD. 875)**

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

**WRMSHCP FEE AREA (ORD. 810)**

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

**ROAD & BRIDGE DISTRICT**

NOT IN A DISTRICT

**EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)**

NOT WITHIN THE EASTERN TUMF FEE AREA

**WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)**

IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.SOUTHWEST

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**

SOUTHWEST AREA

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

NOT WITHIN AN SKR FEE AREA.

**DEVELOPMENT AGREEMENTS**

NOT IN A DEVELOPMENT AGREEMENT AREA

---

**TRANSPORTATION**

**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

**ROAD BOOK PAGE**

**TRANSPORTATION AGREEMENTS**  
NOT IN A TRANSPORTATION AGREEMENT

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

**HYDROLOGY**

**FLOOD PLAIN REVIEW**  
NOT REQUIRED

**WATER DISTRICT**  
DATA NOT AVAILABLE

**FLOOD CONTROL DISTRICT**  
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

**WATERSHED**  
SAN LUIS REY  
SANTA MARGARITA

**GEOLOGIC**

**FAULT ZONE**  
NOT IN A FAULT ZONE

**FAULTS**  
WITHIN A 1/2 MILE OF  
WILLARD FAULT  
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

**LIQUEFACTION POTENTIAL**  
NO POTENTIAL FOR LIQUEFACTION EXISTS

**SUBSIDENCE**  
NOT IN A SUBSIDENCE AREA

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

**MISCELLANEOUS**

**SCHOOL DISTRICT**  
TEMECULA VALLEY UNIFIED

**COMMUNITIES**  
WOLF VALLEY

**COUNTY SERVICE AREA**  
NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**  
ZONE A, 13.65 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**  
043214

**FARMLAND**  
OTHER LANDS

**TAX RATE AREAS**  
094001  
•COUNTY FREE LIBRARY  
•COUNTY STRUCTURE FIRE PROTECTION  
•COUNTY WASTE RESOURCE MGMT DIST  
•CSA 152  
•ELS MURRIETA ANZA RESOURCE CONS  
•ELSINORE AREA ELEM SCHOOL FUND

- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 7
- GENERAL
- GENERAL PURPOSE
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- TEMECULA PUBLIC CEMETERY
- TEMECULA UNIFIED
- TEMECULA UNIFIED B & I

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

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

**BUILDING PERMITS**

| Case #    | Description                                       | Status   |
|-----------|---|----------|
| BGR051693 | GRADING FOR SINGLE FAMILY RESIDENCE               | EXPIRED  |
| BGR110182 | GRADING FOR SFR W DET GARAGE AND 2ND UNIT         | PLANCK   |
| BMR033317 | MOBILEHOME SITE PREP                              | WITHDRWN |
| BRS041402 | SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE      | EXPIRED  |
| BRS080018 | SINGLE-STORY SINGLE FAMILY RESIDENCE W/ATT GARAGE | EXPIRED  |
| BRS110166 | NEW SFR 3484 SQFT W/ATT GARAGE 1024 SF & PATIOS   | PLANCK   |

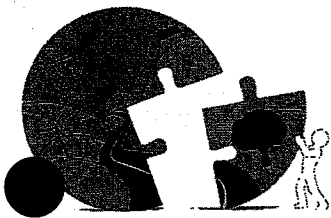
**ENVIRONMENTAL HEALTH PERMITS**

| Case #    | Description         | Status  |
|-----------|---------------------|---------|
| EHS035362 | PLAN REVIEW         | APPLIED |
| EHS040603 | SEPTIC VERIFICATION | APPLIED |
| EHS040767 | SEPTIC VERIFICATION | APPLIED |
| EHS056778 | PLAN REVIEW         | APPLIED |
| EHS072434 | PLAN REVIEW         | APPLIED |
| EHS080021 | PLAN REVIEW         | APPLIED |
| EHS110914 | SEPTIC VERIFICATION | APPLIED |
| EHS110915 | SEPTIC VERIFICATION | APPLIED |
| EHW030686 | NEW INDIVIDUAL WELL | APPLIED |

**PLANNING PERMITS**

| Case #   | Description  | Status   |
|----------|--|----------|
| COC05427 | COC FOR FIVE ACRES IN SEC 33 OF T8SR2W             | APPROVED |
| PP25031  | DETACHED GARAGE 1726 SF W 528 SF WORKSHOP UPSTAIRS | DRT      |

REPORT PRINTED ON...Wed Nov 16 14:56:36 2011  
Version 111114



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

Set ID# CC006320

Second Unit Permit

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: VAR 01881

DATE SUBMITTED: 11-16-11

### APPLICATION INFORMATION

Applicant's Name: JOHN W. MILLETT

E-Mail: JWMILLETT@COX.NET

Mailing Address: P.O. Box 1268

SAN MARCOS City Calif Street State 92079-1268 ZIP

Daytime Phone No: (760) 598-4819 Fax No: (760) 598-1098

Engineer/Representative's Name: JOHN W. MILLETT E-Mail: JWMILLETT@COX.NET

Mailing Address: P.O. Box 1268

SAN MARCOS City Calif Street State 92079-1268 ZIP

Daytime Phone No: (760) 598-4819 Fax No: (760) 598-1098

Property Owner's Name: BRANDEE A. ANNIS E-Mail: \_\_\_\_\_

Mailing Address: 33415 FOX ROAD

Temecula City Calif Street State 92592 ZIP

Daytime Phone No: (951) 581-5427 Fax No: (760) 598-1098

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.

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

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

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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.

**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.

JOHN W MILLETT  
PRINTED NAME OF APPLICANT

[Signature]  
SIGNATURE OF APPLICANT

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

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. 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.

BRIANDEE A. ANNIS  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
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. THA

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 918-260-013  
Section: SE / QTR Sec 33 Township: 8 South Range: 2-West / San Bernardino Base & Meridian  
Approximate Gross Acreage: 5 Acres

General location (nearby or cross streets): North of SAN DIEGO County line, South of

**APPLICATION FOR LAND USE AND DEVELOPMENT**

SOUTH  
of

LOS ENCINOS DRIVE East of PALMA ROAD, West of Pechanga Indian Reservation

Thomas Brothers map, edition year, page number, and coordinates: 999 / 2009 / G-2

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

VARIANCE / Place 2<sup>ND</sup> Dwelling In front of Main House  
INSTEAD of Beside or Behind. Due TO Geological Constraints,  
SEPTIC field, OAK trees etc 2<sup>ND</sup> Dwelling Needs TO Be Located S/E  
Corner. See ATTACHED Letter -

Related cases filed in conjunction with this request:

In Process of Submitting Application for Second Dwelling  
With this VARIANCE. 2<sup>ND</sup> Dwelling #  
VARIANCE #

Is there a previous development application filed on the same site: Yes  No   
House & Grading BRS110166 / BGR110182  
If yes, provide Case No(s). \_\_\_\_\_ (Parcel Map, Zone Change, etc.)

E.A. No. (if known): NA E.I.R. No. (if applicable): NA

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: SITE SOILS INVESTIGATION  
By LACRESTIA Geotechnical

Is water service available at the project site: Yes  No  Well

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

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  Approved septic / See ATTACHED Letter

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: 2500 } Entire site. 3PADS  
Estimated amount of fill = cubic yards: 2500 } Main House / DETACHED Garage  
& 2<sup>ND</sup> Dwelling unit

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

**APPLICATION FOR LAND USE AND DEVELOPMENT**

Import

Export

Neither

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

N/A. (NOT APPLICABLE.)

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

N/A

How many anticipated truckloads? 0 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) \_\_\_\_\_ 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

WDID # 933W000610

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)? NO!

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) \_\_\_\_\_

Date \_\_\_\_\_

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

Date \_\_\_\_\_

**APPLICATION FOR LAND USE AND DEVELOPMENT**

| <b>Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP)<br/>                     within the Santa Ana River Region<sup>1</sup></b>   |   |
|--|---|
| <b>Project File No.</b>  |   |
| <b>Project Name:</b>   |   |
| <b>Project Location:</b>   |   |
| <b>Project Description:</b>  |   |
| <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.  | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>   |
| Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.  | YES <input type="checkbox"/> NO <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.  | YES <input type="checkbox"/> NO <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)  | YES <input type="checkbox"/> NO <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.)  | YES <input type="checkbox"/> NO <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.  | YES <input type="checkbox"/> NO <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. | YES <input type="checkbox"/> NO <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.   | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>   |
| <sup>1</sup> Includes San Jacinto River watershed.<br><sup>2</sup> Land area is based on acreage disturbed.<br><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/rwqcb8/pdf/R8BPPlan.pdf">www.swrcb.ca.gov/rwqcb8/pdf/R8BPPlan.pdf</a> .<br><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. |

**APPLICATION FOR LAND USE AND DEVELOPMENT**

| Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP)<br>within the Whitewater River Region <b>NO South Riverside</b>  |   |   |
|---|---|---|
| Project File No.  |   |   |
| Project Name:   |   |   |
| Project Location:   |   |   |
| Project Description:  |   |   |
| Project Applicant Information:  |   |   |
| <b>Proposed Project Consists of, or includes:</b>   |   | <b>YES NO</b>                                     |
| Single-family hillside residences that create 10,000 square feet, or more, of impervious area where the natural slope is 25% or greater.  |   | <input type="checkbox"/> <input type="checkbox"/> |
| Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known.  |   | <input type="checkbox"/> <input type="checkbox"/> |
| Commercial and Industrial developments of 100,000 square feet or more.  |   | <input type="checkbox"/> <input 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 type="checkbox"/> |
| Retail gasoline outlets disturbing greater than 5,000 square feet.  |   | <input type="checkbox"/> <input 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 type="checkbox"/> |
| Home subdivisions with 10 or more housing units.  |   | <input type="checkbox"/> <input type="checkbox"/> |
| Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff.  |   | <input type="checkbox"/> <input type="checkbox"/> |
| <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><br>Director,<br>Administrative<br>Services<br>Department | <i>Ron Goldman</i><br>Director,<br>Planning<br>Department | <i>Juan C. Perez</i><br>Director,<br>Transportation<br>Department | <i>Mike Lara</i><br>Director,<br>Building & Safety<br>Department | <i>John Boyd</i><br>Director,<br>Code<br>Enforcement<br>Department | <i>Carolyn Syms</i><br>Luna<br>Director,<br>Environmental<br>Programs Department |
|---|---|---|--|--|--|

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

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and JOHN W MILNETT hereafter "Applicant" and BRANDEE A. ANNIS "Property Owner".

Description of application/permit use:

VARIANCE. / LOCATE 2ND DWELLING IN FRONT OF MAIN HOUSE.  
HARDSHIP LETTER ATTACHED.

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

**Section 1. Deposit-based Fees**

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

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

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

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

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 918-260-013

Property Location or Address: 47970 PALM ROAD

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Brandee A Annis Phone No.: 951.581.5427

Firm Name: Owner Builder Email: \_\_\_\_\_

Address: 33415 FOX RD

TAMECULA CAL 92592

3. APPLICANT INFORMATION:

Applicant Name: JOHN W MILLET Phone No.: 760 598-4819

Firm Name: JW MILLET CONSULTING INC Email: JWMILLET@COX.NET

Address (if different from property owner): P.O. Box 1268

SAN MARCOS CAL. 92079-1268

4. SIGNATURES:

Signature of Applicant: [Signature] Date: 11-16-11

Print Name and Title: JOHN W MILLET

Signature of Property Owner: [Signature] Date: 11/16/11

Print Name and Title: BRANDEE A ANNIS

Signature of the County of Riverside, by: [Signature] Date: 11-16-11

Print Name and Title: Joanne Aguilar Planning Tech II

|                                  |   |
|----------------------------------|---|
| FOR COUNTY OF RIVERSIDE USE ONLY |   |
| Application or Permit (s) #:     | <u>VAR 01881 / SUP D1453</u>                      |
| Set #:                           | <u>CC066320</u> Application Date: <u>11-16-11</u> |

# PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 11/8/2011,

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

APN (s) or case numbers PP25031 For

Company or Individual's Name Planning Department,

Distance buffered 2400'.

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

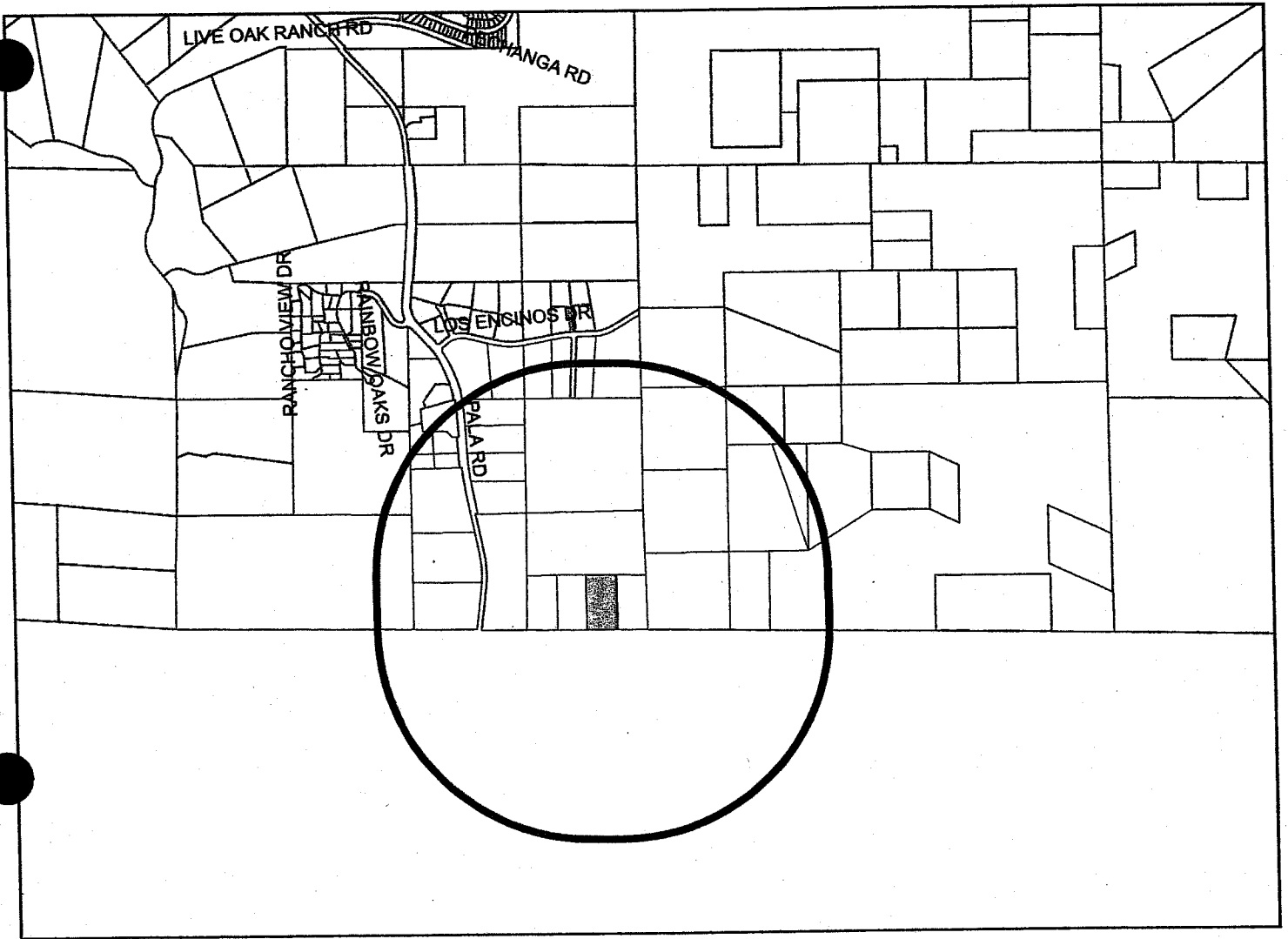
TITLE GIS Analyst

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

Riverside, Ca. 92502

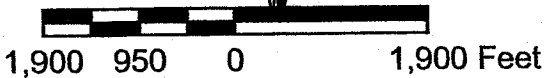
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

**2400 feet buffer**



**Selected Parcels**

|             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 918-260-004 | 918-260-005 | 918-260-013 | 917-190-010 | 917-190-009 | 918-260-023 | 918-270-058 | 918-260-014 | 918-270-043 | 918-260-002 |
| 918-270-044 | 918-260-012 | 918-260-022 | 918-260-024 | 918-270-061 | 918-260-010 | 918-270-059 | 917-190-018 | 918-250-005 | 918-270-057 |
| 918-260-021 | 918-260-008 | 918-260-026 | 918-260-027 | 918-260-028 | 918-260-009 | 918-260-020 | 918-270-048 | 918-270-060 | 918-260-006 |
| 917-190-002 | 917-190-007 | 917-190-020 | 917-190-022 | 917-190-004 | 917-180-005 | 917-190-001 | 918-250-006 | 918-260-011 |             |



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: 917180005, APN: 917180005  
USA BIA  
UNKNOWN 10-21-1992

ASMT: 918250005, APN: 918250005  
NATHALINE LIEFER  
29801 CAMINO DEL SOL  
TEMECULA CA 92592

ASMT: 917190001, APN: 917190001  
USA BIA  
UNKNOWN 09-16-97

ASMT: 918260002, APN: 918260002  
GEORGE CORDERO  
1481 N SANDERSON AVE  
HEMET CA 92545

ASMT: 917190004, APN: 917190004  
NEAL LOSEY, ETAL  
PO BOX 838  
TEMECULA CA 92593

ASMT: 918260005, APN: 918260005  
BETTY BARNETT  
127 SHARON DR  
POMONA CA 91767

ASMT: 917190007, APN: 917190007  
USA 917  
UNKNOWN 022883

ASMT: 918260006, APN: 918260006  
TOMCO  
PO BOX 601  
TEMECULA CA 92593

ASMT: 917190009, APN: 917190009  
JOHN MOBBS, ETAL  
C/O SAHARA DUNES CASINO  
46755 PAULA RD  
TEMECULA CA 92592

ASMT: 918260008, APN: 918260008  
NIDA THOMPSON  
P O BOX 1  
TEMECULA CA 92593

ASMT: 917190010, APN: 917190010  
JOAN WILLIAMS, ETAL  
306 MORNING CANYON RD  
CORONA DEL MAR CA 92625

ASMT: 918260009, APN: 918260009  
PECHANGA BAND OF MISSION INDIANS  
P O BOX 1477  
TEMECULA CA 92593

ASMT: 917190018, APN: 917190018  
MUNIO DIONESIO HEIRS OF, ETAL  
USA  
DEPT OF INTERIOR  
WASHINGTON DC 21401

ASMT: 918260010, APN: 918260010  
SHERRY SWIHART, ETAL  
2043 CAMBRIDGE ST  
MONTROSE CO 91401

ASMT: 918260011, APN: 918260011  
VICTOR PFENNIGHAUSEN  
12364 PASCAL AVE  
COLTON CA 92324

ASMT: 918260023, APN: 918260023  
CONTINENTAL CORP  
P O BOX 2409  
RIVERSIDE CA 92516

ASMT: 918260012, APN: 918260012  
JUDITH EUBANKS, ETAL  
27000 S HARMS RD  
CANBY OR 97013

ASMT: 918260024, APN: 918260024  
JUDITH JONES, ETAL  
P O BOX 63  
TEMECULA CA 92593

ASMT: 918260013, APN: 918260013  
BRANDEE ANNIS  
33415 FOX RD  
TEMECULA CA 92592

ASMT: 918260028, APN: 918260028  
NIDA THOMPSON  
P O BOX 1  
TEMECULA CA 92593

ASMT: 918260014, APN: 918260014  
GLENDA KING, ETAL  
47990 PALA RD  
TEMECULA, CA. 92592

ASMT: 918270043, APN: 918270043  
ELEANOR PARSONS  
32725 LOS ENCINOS  
TEMECULA, CA. 92592

ASMT: 918260020, APN: 918260020  
MERIAL MARKS, ETAL  
PO BOX 916  
AGUANGA CA 92536

ASMT: 918270044, APN: 918270044  
LANA JACKSON, ETAL  
32625 LOS ENCINAS RD  
TEMECULA, CA. 92592

ASMT: 918260021, APN: 918260021  
SHERRY LEWIS, ETAL  
47611 PALA RD  
TEMECULA, CA. 92592

ASMT: 918270048, APN: 918270048  
TEMECULA BAND OF LUISENO MISSION INDIA  
12705 PECHANGA RD  
TEMECULA CA 92593

ASMT: 918260022, APN: 918260022  
HERBERT MASSINGER  
39300 REDONDA MESA RD  
MURRIETA CA 92562

ASMT: 918270057, APN: 918270057  
DAWN ASHBROOK, ETAL  
47395 CAROL ANN LN  
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ASMT: 918270058, APN: 918270058  
LORI ROSE, ETAL  
32901 LOS ENCINOS DR  
TEMECULA, CA. 92592

ASMT: 918270059, APN: 918270059  
MATTHEW PIEKUTOWSKI  
47440 CAROL ANN LN  
TEMECULA, CA. 92592

ASMT: 918270060, APN: 918270060  
SHERELLE LUNA, ETAL  
C/O SHERELLE LUNA  
47425 CAROL ANN LN  
TEMECULA, CA. 92591

ASMT: 918270061, APN: 918270061  
PAMELA HUSS, ETAL  
32825 LOS ENCINOS  
TEMECULA, CA. 92590

# PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 12/21/2011.

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

APN (s) or case numbers PP25053 / VAR2018&1 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

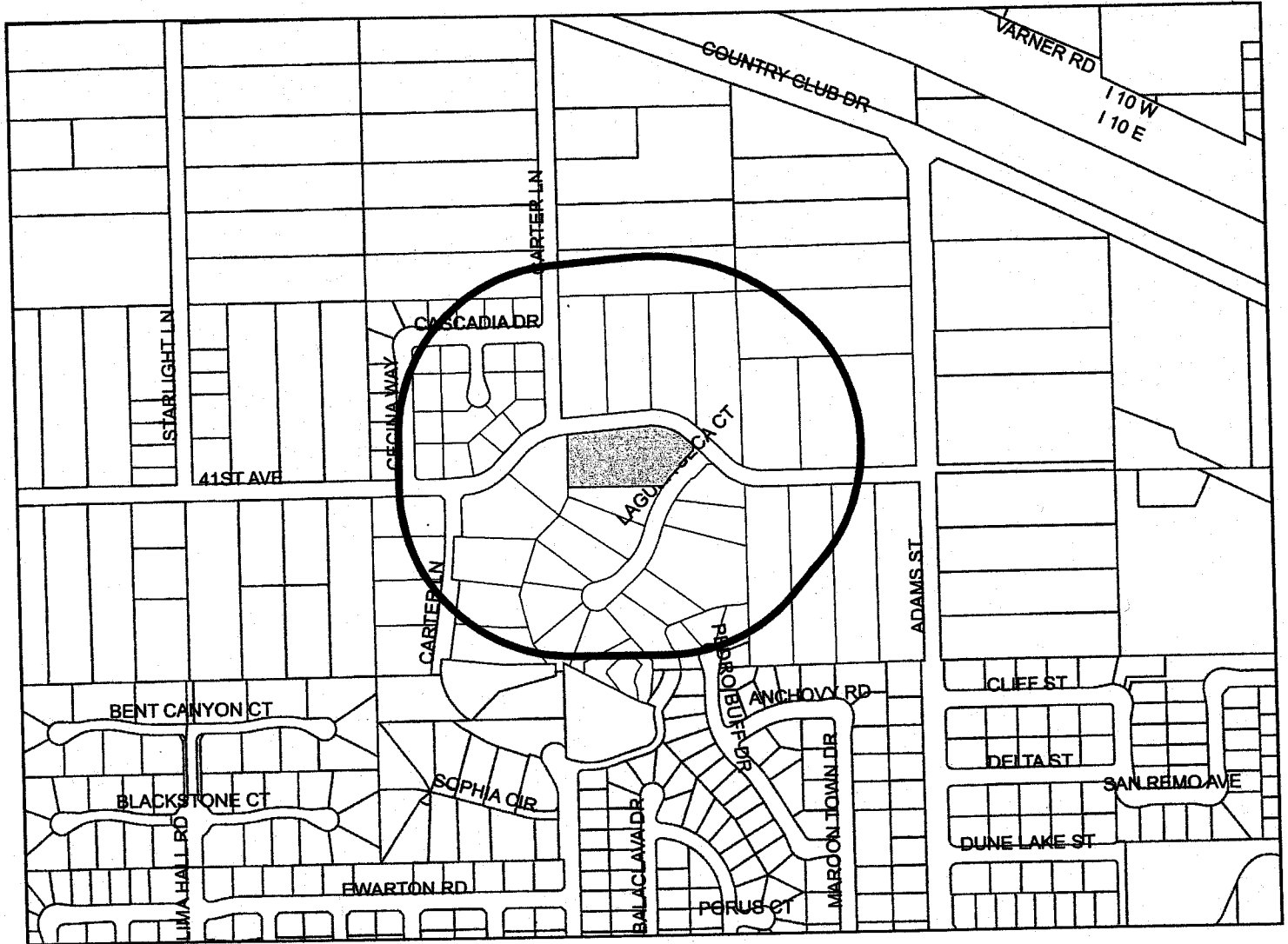
TITLE GIS Analyst

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

Riverside, Ca. 92502

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

## 600 feet buffer



### Selected Parcels

|             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 607-062-001 | 607-150-025 | 607-150-033 | 607-050-020 | 607-050-026 | 607-062-003 | 607-160-004 | 607-061-019 | 607-150-021 | 607-160-003 |
| 607-160-005 | 607-160-008 | 607-160-012 | 607-160-009 | 607-050-015 | 607-160-020 | 607-062-009 | 607-050-014 | 607-150-026 | 607-150-031 |
| 607-062-010 | 607-061-017 | 607-062-007 | 607-150-027 | 607-062-005 | 607-061-016 | 607-160-025 | 607-160-023 | 607-160-018 | 607-050-034 |
| 607-160-015 | 607-061-014 | 607-150-034 | 607-062-013 | 607-062-006 | 607-050-016 | 607-181-030 | 607-181-031 | 607-160-013 | 607-050-043 |
| 607-050-042 | 607-062-002 | 607-160-017 | 607-160-021 | 607-062-012 | 607-050-036 | 607-160-007 | 607-160-014 | 607-160-024 | 607-062-008 |
| 607-062-015 | 607-160-016 | 607-050-037 | 607-160-022 | 607-150-030 | 607-062-004 | 607-061-018 | 607-062-011 | 607-160-019 | 607-062-014 |



530 265 0 530 Feet

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1514 W WEYMOUTH PL  
SAN PEDRO CA 90732

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ASMT: 607062003, APN: 607062003  
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ASMT: 607062010, APN: 607062010  
JENNIFER MELENDEZ  
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ASMT: 607062004, APN: 607062004  
MARTHA SOMMONS, ETAL  
40960 CECINA WAY  
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ASMT: 607062011, APN: 607062011  
VINCENT CASELLA  
40875 CARTER LN  
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ASMT: 607062005, APN: 607062005  
KAREN COX  
40791 CIENEGA PL  
BERMUDA DUNES CA 92203

ASMT: 607062012, APN: 607062012  
MARIA GONZALES, ETAL  
78734 AVENUE 41  
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ASMT: 607062006, APN: 607062006  
SALLY DIGGS, ETAL  
40853 CIENEGA PL  
BERMUDA DUNES CA 92203

ASMT: 607062013, APN: 607062013  
MOORE VICKI L ESTATE OF  
C/O JED HAMPTON  
81351 FRED WARING NO 216  
INDIO CA 92201

ASMT: 607062007, APN: 607062007  
KAREN KLAUK, ETAL  
40919 CIENEGA PL  
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ASMT: 607062014, APN: 607062014  
WILLIAM SMITH  
78698 AVENUE 41  
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ASMT: 607062008, APN: 607062008  
PENNY SCHAEFFER, ETAL  
78393 BENT CANYON CT  
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ASMT: 607062015, APN: 607062015  
DEBRA SISCO, ETAL  
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ASMT: 607061014, APN: 607061014  
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40961 CECINA WAY  
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ASMT: 607050016, APN: 607050016  
JEANNE GONZALEZ, ETAL  
78870 AVENUE 41  
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ASMT: 607061016, APN: 607061016  
BATH BY LYNN INC, ETAL  
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