

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

406B



REVIEWED BY EXECUTIVE OFFICE

DATE 4/9/2012
Tina Grande

Departmental Concurrence

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 2nd floor which includes a 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.

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

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

Prev. Agn. Ref.

District: 3/3

Agenda Number:

1.3

Agenda Item No.: 2.6
Supervisory 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 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

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 intended for the main house, the 2nd largest is intended for 2nd 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 2nd 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 2nd 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 way. 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

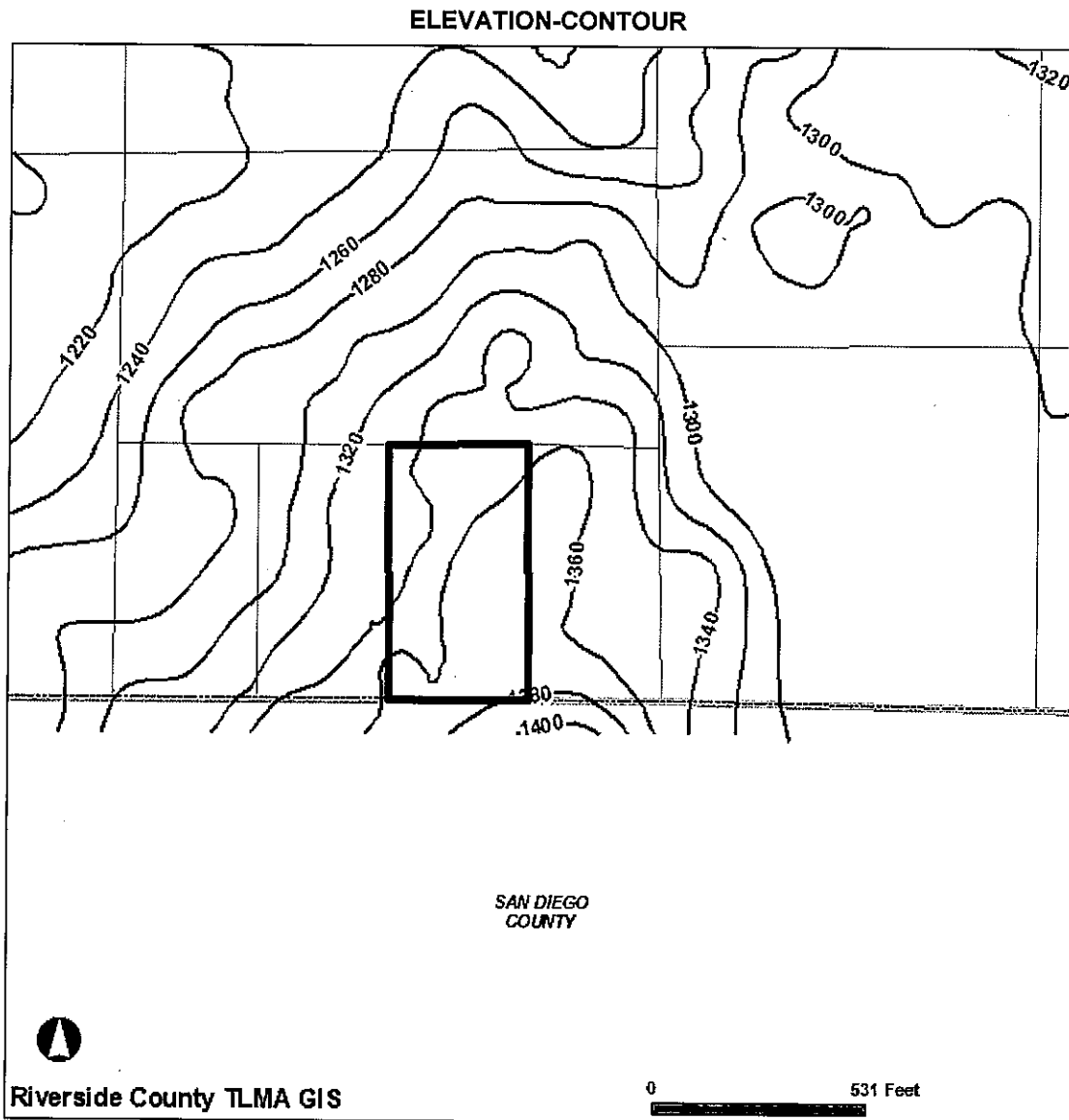
or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

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.



Selected parcel(s):
918-260-013

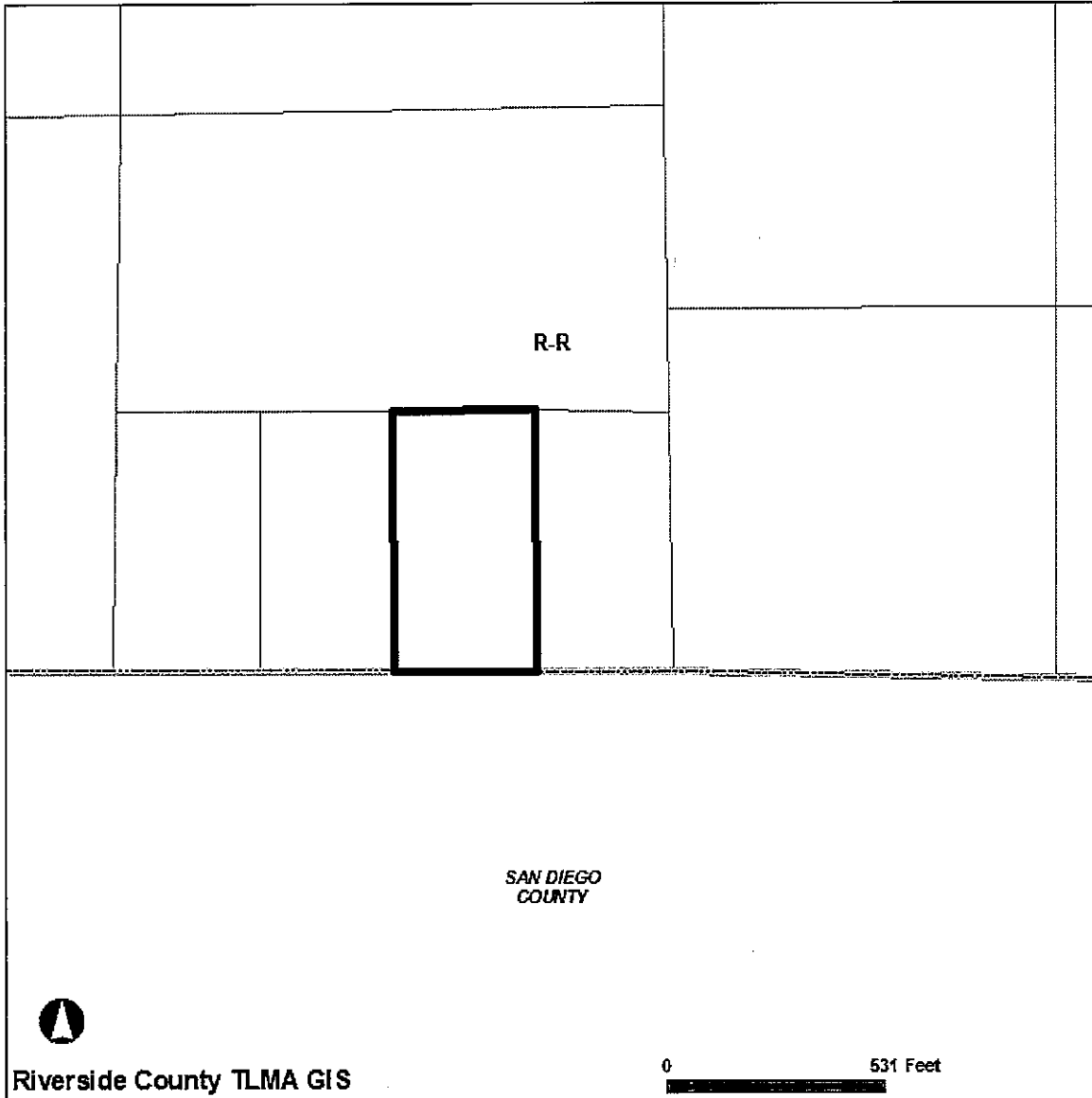
ELEVATION-CONTOUR

- 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

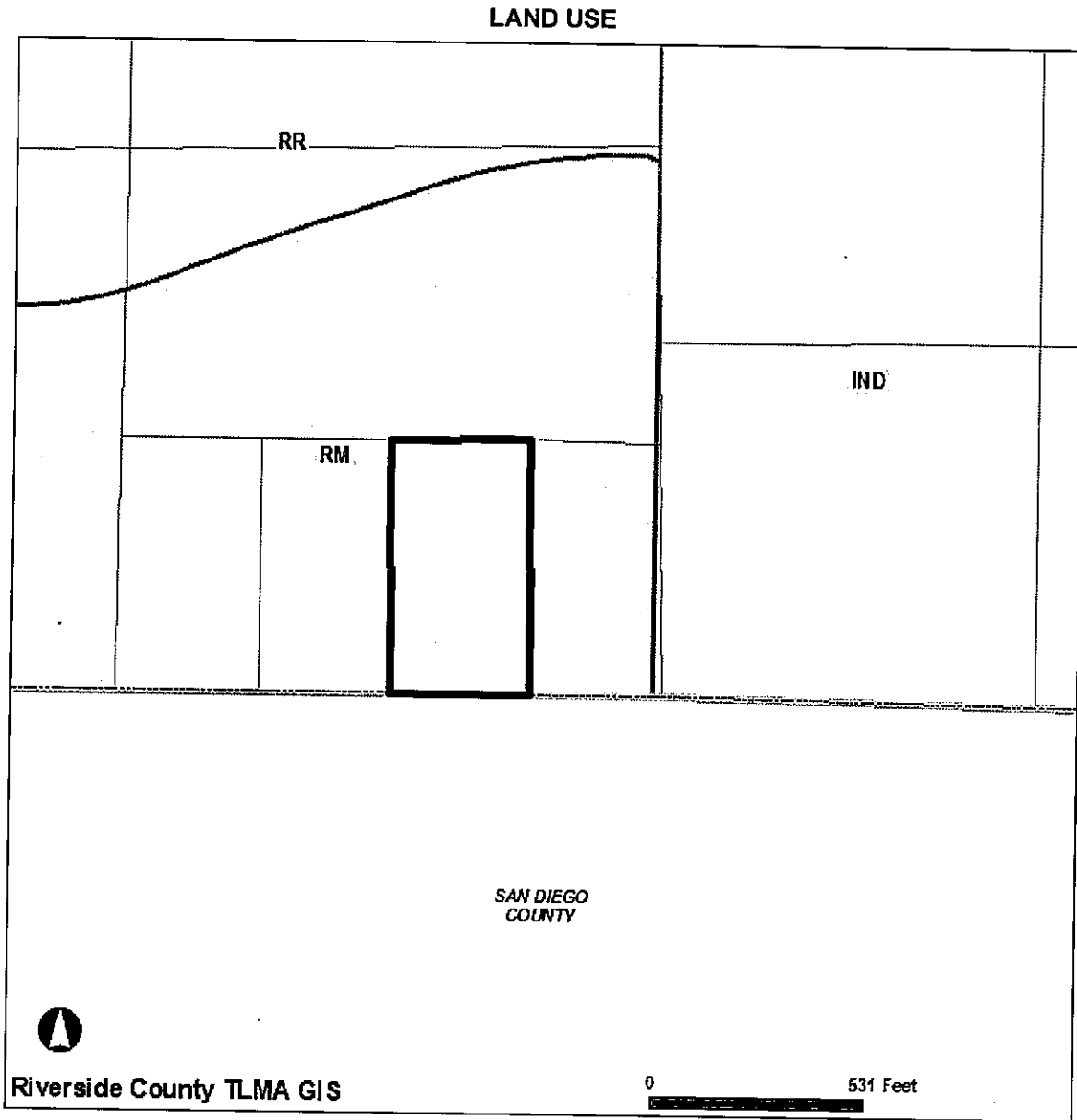
- CITY

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Version 111212



Selected parcel(s):
918-260-013

LAND USE

- SELECTED PARCEL
- PARCELS

- INTERSTATES
- IND - TRIBAL LANDS

- HIGHWAYS
- RM - RURAL MOUNTAINOUS

- CITY
- RR - RURAL RESIDENTIAL

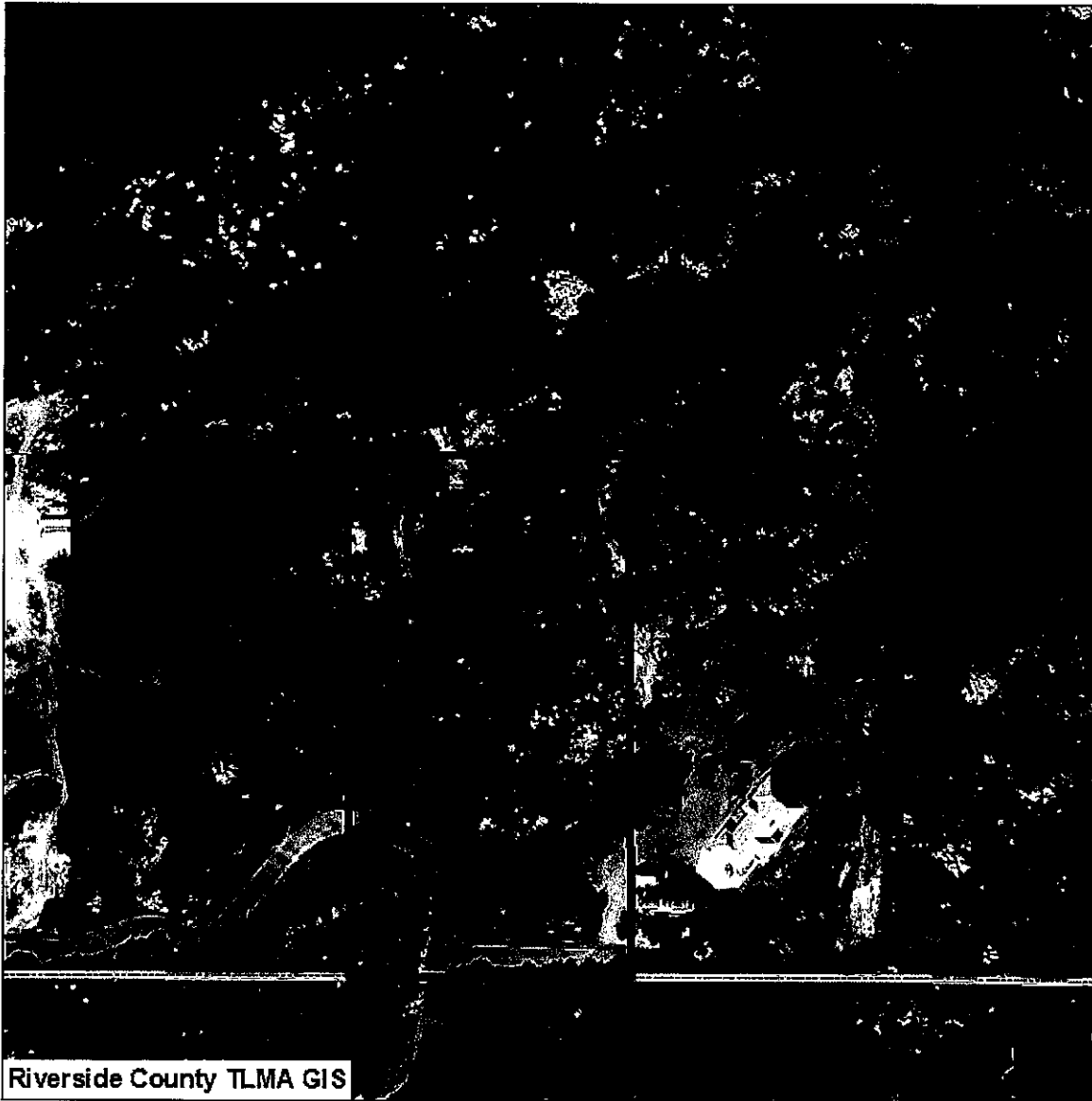
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Version 111212

2011 AERIAL



Selected parcel(s):
918-260-013

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Version 111212

2011 AERIAL



Selected parcel(s):
918-260-013

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Version 111212

RIVERSIDE COUNTY GIS



Selected parcel(s):
918-260-013

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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

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 MILLET

PRINTED NAME OF APPLICANT

[Handwritten Signature]

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

BRANDEE A. ANNIS

PRINTED NAME OF PROPERTY OWNER(S)

[Handwritten 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. TLA

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 PAHA 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 2ND Dwelling In front of MAIN House
INSTEAD of Beside or Behind. Due TO Geological Constraints,
SEPTIC field, OAK TREES etc 2ND 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. 2ND Dwelling #
VARIANCE #

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

House & Grading BRS110166 / BGR 110182
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 LACRESTA 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
& 2ND Dwelling unit

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

APPLICATION FOR LAND USE AND DEVELOPMENT

Import Export Neither X

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? 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/rclic/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) *[Signature]* Date _____
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 ¹		NO SOUTH RIVERSIDE	
Project File No.			
Project Name:			
Project Location:			
Project Description:			
Project Applicant Information:			
Proposed Project Consists of, or includes:		YES	NO
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 type="checkbox"/>	<input checked="" 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 ² 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 ³ 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 ⁴ . "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"/>
¹ Includes San Jacinto River watershed. ² Land area is based on acreage disturbed. ³ 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 www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf . ⁴ The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html .			
DETERMINATION: Circle appropriate determination.			
If any question answered "YES"		Project requires a project-specific WQMP.	
If all 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) within the Whitewater River Region <i>NO SOUTH RIVERSIDE</i>		
Project File No.		
Project Name:		
Project Location:		
Project Description:		
Project Applicant Information:		
Proposed Project Consists of, or includes:		
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"/>
DETERMINATION: Circle appropriate determination.		
If any question answered "YES"	Project requires a project-specific WQMP.	
If all 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> Luña 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 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 PALMA 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
Temecula Cal 92592

3. APPLICANT INFORMATION:

Applicant Name: JOHN W MILLET Phone No.: 760 598-4819
 Firm Name: JW MILLET CONSTRUCTION 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 01453</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

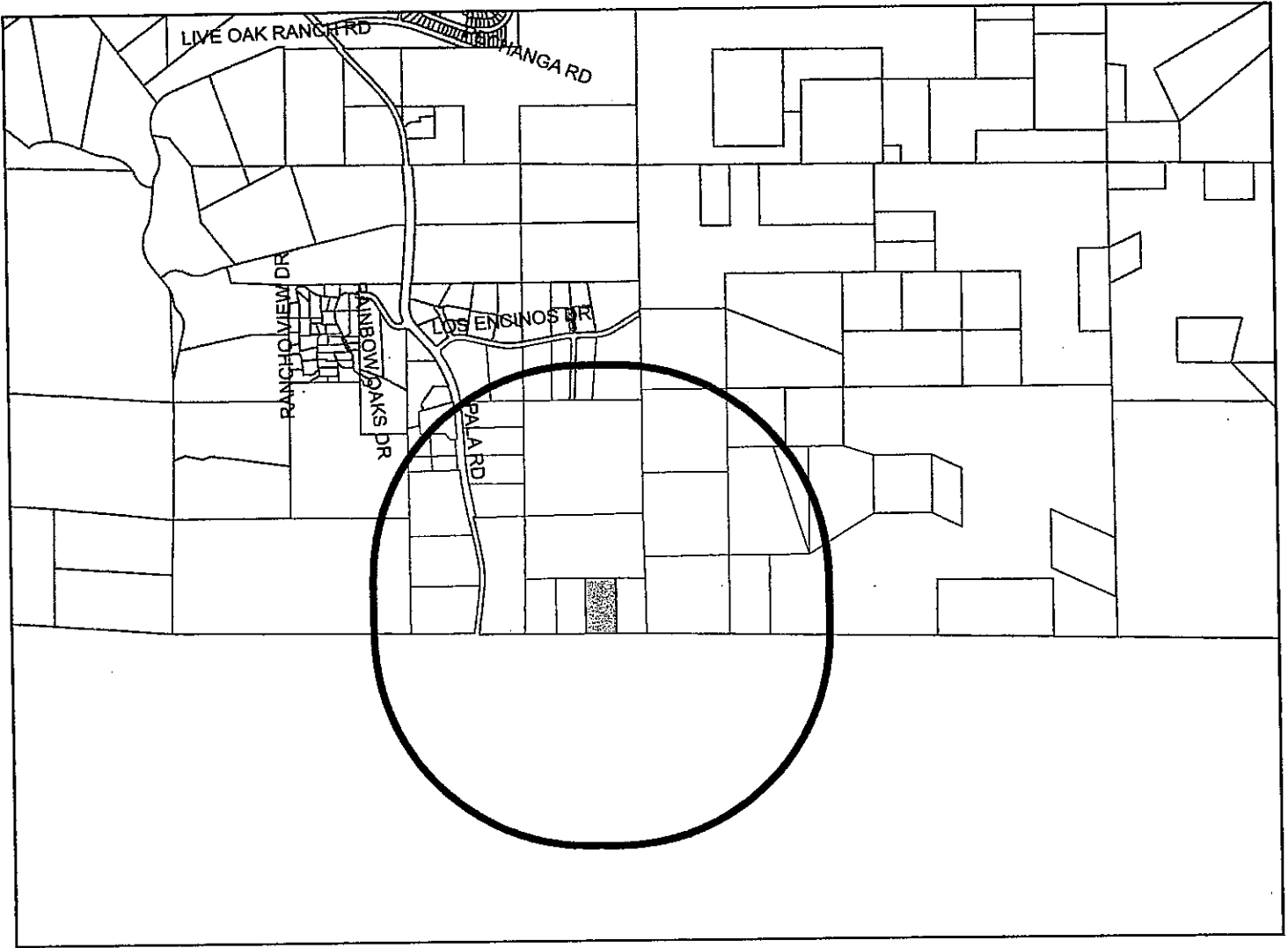
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd 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	



1,900 950 0 1,900 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: 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
TEMECULA, CA. 92592



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

