

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



803 B

FROM: TLMA - Planning Department

SUBMITTAL DATE:  
November 29, 2012

**SUBJECT: VARIANCE NO. 1878** – CEQA Exempt – Gayle Brewer – First/First Supervisorial District – Northerly of Thompson Court, southerly of Cajalco Road, easterly of Gavilan Road, westerly of Smith Road – 1.28 Acres – Zoning: R-A-1 – **REQUEST:** Grant a variance to reduce the front yard setback for the detached guest quarters/storage building and the detached barn/shed roof structure to 31 and 10 feet, respectively. The existing detached accessory structures don't comply with Section 18.28.b.(4) of Ordinance No. 348, which states: "in the case of an interior lot, no detached accessory building shall be erected so as to encroach upon the front half of the lot, provided, however, such accessory building need not be more than 75 feet from the street line."

A concurrent plot plan (Plot Plan No. 24969) proposes to permit an existing but unpermitted 400 sq. ft. detached garage building, a 556 sq. ft. detached barn building with 300 sq. ft. attached shed roof structure, and a 1,097 sq. ft. building containing a 599 sq. ft. guest quarters and a 498 sq. ft. storage room, with two patio covers totaling 468 sq. ft.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Director on November 5, 2012.

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

**APPROVED VARIANCE NO. 1878**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report from the Director's Hearing.

*Carolyn Syms Luria*  
\_\_\_\_\_  
Carolyn Syms Luria  
Planing Director

Initials:  
CSL:bb/dm *DM*

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: December 11, 2012  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By: *[Signature]*  
Deputy

Prev. Agn. Ref.

District: 1/1

Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

1.3

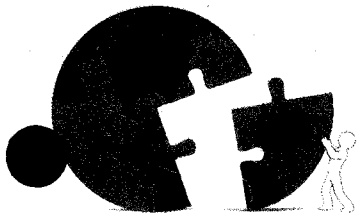
REVIEWED BY EXECUTIVE OFFICE

DATE *12/10/12*

Tina Grande

Departmental Concurrence

Dept Recomm.:  Policy  Policy  
 Consent  Consent  
Per Exec. Ofc.:



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

803B

DATE: November 13, 2012

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *P.M.*

SUBJECT: VAR01878

(Charge your time to these case numbers)

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

- Place on Administrative Action (Receive & File; EOT)
    - Labels provided If Set For Hearing
      - 10 Day  20 Day  30 day
  - Place on Consent Calendar
  - Place on Policy Calendar (Resolutions; Ordinances; PNC)
  - Place on Section Initiation Proceeding (GPIP)
  - Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
  - Publish in Newspaper:
    - \*\*SELECT Advertisement\*\*
    - \*\*SELECT CEQA Determination\*\*
      - 10 Day  20 Day  30 day
  - Notify Property Owners (app/agencies/property owner labels provided)
- Controversial:  YES  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"

VARIANCE Case #: VAR01878

Parcel: 285-170-009

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

VAR - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a Variance to reduce the front yard setback of the detached guest quarters from 75 feet to 31 feet and the detached barn from 75 feet to 10 feet on 1.28 acres, located at 17400 Krmaer Way in the unincorporated Riverside County near Perris.  
APN: 285-170-009

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 ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

VARIANCE Case #: VAR01878

Parcel: 285-170-009

10. GENERAL CONDITIONS

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

VARIANCE Case #: VAR01878

Parcel: 285-170-009

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 VAR - EXPIRATION DATE FOR USE

INEFFECT

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.

20.PLANNING. 2 VAR - EXPIRATION DATE FOR MAP

RECOMMND

This approval shall be used within the same period of time that the land division approval may be used, otherwise this variance shall become null and void.

Agenda Item No.: 2.6  
Supervisorial District: First/First  
Project Planner: Bahelila Boothe  
Director's Hearing: November 5, 2012

PLOT PLAN NO: 24969  
VARIANCE NO. 1878  
Applicant: Gayle Brewer  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to permit an unpermitted 400 square foot detached garage a 556 square foot detached barn with attached shed row 300 square feet and a 599 square foot guest quarters with a 468 square foot patio and a 498 square foot storage room and Variance No. 1887 to reduce the front yard setback of the detached guest quarters to 31 and the detached barn to 10 feet on 1.28 acres, located at 17400 Kramer Way in the unincorporated Riverside County near Perris. APN: 285-170-009

### ISSUES OF RELEVANCE:

The property has been reviewed and conditioned by Riverside County Transportation Department, due to the possibility that the existing septic leach lines may have encroached in to the right of way. It will be the responsibility of the owner of the property to move leach lines in the event that the road is increased in size.

The property is located on a hill. The house on the subject property is located on the top of the hill, and the remaining portions of the property are characterized by slope and a flatten portion towards the street. The two adjacent properties have sited their homes on the slope and the remaining portions of their properties are flat. The only place on site for accessory buildings for this subject property to support of animal keeping are in the flat area near the street. Section 18.18.b(4) of Ordinance No. 348, states: "in the case of an interior lot, no detached accessory building shall be erected so as to encroach upon the front half of the lot, provided, however, such accessory building need not be more than 75 feet from the street line." The applicant has submitted Variance No. 1878 to reduce the required front yard setback from 75 to 10 feet because of the topography.

### RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO, 24969 and VARIANCE NO. 1878, 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 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed projects will not have a significant effect on the environment.

6. These detached accessory buildings have been determined to be exempt under Section 15303(e) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural Community: Very Low Density Residential (1 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
3. The proposed accessory use is a permitted use in the general plan designation.
4. The proposed detached accessory buildings are a permitted use, subject to approval of a plot plan in the Residential Agricultural (R-A-1) zone.
5. The proposed detached accessory buildings uses are consistent with the development standards set forth in the R-A-1 zone.
6. The proposed 400 square foot detached garage, 556 square foot detached barn with attached 300 square foot shed row, and a 599 square foot guest quarters with a 468 square foot patio and a 498 square foot storage room are considered detached accessory buildings under Section 18.18 of Ordinance No. 348.
7. The accessory buildings are both located more than 100 feet from the main building.
8. The accessory building is compatible with the architecture of the main building and consistent with the characteristics of the surrounding neighborhood.
9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".
10. The property is located on a hill. The house on the subject property is located on the top of the hill, and the remaining portions of the property are characterized by slope and a flatten portion towards the street. The two adjacent properties have sited their homes on the slope and the remaining portions of their properties are flat. The only place to site accessory buildings on the subject property in support of animal keeping is in the flat area near the street. There are adjacent neighbors that are not impacted by the slope, and could enjoy the benefit of accessory buildings with the required setbacks and therefore it's appropriate to allow this variance application. In conclusion, it is infeasible to construction proposed accessory building any other location on the property except in front portion of the lot. The placement of the structure would necessitate the requirement of a variance application.

11. 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 Variance is required so that the front setback can be adjusted from the required 75 feet or half the length of the property as required by Ordinance 348 section 18.18b.(4) to a front setback of 10 feet. Due to the slope that runs across the property. The configuration of the parcel is such that, a strict application of the setback of 75 feet would deprive the property of privileges enjoyed by other properties in the vicinity under the same zoning classification. Therefore, the variance places the proposed accessory structure on par with similar structures for animal keeping on surrounding properties.



PLOT PLAN:ADMINISTRATIVE Case #: PP24969

Parcel: 285-170-009

5. DRT CORRECTIONS REQUIRED

TLMA DEPARTMENT

5.TLMA.999

BUILD & SAFETY PLCK

REQUIRED

The applicant shall provide floor plans for the structures constructed without building permits. The applicant shall include any utility installations on the plans where applicable. The floor plans will be needed to verify occupancy discriptions prior to approval.

The applicant will be required to obtain a building permit complying with all 2010 California Building Codes and Riverside County Ordinances for each structure constructed without permits. The building plan submittal for structures constructed without permits shall included building plans, structural calculations and a verification letter stamped and signed by a California Licensed Civil Engineer or a California Licensed Architect.

The verification letter shall include foundation/footing verification of the width, depth, rebar placement, rebar size, anchor bolt placement, spacing, size and embedment depth. The verification letter shall include any other anhorng or holdown device and any concealed connection.

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

PPA - PROJECT DESCRIPTION

RECOMMND

The use hereby proposal to permit an unpermitted 400 square foot detached garage, a 556 square foot detached barn with attached 300 square foot shed row and a 559 square foot guest quarter with a 468 square foot patio and a 498 square foot storage room and Variance No. 1887 to reduce the front yard setback of the detached guest quarters to 31 feet and the detached barn to 10 feet on 1.28 acres, located at 17400 Kramer Way in the unincorporated Riverside County near Perris. APN: 285-170-009

10. EVERY. 2

PPA - HOLD HARMLESS

RECOMMND

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24969

Parcel: 285-170-009

10. GENERAL CONDITIONS

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

RECOMMND

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

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

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

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

10. EVERY. 3 PPA - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24969 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24969, Exhibit A, dated August 17, 2011. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 24969, Exhibit B, dated August 17, 2011. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 24969, Exhibit C, dated August 17, 2012. (Floor Plan)

PLOT PLAN:ADMINISTRATIVE Case #: PP24969

Parcel: 285-170-009

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 OWTS/ATU - MAINTAIN SETBACKS

RECOMMND

All proposed Onsite Wastewater Treatment Systems (OWTS) and/or all proposed Advanced Treatment Units (ATUs) must maintain all required setbacks as specified in the Department of Environmental Health (DEH) Technical Guidance Manual, Uniform Plumbing Code, and State and Local Laws. Please note that the most restrictive minimum setback may be applied at the discretion of DEH.

In addition, no part of the proposed OWTS and/or ATU can be located within "Do Not Disturbed" areas without written consent from the appropriate regulatory agency. Moreover, no part of the proposed OWTS and/or ATU can be located within easements that are not legally dedicated for use by the proposed OWTS and/or ATU.

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - LANDUSE APPROVAL ONLY

RECOM

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24969 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS

RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

PLAT PLAN:ADMINISTRATIVE Case #: PP24969

Parcel: 285-170-009

10. GENERAL CONDITIONS

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

RECOMMND

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

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

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

c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

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

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

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

10.PLANNING. 3 PPA - SETBACKS IN HIGH FIRE

RECOMMND

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24969

Parcel: 285-170-009

10. GENERAL CONDITIONS

10.PLANNING. 4 USE - CAUSES FOR REVOCATION

RECOMMND

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

10.PLANNING. 6 PPA - GUEST QUARTER

RECOMMND

This approval is for a guest quarter, no kitchen is permitted to be placed in a guest quarter.

A guest quarter shall be used exclusively by occupants of the premises and their non-paying guests.

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE

RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:  
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 USE - TS/EXEMPT

RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation

11/20/12  
10:04

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN: ADMINISTRATIVE Case #: PP24969

Parcel: 285-170-009

10. GENERAL CONDITIONS

10.TRANS. 3 USE - TS/EXEMPT (cont.)

RECOMMND

Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 4 USE - NO ADD'L ON-SITE R-O-W

RECOMMND

No additional on-site right-of-way shall be required on Kramer Way and along the northern property line (unnamed road) since adequate right-of-way exists per PM 69/46 (PM12,243) and Instrument No. 016880 recorded on January 27, 1978 respectively.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

TRANS DEPARTMENT

20.TRANS. 1 USE-SEPTIC LEACH LINE RELOCATE

RECOMMND

In the future, if and when the County needs to utilize the existing 30' wide road right-of-way along the northern property line of PP24969 (dedicated per Instrument No. 016880 recorded on January 27, 1978), the owner shall relocate the existing septic leach line and all structures encroaching said dedication outside the road right-of-way at the owner's full expense and as directed by the

11/20/12  
10:04

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 7

PLOT PLAN:ADMINISTRATIVE Case #: PP24969

Parcel: 285-170-009

20. PRIOR TO A CERTAIN DATE

20.TRANS. 1 USE-SEPTIC LEACH LINE RELOCATE (cont.) RECOMMND

Transportation Department.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

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

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

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

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

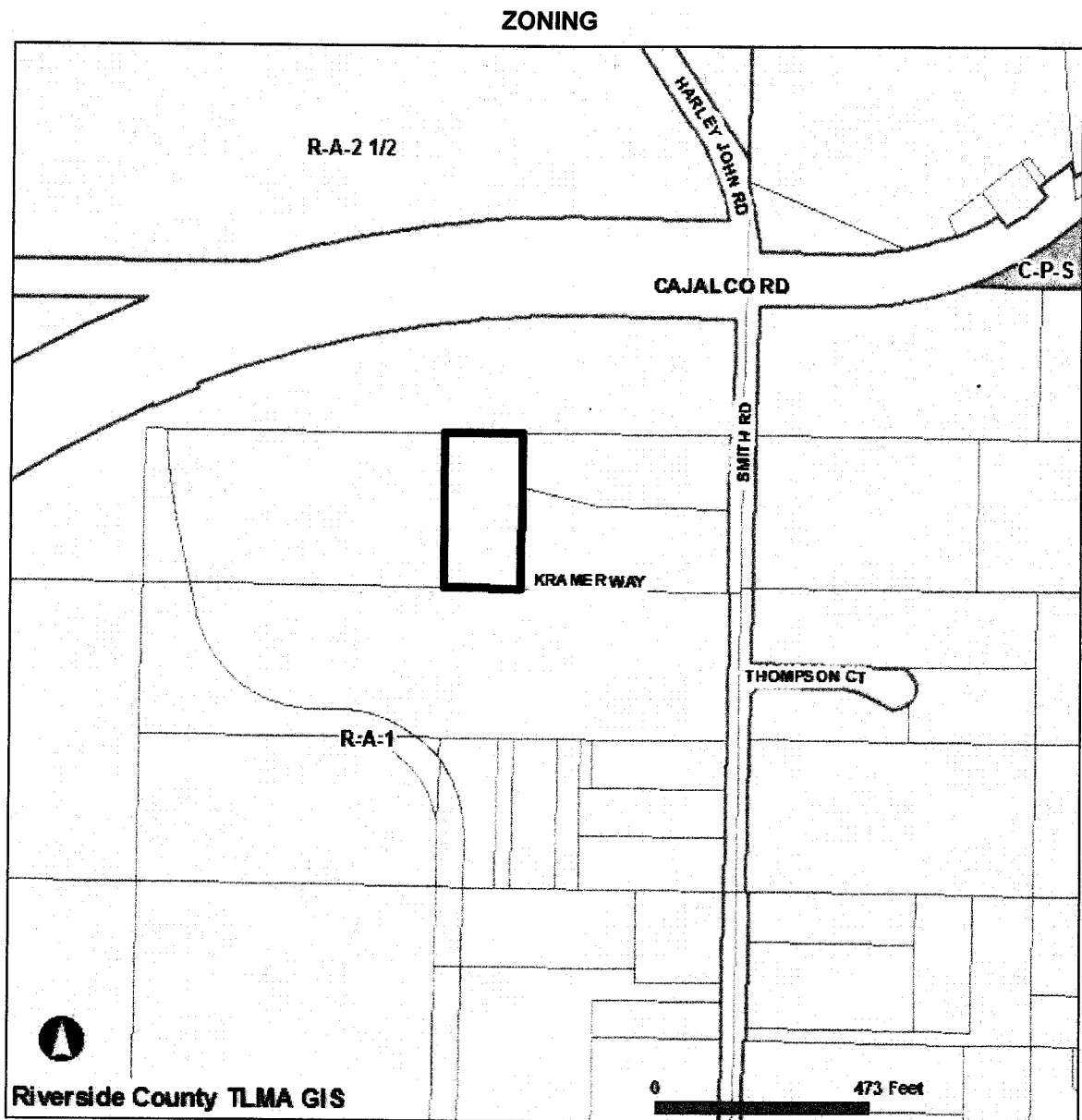
90.E HEALTH. 1 USE- EXISTING OWTS INEFFECT

Existing non permitted OWTS requires risers and lids to grade as specified in the Departments Technical manual. Inspection by this Department required. The distribution box should be exposed at this time for inspection.

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.



**Selected parcel(s):**  
285-170-009

**ZONING**

- SELECTED PARCEL
- ZONING BOUNDARY
-  INTERSTATES
-  C-P-S
-  HIGHWAYS
- R-A-1, R-A-2 1/2
- PARCELS

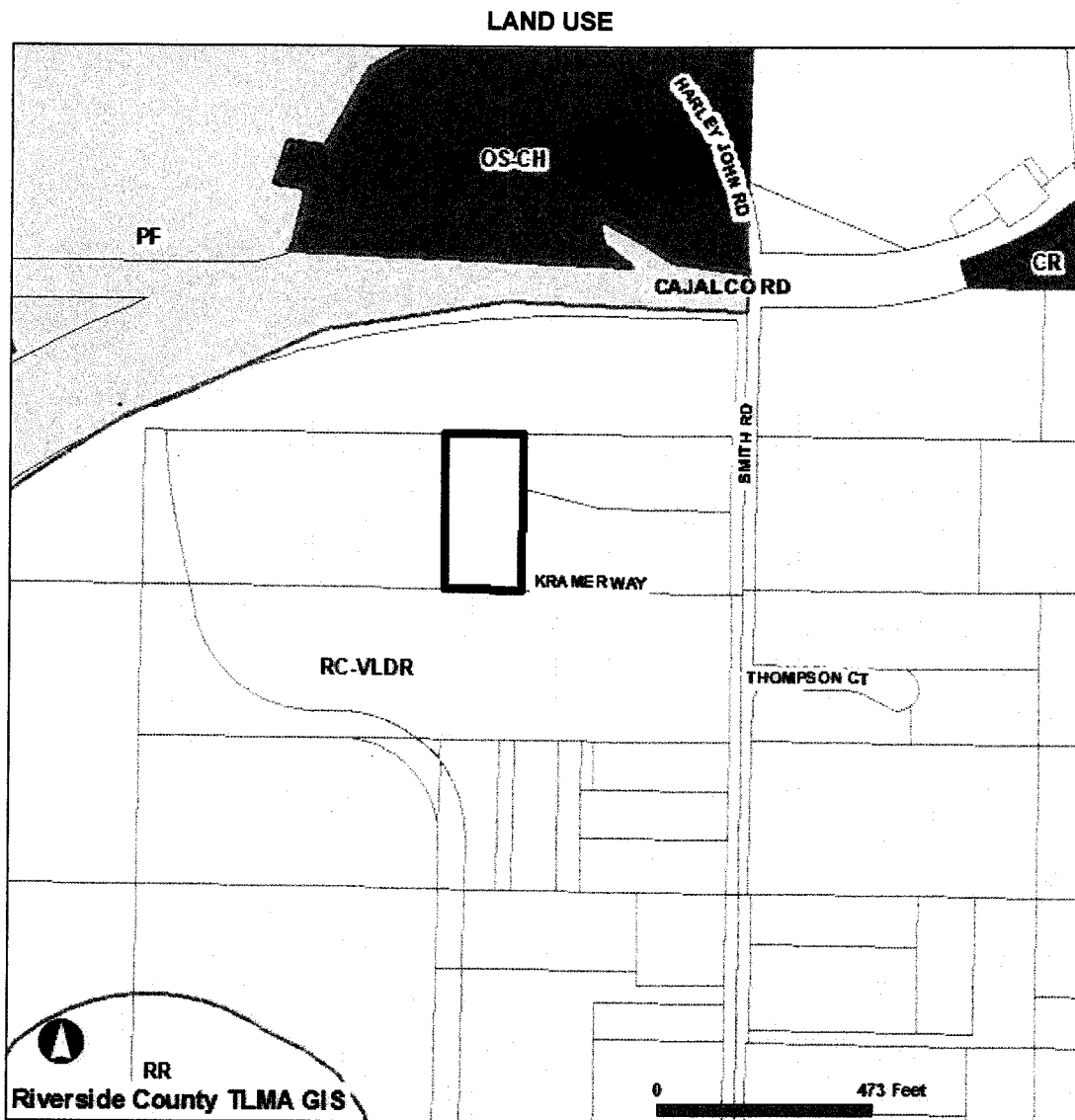
**\*IMPORTANT\***

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

REPORT PRINTED ON...Tue Oct 09 09:28:54 2012

Version 120712





Selected parcel(s):  
285-170-009

**LAND USE**

- SELECTED PARCEL
- CR - COMMERCIAL RETAIL
- OS-CH - CONSERVATION HABITAT
- RR - RURAL RESIDENTIAL
- INTERSTATES
- HIGHWAYS
- PF - PUBLIC FACILITIES
- PARCELS
- RC-VLDR - RURAL COMMUNITY - VERY LOW DENSITY RESIDENTIAL

**\*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.

2011 AERIAL



**Selected parcel(s):**  
285-170-009

**\*IMPORTANT\***

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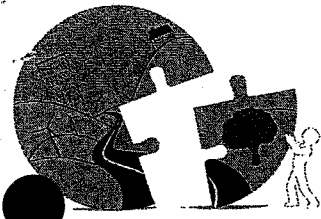
REPORT PRINTED ON...Tue Oct 09 09:26:51 2012

Version 120712



\$2,500.00

**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**



Carolyn Syms Luna  
Director

Set ID# C006269

**APPLICATION FOR MINOR PLOT PLAN**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 24969 DATE SUBMITTED: 6-15-11

**APPLICATION INFORMATION**

Applicant's Name: Gayle Brewer E-Mail: gaylestorm11@aol.com

Mailing Address: 17480 Kramer Way  
Perris CA 92570  
City State ZIP

Daytime Phone No: (951) 955-5139 Fax No: ( )

Engineer/Representative's Name: Dan Wishard E-Mail: danwishard@

Mailing Address: ~~Same~~ 231 E Alessandro Blvd #A-216  
Riverside CA 92508  
City State ZIP <sup>sbcglobal.net</sup>

Daytime Phone No: (951) 858-1050 Fax No: ( )

Property Owner's Name: Gayle Brewer E-Mail: \_\_\_\_\_

Mailing Address: Same as above  
Street  
City State ZIP

Daytime Phone No: ( ) Fax No: ( )

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

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

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

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

VARO 1878

**APPLICATION FOR MINOR PLOT PLAN**

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

Gayle Brewer  
PRINTED NAME OF APPLICANT

Gayle Brewer  
SIGNATURE OF APPLICANT

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

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

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

SIGNATURE OF PROPERTY OWNER(S):

Gayle Brewer  
PRINTED NAME OF PROPERTY OWNER(S)

Gayle Brewer  
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

**PROJECT INFORMATION**

Proposal (describe the project and reference the applicable Ord. No. 348 section): PERMIT 3

EXISTING UNPERMITTED STRUCTURES ARE FOLLOWS:

- ① DETACHED 2-CAR GARAGE OF 400 SF
- ② DETACHED BARN OF 550 SF W/ ATTACHED SHED ROOF OF 300 SF.
- ③ GUEST QUARTERS & STORAGE BLDG W/ ATTACHED PATIOS. GUEST QUART. = 599 SF  
Related cases or underlying case: STORAGE RM = 498 SF & PATIOS = 408 SF

**PROPERTY INFORMATION**

Assessor's Parcel Number(s): 285 - 170 - 009 CD/10-071916

**APPLICATION FOR MINOR PLOT PLAN**

Section: 285-170-009<sup>12</sup> Township: 45 Range: 50

Approximate Gross Acreage: 1.28

General location (nearby or cross streets): North of Thompson Ct., South of Cajalco Rd., East of Cavilan Rd., West of Smith Rd.

Thomas Brothers Map, edition year, page no., and coordinates: 776 A3, A4 2008

**MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:**  
(Note: All exhibits shall be folded to a maximum 8½" x 14" size)

**COMMERCIAL/INDUSTRIAL**

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Current processing deposit-based fee.

**ACCESSORY BUILDING**

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

**GUEST HOUSE**

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

George A. Johnson  
Agency Director

<i>Katherine Gifford</i> Director, Administrative Services Department	<i>Ron Goldman</i> Director, Planning Department	<i>Juan C. Perez</i> Director, Transportation Department	<i>Mike Lara</i> Director, Building & Safety Department	<i>John Boyd</i> Director, Code Enforcement Department	<i>Carolyn Syms</i> Luna Director, Environmental Programs Department
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**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and Gayle Brewer hereafter "Applicant" and Gayle Brewer Property Owner".

Description of application/permit use:  
minor plot plan

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): 285-170-009

Property Location or Address: 17400 Kramer Way Perris Ca. 92570

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Gayle Brewer

Phone No.: 951 283-4312

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

Email: gaylebrewer

Address: Same as above

gaylestorm11@aol.com

**3. APPLICANT INFORMATION:**

Applicant Name: Gayle Brewer

Phone No.: 951 283-4312

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

Email: \_\_\_\_\_

Address (if different from property owner)  
same as above

**4. SIGNATURES:**

Signature of Applicant: Gayle Brewer Date: 6-15-11

Print Name and Title: Gayle Brewer

Signature of Property Owner: Gayle Brewer Date: \_\_\_\_\_

Print Name and Title: Gayle Brewer

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

**FOR COUNTY OF RIVERSIDE USE ONLY**

Application or Permit (s)#: \_\_\_\_\_

Set #: \_\_\_\_\_ Application Date: \_\_\_\_\_



\$1,375.98

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

Set ID# CC006269

**APPLICATION FOR LAND USE AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

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

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

CASE NUMBER: VAR01878      DATE SUBMITTED: 6-15-11

**APPLICATION INFORMATION**

Applicant's Name: Gayle Brewer      E-Mail: gaylestorm111@aol.com

Mailing Address: 17400 Kramer Way  
Perris      Ca.      92570  
City      State      ZIP

Daytime Phone No: (951) 955-5139      Fax No: ( ) \_\_\_\_\_

Engineer/Representative's Name: Dan Wistard      E-Mail: danwistard@sbglobal.net

Mailing Address: 231 E. ALESSANDRO BLVD #A-216  
RIVERSIDE      CA.      92508  
City      State      ZIP

Daytime Phone No: (951) 858-1050      Fax No: (951) 776-9870

Property Owner's Name: \_\_\_\_\_      E-Mail: \_\_\_\_\_

Mailing Address: 17400 Kramer Way  
Perris      Ca      92570  
City      State      ZIP

Daytime Phone No: (951) 955-5139      Fax No: ( ) \_\_\_\_\_

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

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

PP 24969

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

Gayle Brewer      Gayle Brewer  
PRINTED NAME OF APPLICANT      SIGNATURE OF APPLICANT

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

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

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

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

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

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 285-170-009

Section: 12 Township: 4S Range: 5W

Approximate Gross Acreage: 1.28

General location (nearby or cross streets): North of THOMPSON CT., South of CASALCO RD., East of GAVILAN RD., West of SMITH RD.

Thomas Brothers map, edition year, page number, and coordinates: 776 A3, A4 2008

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

OBTAIN APPROVAL FOR EXISTING NON-PERMITTED  
STRUCTURES / CODE ENFORCEMENT VIOLATION,  
WITH VARIANCE FOR SETBACK AT FRONT / EASEMENT  
REDUCED TO 61' / 31' INSTEAD OF 75' FRONT SETBACK

Related cases filed in conjunction with this request:

CV 10-07696

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

If yes, provide Case No(s). N/A (Parcel Map, Zone Change, etc.)

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

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: N/A

Is water service available at the project site: Yes  No

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

Is sewer service available at the site? Yes  No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 5 MILES

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

Estimated amount of fill = cubic yards N/A

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

Import N/A Export N/A Neither N/A

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

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

N/A

How many anticipated truckloads? \_\_\_\_\_ N/A \_\_\_\_\_ truck loads.

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

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

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

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

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

- Santa Ana River       Santa Margarita River       San Jacinto River       Colorado 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) Gayle Brewer Date 4-11-11  
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**

<b>Project File No.</b>	
<b>Project Name:</b>	
<b>Project Location:</b>	
<b>Project Description</b>	

<b>Proposed Project Consists of or Includes:</b>	<b>Yes</b>	<b>No</b>
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input 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 <sup>1</sup> represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes 5013, 7532, 7533, 7534, 7537, 7538, and 7539).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (Standard Industrial Classification (SIC) code 5812) where the project site is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan <sup>2</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>3</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 commingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>1</sup>Land area is based on acreage disturbed.

<sup>2</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 [www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf](http://www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf).

<sup>3</sup>The most recent CWA Section 303(d) list can be found at [www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://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.

RIVERSIDE COUNTY GIS



Selected parcel(s):  
285-170-009

**\*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.

**STANDARD WITH PERMITS REPORT**

**APNs**

285-170-009-6

**OWNER NAME / ADDRESS**

GAYLE JOANNE BREWER  
17400 KRAMER WAY  
PERRIS, CA. 92570

**MAILING ADDRESS**

(SEE OWNER)  
(SEE SITUS)

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: PM 69/46  
SUBDIVISION NAME: PM 12243  
LOT/PARCEL: 1, BLOCK: NOT AVAILABLE  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 1.28 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 2459 SQFT., 3 BDRM/ 2.25 BATH, 1 STORY, ATTACHED GARAGE(728 SQ. FT), CONST'D 1981TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 776 GRID: A3, A4

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
CITY SPHERE: RIVERSIDE  
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 (ORD. 813)**

BOB BUSTER, DISTRICT 1

**TOWNSHIP/RANGE**

T4SR5W SEC 12

**ELEVATION RANGE**

1524/1524 FEET

**PREVIOUS APN**

285-170-003

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***PLANNING***

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**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
RC-VLDR

**AREA PLAN (RCIP)**

LAKE MATHEWS / WOODCREST

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-A-1 (CZ 5086)

**ZONING DISTRICTS AND ZONING AREAS**

CAJALCO DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**

NOT IN AN AIRPORT INFLUENCE AREA

NOT IN AN AIRPORT COMPATIBILITY ZONE

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## **ENVIRONMENTAL**

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**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**  
2324

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

**VEGETATION (2005)**  
AGRICULTURAL LAND  
DEVELOPED/DISTURBED LAND

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## **FIRE**

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**HIGH FIRE AREA (ORD. 787)**  
NOT IN A HIGH FIRE AREA

**FIRE RESPONSIBILITY AREA**  
STATE RESPONSIBILITY AREA

---

## **DEVELOPMENT FEES**

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

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

**ROAD & BRIDGE DISTRICT**  
NOT IN A DISTRICT

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

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

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

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

**DEVELOPMENT AGREEMENTS**  
NOT IN A DEVELOPMENT AGREEMENT AREA

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## **TRANSPORTATION**

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**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**  
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

**ROAD BOOK PAGE**  
57

**TRANSPORTATION AGREEMENTS**  
NOT IN A TRANSPORTATION AGREEMENT

**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**



CONTACT FARAH KHORASHADI IN THE TRANSPORTATION DEPARTMENT AT (951)955-2091.

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## **HYDROLOGY**

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### **FLOOD PLAIN REVIEW**

NOT REQUIRED.

### **WATER DISTRICT**

WMWD

### **FLOOD CONTROL DISTRICT**

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

### **WATERSHED**

SANTA ANA RIVER

---

## **GEOLOGIC**

---

### **FAULT ZONE**

NOT IN A FAULT ZONE

### **FAULTS**

NOT WITHIN A 1/2 MILE OF A FAULT

### **LIQUEFACTION POTENTIAL**

MODERATE

### **SUBSIDENCE**

SUSCEPTIBLE

### **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**

VAL VERDE UNIFIED

### **COMMUNITIES**

LAKE MATHEWS

### **COUNTY SERVICE AREA**

NOT IN A COUNTY SERVICE AREA.

### **LIGHTING (ORD. 655)**

ZONE B, 43.33 MILES FROM MT. PALOMAR OBSERVATORY

### **2000 CENSUS TRACT**

042903

### **FARMLAND**

LOCAL IMPORTANCE

OTHER LANDS

### **TAX RATE AREAS**

098035

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION

- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- VAL VERDE UNIF
- WESTERN MUN WATER 3RD FRINGE
- WESTERN MUN WATER IMP DIST 2

**SPECIAL NOTES**  
NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
CV1007696	NEIGHBORHOOD ENFORCEMENT	Sep. 10, 2010

**BUILDING PERMITS**

Case #	Description	Status
371907	GARDEN WALL	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BPT030718	PATIO COVER	FINAL
BZ399778	PLAN CHECK (DWELLING AND ATTACH GARAGE)	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ405892	DWELL & ATT GARAGE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ412334	COMPLETE BONUS ROOM	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ412335	PORCH AND PATIO TO MOBILE HOME	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ412336	REMODEL STATER BROTHERS	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017

**ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

**PLANNING PERMITS**

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Thu Jun 16 10:54:18 2011  
Version 110502

## NOTICE OF PUBLIC HEARING

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

**PLOT PLAN NO. 24969/VARIANCE NO. 1878** - CEQA Exempt - Applicant: Gayle Brewer – Eng/Rep: Dan Wishard – First/First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential - 1 Acre Minimum (RC:VLDR) - Located Northerly of Kramer Way, southerly of Cajalco Road, easterly of Gavilan Road, westerly of Smith Road – Zoning: Residential Agricultural – (R-A-1) 1 Acre Minimum - REQUEST: The Plot Plan is a proposal to permit an unpermitted 400 square foot detached garage, 556 square foot detached barn with attached shed row of 300 square feet and a 599 square foot guest quarters with a 468 square foot patio and a 498 square foot storage room and Variance No. 1878 to reduce the required 75 feet front yard setback to 31 feet for the guest quarters with storage and the detached barn setback from 75 feet to 10 feet front yard on 1.28 acres, located at 17400 Kramer Way in the unincorporated Riverside county near Perris. APN: 285-170-009. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.  
DATE OF HEARING: November 5, 2012  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
1ST FLOOR, CONFERENCE ROOM 2A  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Bahelila Boothe, Project Planner at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org), or go to the County Planning Department's Director's Hearing agenda web page at [http://www.rctlma.org/planning/content/hearings/dh/current\\_dh.html](http://www.rctlma.org/planning/content/hearings/dh/current_dh.html).

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

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

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

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

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

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 10/4/2012,

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

APN (s) or case numbers PP24969 For

Company or Individual's Name Planning Department,

Distance buffered 1000'.

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.

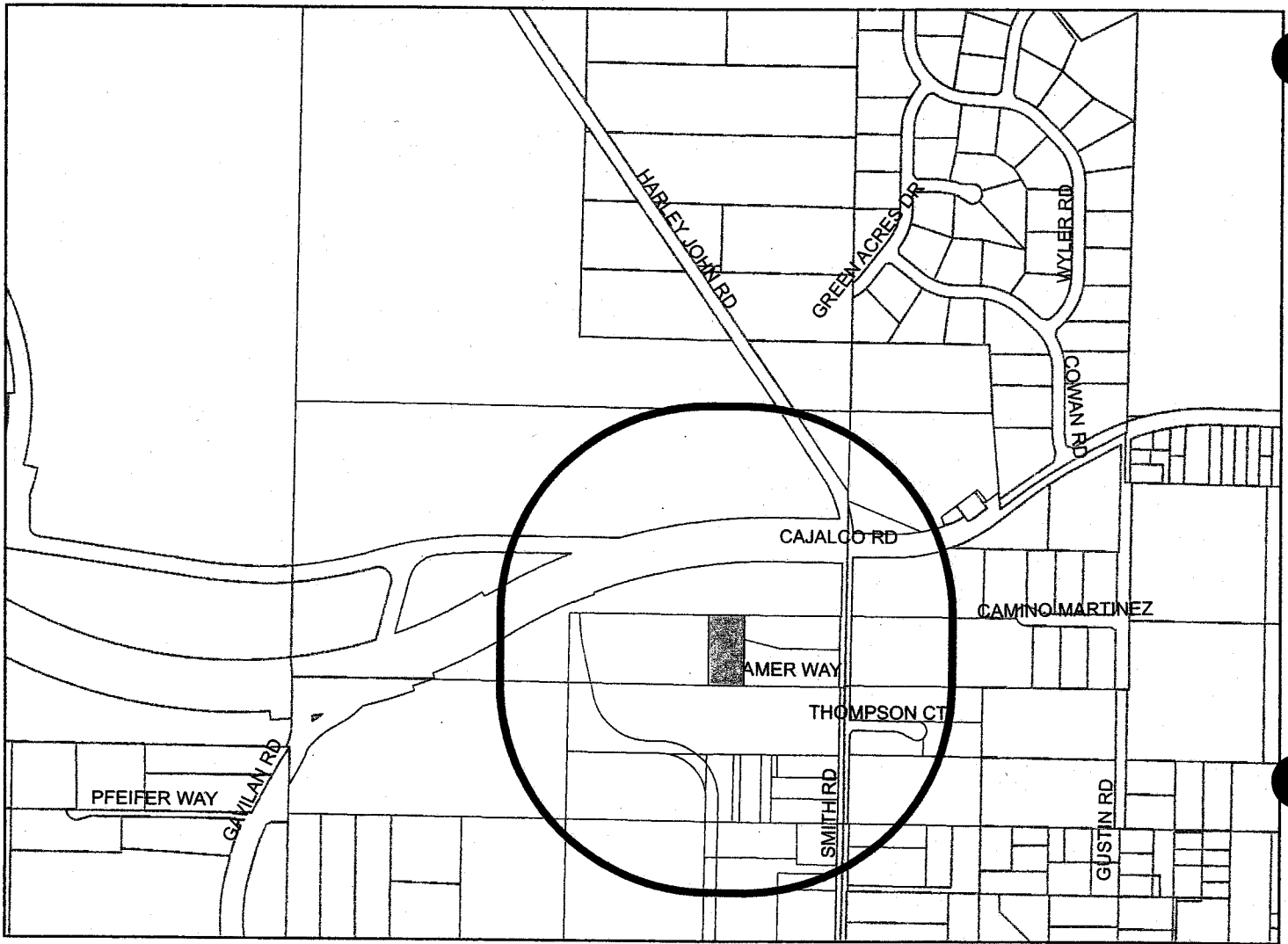
NAME: Vinnie Nguyen

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

**PP24969 (600 feet buffer)**



**Selected Parcels**

285-190-010	285-190-013	285-240-030	285-230-013	285-170-012	285-190-012	285-190-011	285-190-016	285-200-007	285-200-009
285-180-003	285-200-004	285-190-018	285-200-001	285-170-009	285-230-003	285-210-005	285-210-008	285-190-005	285-190-008
285-230-014	285-170-011	285-210-015	285-210-024	285-170-010	285-190-014	285-160-037	285-170-006	285-170-014	285-170-015
285-180-011	285-200-005	285-230-001	285-200-003	285-170-013	285-190-015	285-190-017	285-190-019	285-190-020	285-200-008
285-200-010	285-240-031	285-190-006							



900 450 0 900 Feet

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ASMT: 285170009, APN: 285170009  
GAYLE BREWER  
17400 KRAMER WAY  
PERRIS, CA. 92570

ASMT: 285190006, APN: 285190006  
DOLORES DEATHERAGE, ETAL  
19825 SMITH RD  
PERRIS, CA. 92570

ASMT: 285170010, APN: 285170010  
SUSANA ULLOA, ETAL  
19685 SMITH ST  
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JANET HUFFMAN, ETAL  
17535 THOMPSON  
PERRIS CA 92570

ASMT: 285170011, APN: 285170011  
ALMA FLORES, ETAL  
19709 SMITH RD  
PERRIS CA 92750

ASMT: 285190012, APN: 285190012  
DAVID HELLECK  
3411 W MACARTHUR BLV  
SANTA ANA CA 92704

ASMT: 285170012, APN: 285170012  
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19711 SMITH RD  
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MELCHOR RAMIREZ  
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PERRIS CA 92570

ASMT: 285180011, APN: 285180011  
MWD  
C/O ASSEST MANAGEMENT  
P O BOX 54153  
LOS ANGELES CA 90054

ASMT: 285200001, APN: 285200001  
LORI MISER, ETAL  
12200 MAGNOLIA AVE  
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ASMT: 285190005, APN: 285190005  
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19815 SMITH RD  
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ASMT: 285200003, APN: 285200003  
PAULINDA GREENE  
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PERRIS, CA. 92571

ASMT: 285200004, APN: 285200004  
ESTHER WILSON  
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PAMELA WEBER  
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HANI ALIHASSEN  
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LAKEWOOD CA 90715

ASMT: 285240031, APN: 285240031  
VIVIAN SMITH  
19946 SMITH RD  
PERRIS, CA. 92570

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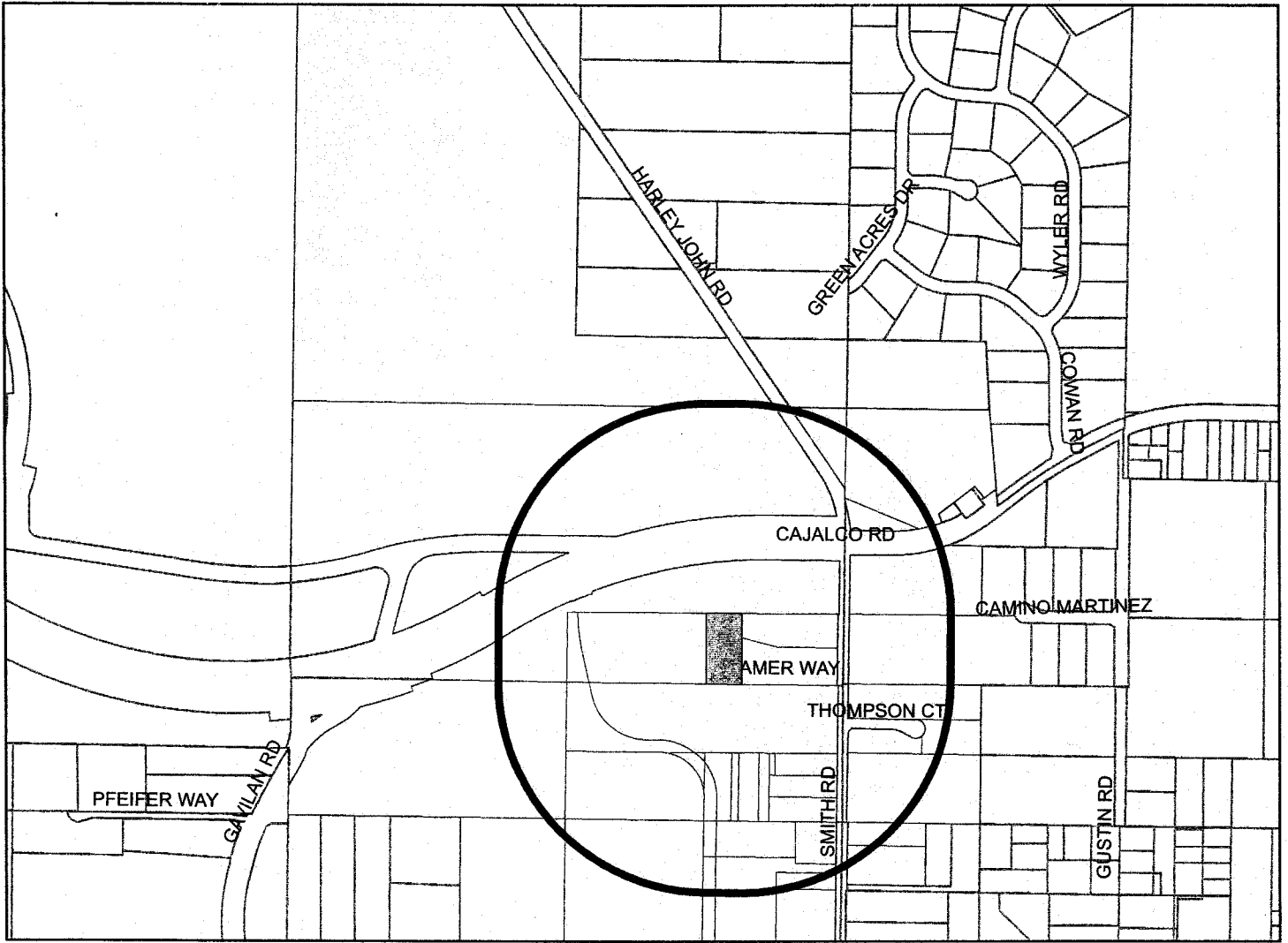
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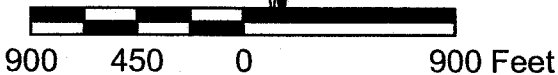
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**PP24969 (600 feet buffer)**



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PAULINDA GREENE  
19831 SMITH RD  
PERRIS, CA. 92571



# ¡Aprende a Usar el Formato Avery, Terminología y Software!

## ¡Aprende a Usar el Formato Avery!

¡Aprende a usar el formato Avery para tus proyectos, desde tarjetas de presentación hasta etiquetas.

- Ajusta primer y espacio para "Paper Type" to "Labels" to ensure proper printing.
- Check the alignment of your printed layout by first printing on a plain sheet of paper. Hold the printed sheet behind the transparency to check the alignment of your layout. This is useful to verify the quality of the printed layout before you start printing on the transparency.
- Use a printer that supports the resolution of the Avery format. Some printers may not support the resolution of the Avery format.
- Use the only Avery brand products, as they are the only ones that will work with the Avery format.

## ¡Aprende a Usar el Formato Avery!

- Avery Terminología
  - Aprende a usar el formato Avery para tus proyectos, desde tarjetas de presentación hasta etiquetas.
- Avery Etiquetas para tarjetas de presentación
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# ¡Aprende a Usar el Formato Avery, Terminología y Software!

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• Adjust printer settings for "Paper type" or "Color" to optimize print quality.

• Check the alignment of your printed layout by first printing on a plain sheet of paper. Hold the printed sheet behind the page you wish to print. The alignment shows up as a grid of dots. If the dots are not in a grid, adjust the alignment.

• Print a test page to check the alignment of the printer. If the alignment is not correct, you may need to adjust the alignment of the printer.

• Make sure the paper is properly loaded in the printer. If the paper is not properly loaded, the printer may not print correctly.

• For more information, visit [www.hp.com/go/inkjetprint](http://www.hp.com/go/inkjetprint)

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For more tips on how to get the most out of your HP inkjet printer, visit [www.hp.com/go/inkjetprint](http://www.hp.com/go/inkjetprint)

• Select the "Print" option from the "File" menu in the application you are using to print.

• Review the print settings for the document. You can choose to print all pages or a specific page range.

• Click the "Print" button to start printing. If you are printing multiple copies, you can choose to print all copies or a specific page range.

• If you are printing a large document, you may want to print in sections to save ink.

• Use the "Print" button to start printing.

• For more information, visit [www.hp.com/go/inkjetprint](http://www.hp.com/go/inkjetprint)

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