



COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND  
MANAGEMENT AGENCY

TRAVIS ENGELKING  
LAND USE TECHNICIAN II

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COUNTER SERVICES  
4080 LEMON ST., 9TH FLOOR  
P.O. BOX 1629  
RIVERSIDE, CA 92502-1629

February 8, 2018

Re: Status of Garage Conversion  
to Real Estate office.

Dear Mike & Joellen,

Yesterday, Wednesday Feb. 7<sup>th</sup>, 2018, I met with Travis Engelking, a Land Use Technician, with the Riverside County Planning Dept. about your garage that was converted to a real estate operation, by the tract developer. According to Travis as far as the Building Dept. is concerned the records in the computer show that the conversion use is still in affect and they have no concern over it.

As I informed, Mike, in a recent phone conversation, I found in the Records Division, at County Administrations, documented proof that the developer, in deed, did file for permission to undertake the conversion of the garage to habitable use, in this case as a sales office for the tract.

According to the Building Permit the house was finaled on May 14<sup>th</sup>, 1979 and the Garage conversion. was finaled on May 22<sup>nd</sup>, 1979 by the same inspector. So there is no question the County Building Dept. was well aware of the conversion.

As Travis stated, if it is being used as a bedroom, office, gymnasium...whatever, it is approved for "habitable use" and the County has no other interest unless at a later date you choose to change the occupancy use, then a separate permit would be required.

I have enclosed herewith copies of the various permits I pulled: Health Dept. (septic system) the main dwelling and the conversion of the garage, for your records. I have also included Travis' business card just in case anyone questions the use.

If the question arises at a later date with code enforcement or a sale escrow just present this letter and the accompanying County Records for full disclosure on your part. And, if you have any further questions or need further clarification of the contents, herein, please do not hesitate to contact me at your convenience. Also, your retainer check will be sufficient to cover my time and expenses to date.

Respectfully,

R. Denzil Lee, AIA

Enclosures





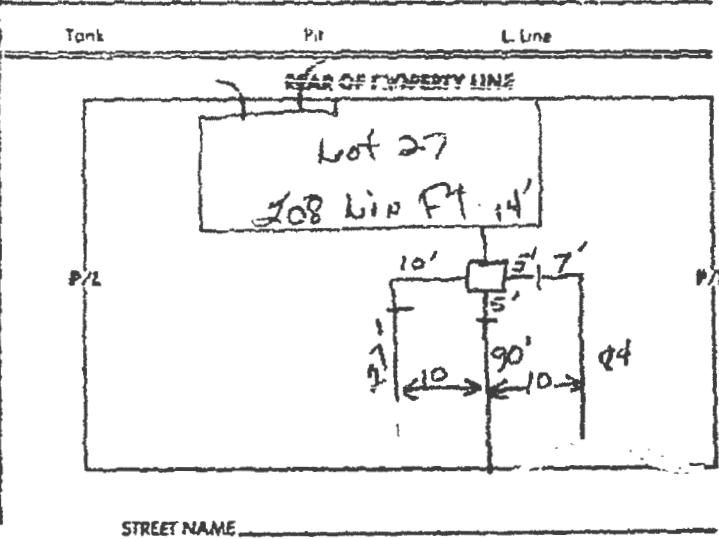
NO.	OPERATION	DATE	INSPECTOR
<b>BUILDING APPROVALS</b>			
1	Set Back		
2	Frig & Fins	10-31-78	Th
2A	Slab Groor	11-13-78	Th
3	Steel		
4	Grout Blocks		
5	Bond Beams		
6	Roof Deck	12-12-78	Th
7	Framing	12-28-78	Th
8	Vents		
9	Garage Fire Wall		
10	Hireplace P.L. <input type="checkbox"/>	1-3-79	Th
10A	Hireplace T.O. <input type="checkbox"/>	1-3-79	Th
11	Exterior Lath	1-12-79	Th
12	Internal Lath		
12A	Drywall	1-17-79	Th
13	Finish Grade		
	INSULATION	Thick	R Value
7A	Walls (Batts)		
12B	Ceiling (Batts)	1-4-79	Th
12C	Ceiling (Blown)	1-3-79	Th
14	Final	5-14-79	Th
<b>PLUMBING APPROVALS</b>			
15	Ground Plumb	10-31-78	Th
16	Water Piping		
17	Rough Plumb	12-28-78	Th
18	Vents		
19	Sewage Disposal	11-22-78	Th
20	Sewer		
21	Water Heater		
22	Water Softener		
23	Water Service	5-14-79	Th
24	Gas Test	3-9-79	Th
25	Final	5-14-79	Th
<b>ELECTRICAL APPROVALS</b>			
26	Power Pole		
27	Conduit		
28	Service Entrance		
29	Wiring	12-28-78	Th
29A	Grounding Wire		
29B	Bonding		
30	Fixtures	5-14-79	Th
31	Service	4-16-79	Th
32	Final	5-14-79	Th

NO.	OPERATION	DATE	INSPECTOR
<b>MECHANICAL APPROVALS</b>			
33	Ventilation System		
34	Flenums & Ducts		
35	Furnace Compart.		
36	Inlets & Outlets		
37	Combustion Air		
38	Compressor		
39	Appl. Clearance		
40	Fire Damper		
41	Smoke Detention Device	5-14-79	Th
42	Commercial Hood		
43	Final	5-14-79	Th

**ADDITIONAL INFORMATION**

11-13-78 Th  
 vis & mech. installed in slab  
 Top Et OK for security  
 OK'd by Bob

**SEWAGE SYSTEM SIZE & LOCATION**



STREET NAME \_\_\_\_\_



**NOTICE TO APPLICANT**

In conformity with the provisions of State of California Labor Code Section 3800, the applicant shall have on file or file with the Riverside County Department of Building and Safety a certificate as designated in Items I or II below, or shall indicate Item III, IV, or V, whichever is applicable.

**CERTIFICATE OF APPLICANT**

Please mark the appropriate block:

- I. Certificate of Consent to self-insure issued by the Director of Industrial Relations
  - Copy on file  Copy submitted
- II. Certificate of Workers' Compensation Insurance issued by an admitted insurer.
  - Copy on file  Copy submitted
- III. The cost of the work to be performed is \$100 or less
- IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation laws of California. I further certify that, in the event I become subject to the Workers' Compensation provisions of the Labor Code that I will comply forthwith with the provisions of Labor Code Section 3700, et seq. and understand that, if I do not comply, the permit shall be deemed revoked.
- V. I certify as the owner (or the agent of the owner) that in the performance of the work for which this permit is issued I have engaged

contractor. (Contractor must have on file, or submit certificate required by I or II above.)  
 Applicant's Signature: REPUBLIC DEVELOPMENT CO

Date: 1/3/79 Permit No. 353003

Address and location where work is to be performed: 117 1/2 Grove Wood

284-141 Rev. 6/77

**BUILDING PERMIT**

PERMIT NO.  
**353003**

**DEPARTMENT OF BUILDING & SAFETY  
COUNTY OF RIVERSIDE**

HEADQUARTERS

DIST  
2

CONSTRUCTION ESTIMATE				NO.	ELECTRICAL FEES	NO.	PLUMBING FEES		
1ST FL.	SQ. FT.	①	\$		UNITS				
2ND FL.	SQ. FT.	②			MOBILE HOME SVC		YARD SPKR SYSTEM		
POR.	SQ. FT.	③			POWER OUTLET		BAR SINK		
GAR.	SQ. FT.	④					ROOF DRAINS		
CAR P.	SQ. FT.	⑤					DRAINAGE PIPING		
WALL	SQ. FT.	⑥					DRINKING FOUNTAIN		
	SQ. FT.	⑦					URINAL		
	SQ. FT.	⑧					WATER PIPING		
ESTIMATED CONSTRUCTION VALUATION			\$	<u>500</u>			FLOOR DRAIN		
NOTE: Not to be used as property tax valuation					SWIM POOL PVT		WATER SOFTENER		
<b>MECHANICAL FEES</b>					SWIM POOL COMM		WASHER (AUTO) (DISH)		
VENT SYSTEM	FAN	EVAP. COOL.	HOOD		SIGN		GARBAGE DISPOSAL		
APPLIANCE	UNIT	WALL	FLOOR	SUSPENDED			LAUNDRY TRAY		
AIR HANDLING UNIT				CFM		IDLE METER	KITCHEN SINK		
ABSORPTION SYSTEM				B.T.U.		TEMP USE PERMIT SVC	WATER CLOSET		
COMPRESSOR				HP		FOLE TEMP/PERM	LAVATORY		
HEATING SYSTEM	FORCED	GRAVITY				AMPERES SERV ENT	SHOWER		
BOILER		B.T.U.				SQ. FT. ① c	BATH TUB		
						SQ. FT. ② c	WATER HEATER		
						SQ. FT. RESID @ 1 1/2 c	SEWAGE DISPOSAL		
						SQ. FT. GAR @ 1 c	HOUSE SEWER		
							GAS PIPING		
PERMIT FEE					PERMIT FEE		PERMIT FEE		
CONSTR.	TOTAL FEES	MOB. HML FEE	AVICRO FEE	MACH FEE	PL. CK. FEE	CONST FEE	RECT FEE	SMT FEE	PLUMB. FEE
	<u>5.04</u>					<u>5.00</u>		<u>.04</u>	

PERMIT NO. **353003**

Job Address: 117-1/2 GROVE WOOD Space: 1 Zip: 92506

Contractor: REPUBLIC DEV Valuation: \$ 500 Date: 1-3-79 Dist: R OCC: 022

Use of Permit: Remodel existing Parcel No: 277-381-001, 02162 Use Case No: 66

Legal Description: Lot 27 Tr 9596 Sub Bk: 2 Lot 5 in

Zone Designation: R-1-20,000 Group:  Type:

Named Adm.:  Plan No.:  Plan Checker:  Final Date:  Inspector:  Unit:

Contractor: REPUBLIC DEVELOPMENT CO Tel:  License:

Address: 117 1/2 GROVE WOOD City:  Zip:

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 180 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY CERTIFY THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA.

I HEREBY CERTIFY THAT THE INDIVIDUAL WHO PREPARED THE PLANS AND SPECIFICATIONS HAS DONE SO IN ACCORDANCE WITH SECTION 15541 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.

NO.	OPERATION	DATE	INSPECTOR	NO.	OPERATION	DATE	INSPECTOR
<b>BUILDING APPROVALS</b>				<b>MECHANICAL APPROVALS</b>			
1	Set Back			33	Ventilation System		
2	Figs. & Plans			34	Mechanical Units		
2A	Slab Grade			35	Furnace/Boiler		
3	Steel			36	Ducts & Controls		
4	Grout Blocks			37	Combustion Air		
5	Board Beams			38	Compressor		
6	Roof Deck			39	Appl. Clearance		
7	Framing			40	Fire Damper		
8	Vents			41	Smoke Detection Device		
9	Garage Fire Wall			42	Commercial Hood		
10	Fireplace P.L. <input type="checkbox"/>			43	Final		
10A	Fireplace I.O. <input type="checkbox"/>			OPN NO.	<b>ADDITIONAL INFORMATION</b>		
11	Exterior Lath						
12	Internal Lath						
12A	Drywall						
13	Finish Grade						
	INSULATION	Thick	R Value				
7A	Walls (Batts)						
12B	Ceiling (Batts)						
12C	Ceiling (Blown)						
14	Final	5-22-79 Thom					
<b>PLUMBING APPROVALS</b>				<b>SEWAGE SYSTEM SIZE &amp; LOCATION</b>			
15	Ground Plumb						
16	Water Piping						
17	Rough Plumb						
18	Vents						
19	Sewage Disposal						
20	Sewer						
21	Water Heater						
22	Water Softener						
23	Water Service						
24	Gas Test						
25	Final						
<b>ELECTRICAL APPROVALS</b>				<b>REAR OF PROPERTY LINE</b>			
26	Power Poles						
27	Service						
28	Service Entrance						
29	Wiring						
30	Grounding Wire						
31	Service						
32	Final	5-22-79 Thom					

STREET NAME \_\_\_\_\_

RIVERSIDE COUNTY DEPARTMENT OF PUBLIC HEALTH  
DIVISION OF ENVIRONMENTAL HEALTH

- Food Establishment
- Trailer Park
- Motel, Apt. Hotel
- Dwelling
- Commercial Building
- Swimming Pool

- Sewage Disposal
- Gal. Septic Tank
- Sq. Ft. of Leach Line
- x Seepage Pit
- Connection to Sewer

No on-site regenerating water softening devices may be discharged into the individual sewage disposal system herewith approved without clearance from the Water Quality Control Board.

Water supply serving this installation must be from an approved source.

All sewage disposal installation must conform with requirements of current Uniform Plumbing Code.

Any cutting, grading, or filling in excess of 4 or 64 ft. will nullify sewage disposal approval.

Approval has been obtained from the Regional Water Quality Control Board for installation of the sewer.

This is to certify that the Riverside County Department of Public Health approves for occupancy, construction or installation the items checked above.

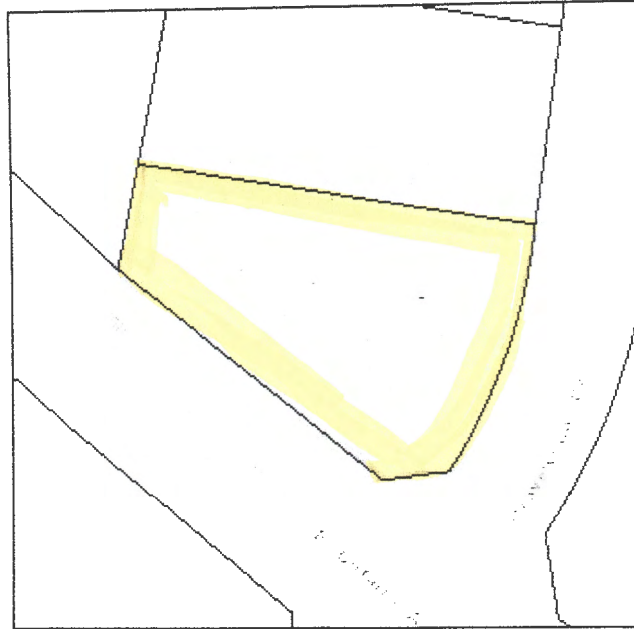
Date 9/6/78 By James H. King



# Riverside County Parcel Report

APN(s) 277281001

## MAPS/IMAGES



### PARCEL

APN 277-281-001-2

Previous APN 277-020-017

Owners Not Available Online

Address 277-281-001  
19171 GROVEWOOD DR  
CORONA CA 92881

Mailing Address 277-281-001  
SEE SITUS ADDRESS

Legal Description 277-281-001  
Recorded Book/Page: [MB 98/89](#)  
Subdivision Name:  
TR 9596  
Lot/Parcel: 27  
Block:  
Tract Number: 9596

Lot Size 277-281-001  
Recorded lot size is 0.43 acres

Property Characteristics 277-281-001  
Year Constructed: 1978  
Number of Baths: 2  
Number of Bedrooms: 4  
Construction Type: WOOD FRAME

Garage Type: ATTACHED  
Property Area (sq ft): 1936  
Roof Type: UNKNOWN  
Number of Stories: 1  
Pool: NO  
Central Cool: YES  
Central Heat: YES

Supervisorial District JOHN TAVAGLIONE, DISTRICT 2

Township/Range T4SR6W SEC 8 PSEC

Elevation Range (ft.) 904 - 904

Thomas Bros. Maps Page/Grid: 773 GRID: H3

Indian Tribal Land Not in a Tribal Land

City Boundary Not in a city

City Spheres of Influence CORONA

Annexation Date N/A

LAFCO Case N/A

Proposals N/A

**March Joint Powers Authority** Not in the jurisdiction of the March Joint Powers Authority

County Service Area



**PLUS PERMITS & CASES**

**Administrative Cases**

Case	Case Description	Status
N/A	N/A	N/A

**Building and Safety Cases**

Case	Case Description	Status
001621	13X18 SOLID PATIO TO DWLG	FINAL
010948	SOLAR HOT WATER SYSTEM	FINAL
BXX041854	TEAROFF/ RESHEAT/ INSTALL COMP.	FINAL
BZ337753	PLAN CHECK DWELLING & ATTACHED GARAGE	FINAL
BZ345780	DWLG & ATT GAR	FINAL
BZ353003	REMODEL EXISTING GARAGE TO REAL ESTATE	FINAL
BZ425035	13X18 SOLID PATIO TO DWELLING	FINAL

**Fire Cases**

Case	Case Description	Status
N/A	N/A	N/A

**Planning Cases**

Case	Case Description	Status
N/A	N/A	N/A

**Survey Cases**

Case	Case Description	Status
N/A	N/A	N/A

**Transportation Cases**

Case	Case Description	Status
N/A	N/A	N/A

**DEPARTMENT of ENVIRONMENTAL HEALTH PERMITS**

**Septic Permits**

Record Id	Application Date	Plan Check Approved Date	Final Inspection Date	Approved Date
ON0006279	1/31/2017 12:00:00 AM	01-31-17	02-03-17	01-31-17

**Transportation Permits**

Case	Case Description	Status
N/A	CASE_TYPE_DESC	N/A

**Well Water Permits**

Record Id	PE	Permit Paid Date	Permit Approved Date	Well Finaled Date
N/A	N/A	N/A	N/A	N/A

**PERMITS & CASES (HISTORICAL)**

**Building Permits**

Case	Case Description	Status
001621	13X18 SOLID PATIO TO DWLG This is a Gartek Case. It's status is questionable	FINALED
010948	SOLAR HOT WATER SYSTEM This is a Gartek Case. It's status is questionable	FINALED
BXX041854	TEAROFF/ RESHEAT/ INSTALL COMP.	FINAL
BZ337753	PLAN CHECK DWELLING & ATTACHED GARAGE	FINAL
BZ345780	DWLG & ATT GAR	FINAL
BZ353003	REMODEL EXISTING GARAGE TO REAL ESTATE	FINAL
BZ425035	13X18 SOLID PATIO TO DWELLING	FINAL

**Code Cases**

Case	Case Description	Status
N/A	N/A	N/A