



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

1:30 P.M.

OCTOBER 5, 2015

## AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

County Administrative Center  
4080 Lemon Street  
1<sup>st</sup> Floor, Conference Room 2A  
Riverside, CA 92501

**NOTE:** Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at [mcstark@rctlma.org](mailto:mcstark@rctlma.org). Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

### 1.0 CONSENT CALENDAR

#### 1.1 **NONE**

### 2.0 PUBLIC HEARING – CONTINUED ITEMS: 1:30 p.m. or as soon as possible thereafter:

- 2.1 **PLOT PLAN NO. 25396** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Eli Shapiro – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) – Location: Southwesterly of Temescal Canyon Road, northeasterly of Marilyn Drive, and southeasterly of El Cerrito Road, more specifically 19631 Temescal Canyon Road. – 0.55 Acres Gross – Zoning: General Commercial (C-1/C-P) – **REQUEST:** The Plot Plan proposes to convert an existing 1,997 sq. ft. building to an office and retail showroom facility. The project also proposes to construct a 3,000 sq. ft. storage building and 14 parking spaces. The facility supports a sales office along with a display area for the sale of flooring, cabinets and countertop materials. The project also proposes an emergency service for water damage claims. The storage building will be utilized for storing trucks used to respond to water damage claims as well as to store emergency materials such as sandbags, plywood, etc. Continued from September 14, 2015. Project Planner: Damaris Abraham at (951) 955-5719 or email [dabraham@rctlma.org](mailto:dabraham@rctlma.org).


**3.0**      PUBLIC HEARING – NEW ITEMS: 1:30 p.m. or as soon as possible thereafter:

3.1      **NONE**

**4.0**      PUBLIC COMMENTS:

Agenda Item No.: 2.1  
Area Plan: Temescal Canyon  
Zoning District: El Cerrito  
Supervisory District: Second  
Project Planner: Damaris Abraham  
Director's Hearing: October 5, 2015  
Continued From: September 14, 2015

PLOT PLAN NO. 25396  
Environmental Assessment No. 42606  
Applicant: Eli Shapiro  
Engineer/Representative: Sam Akbarpour

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Plot Plan proposes to convert an existing 1,997 sq. ft. building to an office and retail showroom facility. The project also proposes to construct a 3,000 sq. ft. storage building and 14 parking spaces. The facility supports a sales office along with a display area for the sale of flooring, cabinets and countertop materials. The project also proposes an emergency service for water damage claims. The storage building will be utilized for storing trucks used to respond to water damage claims as well as to store emergency materials such as sandbags, plywood, etc.

The project is located southwesterly of Temescal Canyon Road, northeasterly of Marilyn Drive, and southeasterly of El Cerrito Road, more specifically 19631 Temescal Canyon Road.

### ISSUES OF POTENTIAL CONCERN:

The Planning Department has received letters from the surrounding neighbors raising concerns about the aesthetic impact of the proposed steel storage building. The building will be painted neutral colors so that it can blend in with the surrounding area. In addition, the facility is proposed to be landscaped and a row of trees is proposed to be planted at the rear of the property in order to provide additional screening for the residences located southwest of the project site.

In addition, an email dated September 10, 2014 from El Cerrito Development Observers raising concerns about fire hazards in the El Cerrito area. The project has been reviewed by the Fire Department and has been conditioned to meet the current building codes.

### FURTHER PLANNING CONSIDERATIONS:

October 5, 2015

The project was continued from the September 14, 2015 Director's Hearing as the applicant was unable to attend the hearing and requested a continuance. At the hearing a neighbor raised concerns about the appearance of the proposed steel storage building especially the color of the building roof. The roof is proposed to be painted dark brown and the project has been conditioned (COA 10.Planning.7) to ensure that the building colors are in substantial conformance with the proposed color.

### SUMMARY OF FINDINGS:

- |                                       |  |
|---------------------------------------|--|
| 1. Existing General Plan Land Use:    | Community Development: Commercial Retail<br>(CD:CR) (0.25-0.35 Floor Area Ratio) |
| 2. Surrounding General Plan Land Use: | Community Development: Commercial Retail   |

W

- |                            |   |
|----------------------------|---|
|                            | (CD:CR) (0.25-0.35 Floor Area Ratio) to the north and east                          |
|                            | Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) to the southwest |
| 3. Existing Zoning:        | General Commercial (C-1/C-P)  |
| 4. Surrounding Zoning:     | General Commercial (C-1/C-P) to the north and east                                  |
|                            | One-Family Dwellings – 20,000 Sq. Ft. Minimum (R-1-20000) to the southwest          |
| 5. Existing Land Use:      | Commercial office   |
| 6. Surrounding Land Use:   | Commercial uses to the north and east   |
|                            | Single family residences to the southwest   |
| 7. Project Data:           | Total Acreage: 0.55 Acres   |
|                            | Total Building Square Footage: 4,997  |
|                            | Total Parking: 14 spaces  |
| 8. Environmental Concerns: | See attached environmental assessment   |

### **RECOMMENDATIONS:**

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42606**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE** **PLOT PLAN NO. 25396**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) on the Temescal Canyon Area Plan.
2. The Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The project is proposing to convert an existing building into an office and retail showroom facility and is also proposing to construct a storage building. The facility will support a sales office as well as provide an emergency service for water damage claims.
3. The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) to the north and east and Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) to the southwest.
4. The zoning for the subject site is General Commercial (C-1/C-P).
5. The proposed use, an office and household good sales, is a permitted use, subject to approval of a plot plan in the C-1/C-P zone, in accordance with Section 9.1.a. (36) and (58) of Ordinance No. 348.

6. Section 9.1.g. provides that any use not specifically listed in Subsections a., b., and d. may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.
7. The proposed use, an emergency service for water damage claims is substantially the same in character and intensity as ambulance services (Section 9.1.a. (1) of Ordinance No. 348) which is a permitted use in the C-1/C-P zone with an approved plot plan. The emergency service for water damage is substantially the same in character and intensity as ambulance services because both services respond to emergency situations and operate twenty-four hours seven days a week. Additionally, the emergency service for water damage will have less noise impacts than ambulance services because there will be no sirens used on the vehicles.
8. The proposed use, an office, household good sales, and an emergency service for water damage claims, is consistent with the development standards (for lot size, setbacks, height requirements, parking areas, and screening) set forth in the C-1/C-P zone.
  - a. There is no minimum lot area requirement for C-1/C-P zone.
  - b. The existing 1,997 sq. ft. building is 15 feet high and the proposed 3,000 sq. ft. storage building is 24 feet high. Both buildings do not exceed 50 feet in height.
  - c. Since both buildings do not exceed 35 feet in height, there are no yard requirements.
  - d. Parking areas meet Section 18.12 requirements of Ordinance No. 348.
  - e. All roof mounted mechanical equipment will be screened from ground elevation view to minimum sight distance of 1,320 feet.
9. The project site is surrounded by properties which are zoned General Commercial (C-1/C-P) to the north and east and One-Family Dwellings – 20,000 Sq. Ft. Minimum (R-1-20000) to the southwest.
10. Similar uses have been constructed and are operating in the project vicinity.
11. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
12. This project is within the City Sphere of Influence of Corona. A copy of the proposal was transmitted to the City of Corona on August 29, 2013 with a request for comments. No comments have been received from the City staff regarding this project.
13. Environmental Assessment No. 42606 identified the following potentially significant impacts:
  - a. Biological Resources
  - b. Cultural Resources
  - c. Hydrology/Water Quality

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

**CONCLUSIONS:**


1. The proposed project is in conformance with the Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the General Commercial (C-1/C-P) zoning classification 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 clearly 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. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, 2 letters and 1 email, in opposition have been received.
2. The project site is not located within:
  - a. An Airport Influence area;
  - b. A Fault Zone;
  - c. A Flood Zone;
  - d. A High Fire area; or,
  - e. The Stephens Kangaroo Rat Fee Area.
3. The project site is located within:
  - a. An area susceptible Subsidence;
  - b. The City of Corona Sphere of Influence;
  - c. An area with moderate liquefaction potential; and,
  - d. The Boundaries of the Corona-Norco Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 277-151-003.

3.1  
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Project Planner: Damaris Abraham  
Director's Hearing: September 14, 2015

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- |                            |   |
|----------------------------|---|
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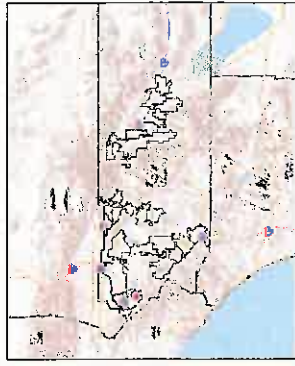
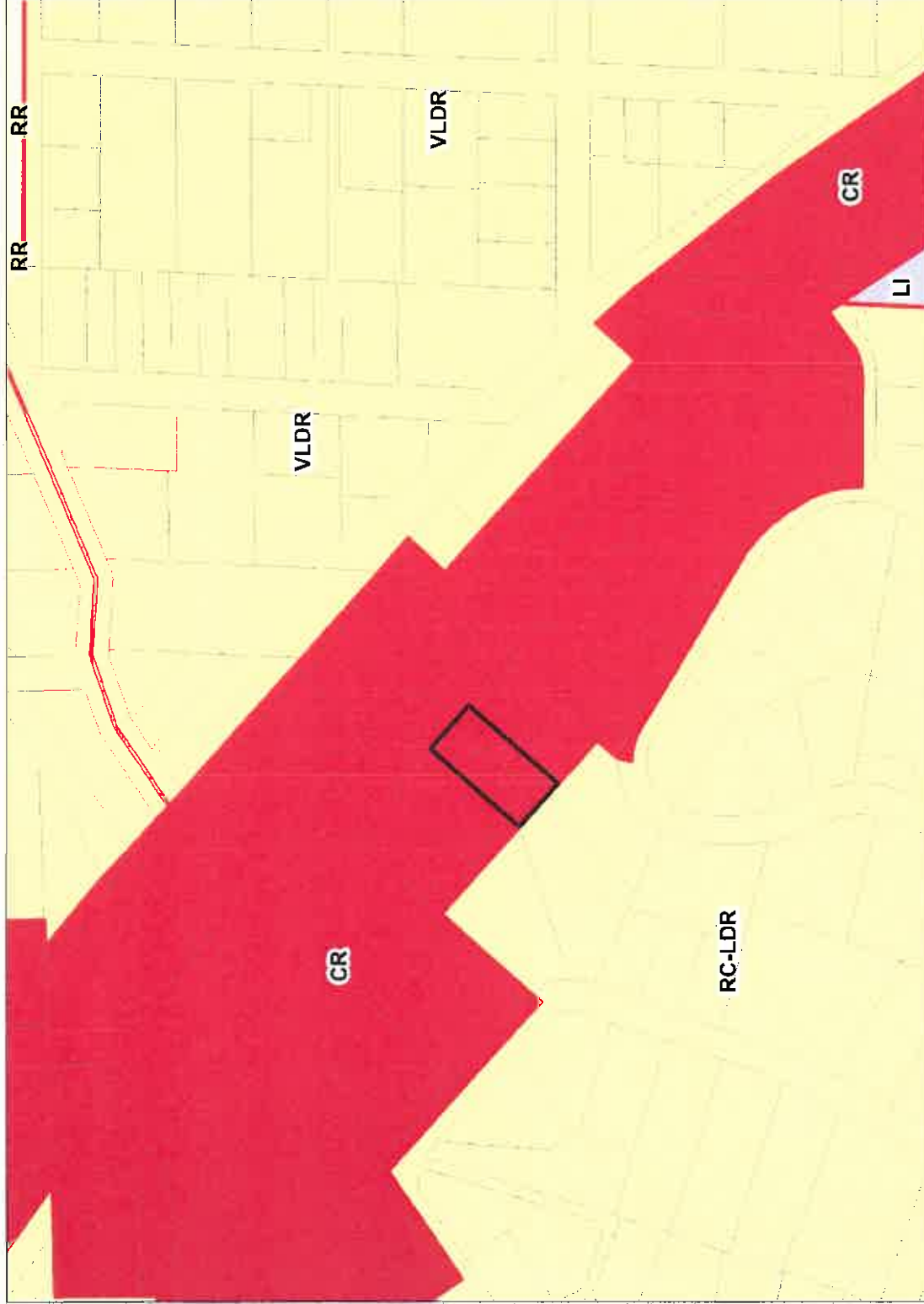
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Date Prepared: 11/19/14

Date Revised: 08/24/15

PP25396



### Legend

RCLIS Parcels

Landuse

<all other values>

- |  |    |  |      |  |        |  |         |  |     |  |      |  |    |  |     |  |     |  |        |  |    |  |     |  |      |  |      |  |      |  |       |  |        |  |      |
|--|----|--|------|--|--------|--|---------|--|-----|--|------|--|----|--|-----|--|-----|--|--------|--|----|--|-----|--|------|--|------|--|------|--|-------|--|--------|--|------|
|  | AG |  | City |  | EDR-RC |  | Freeway |  | HDR |  | HHDR |  | HI |  | IND |  | LDR |  | LDR-RC |  | LI |  | MDR |  | MHDR |  | MUPA |  | OS-C |  | OS-CH |  | OS-MIN |  | OS-R |
|--|----|--|------|--|--------|--|---------|--|-----|--|------|--|----|--|-----|--|-----|--|--------|--|----|--|-----|--|------|--|------|--|------|--|-------|--|--------|--|------|

### Notes

\*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.



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PP25396



**Legend**

☐ RCLIS Parcels

**Zoning**

	<all other values>
	A-1
	A-1-1
	A-1-1 1/2
	A-1-1/2
	A-1-10
	A-1-15
	A-1-2
	A-1-2 1/2
	A-1-2 1/4
	A-1-20
	A-1-30000
	A-1-4
	A-1-40
	A-1-5
	A-2
	A-2-1
	A-2-10
	A-2-2
	A-2-2 1/2
	A-2-20
	A-2-5
	A-D
	A-P
	A-P-10

**Notes**

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RCLIS Parcels  
 City Boundaries  
 Cities  
 roads  
 highways  
 HWY  
 INTERCHANGE  
 INTERSTATE  
 OFFRAMP  
 ONRAMP  
 USHWY  
 counties  
 cities  
 hydrography  
 lines  
 waterbodies  
 Lakes  
 Rivers

**\*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.

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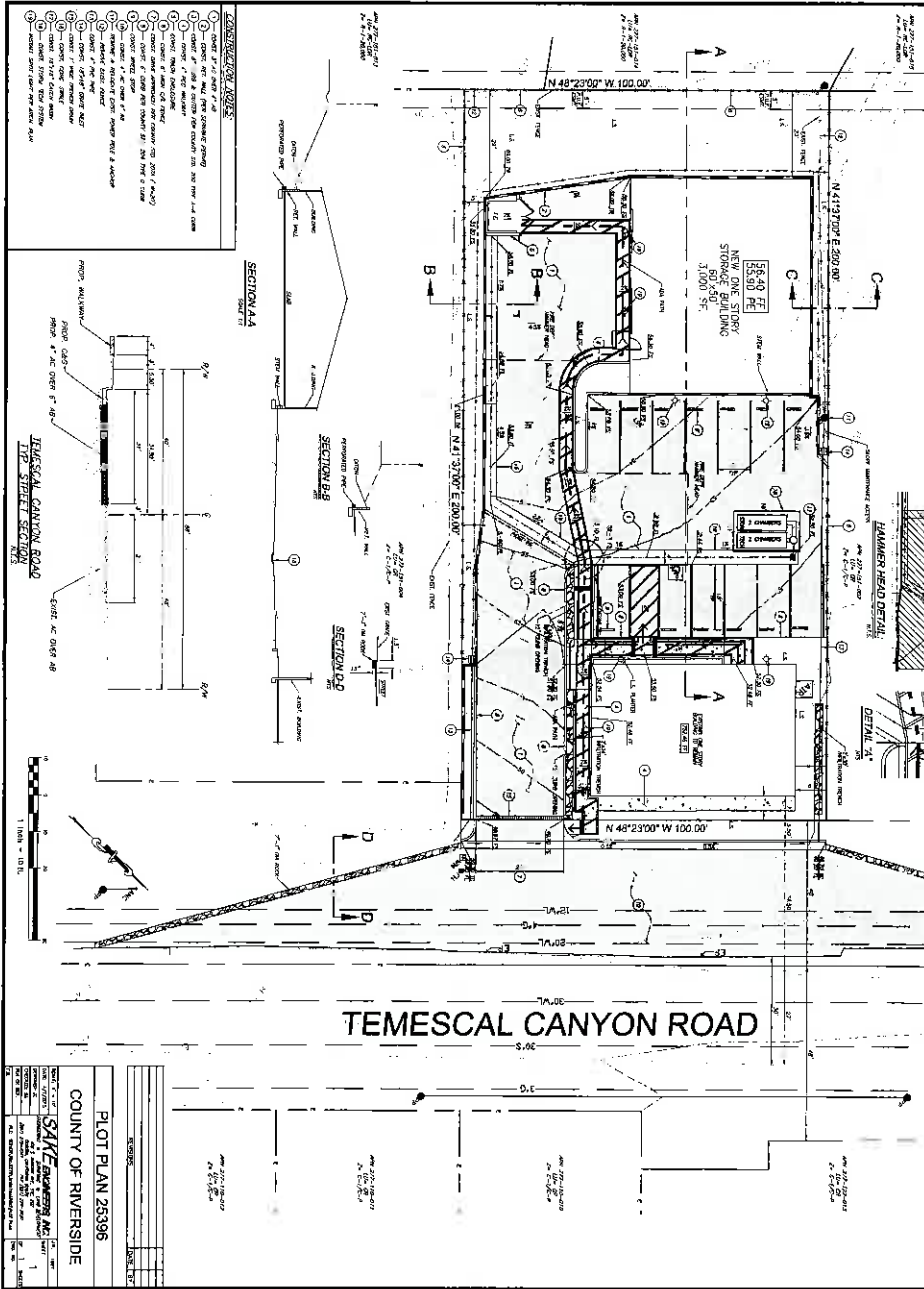
REPORT PRINTED ON... 7/30/2015 2:22:12 PM

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**PLOT PLAN 25396**  
 OF LOT 3 OF EL CERRITO HILLS TRACT AS SHOWN ON MAP RECORDED IN BOOK 20 PAGE 96 OF MAPS RECORDS OF RIVERSIDE COUNTY.

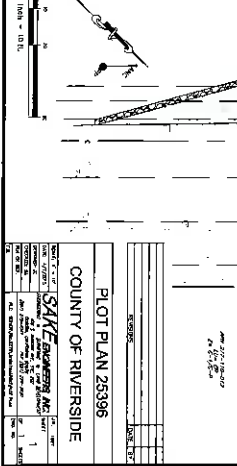
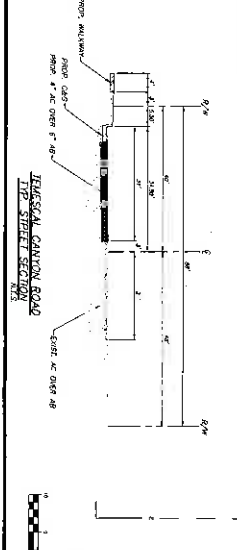
SAKE ENGINEERS, INC.  
 APRIL, 2015

**PROJECT INFORMATION**  
 PROJECT NO. 25396  
 SHEET NO. 1 OF 1  
 DATE: APRIL, 2015  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 APPROVED BY: [Signature]  
 TITLE: PLOT PLAN  
 SCALE: AS SHOWN  
 LOCATION: LOT 3, EL CERRITO HILLS TRACT, RIVERSIDE COUNTY, CALIFORNIA

**LEGEND**  
 1. EXISTING LOT LINES  
 2. EXISTING BUILDING FOOTPRINTS  
 3. EXISTING DRIVEWAYS  
 4. EXISTING UTILITY LINES  
 5. EXISTING EASEMENTS  
 6. EXISTING SETBACK LINES  
 7. EXISTING ZONING LINES  
 8. EXISTING ADJACENT PROPERTIES  
 9. EXISTING TEMESCAL CANYON ROAD  
 10. EXISTING TEMESCAL CANYON ROAD RIGHT-OF-WAY



- NOTES**
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
  2. ALL SETBACKS ARE TO THE EXISTING SETBACK LINES.
  3. ALL DRIVEWAYS ARE TO BE CONCRETE.
  4. ALL UTILITY LINES ARE TO BE DEEPENED AND REPAIRED.
  5. ALL EASEMENTS ARE TO BE MAINTAINED.
  6. ALL ZONING LINES ARE TO BE MAINTAINED.
  7. ALL ADJACENT PROPERTIES ARE TO BE MAINTAINED.
  8. ALL TEMESCAL CANYON ROAD RIGHT-OF-WAY LINES ARE TO BE MAINTAINED.
  9. ALL TEMESCAL CANYON ROAD LINES ARE TO BE MAINTAINED.
  10. ALL TEMESCAL CANYON ROAD SETBACKS ARE TO BE MAINTAINED.

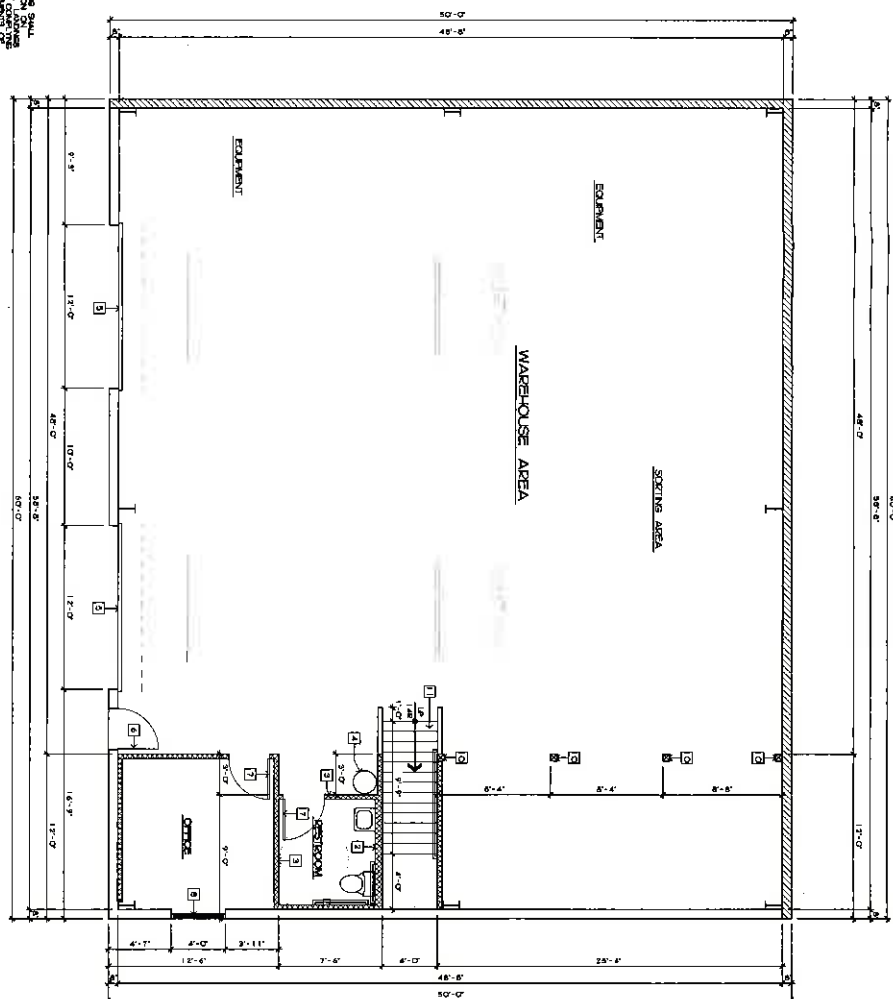
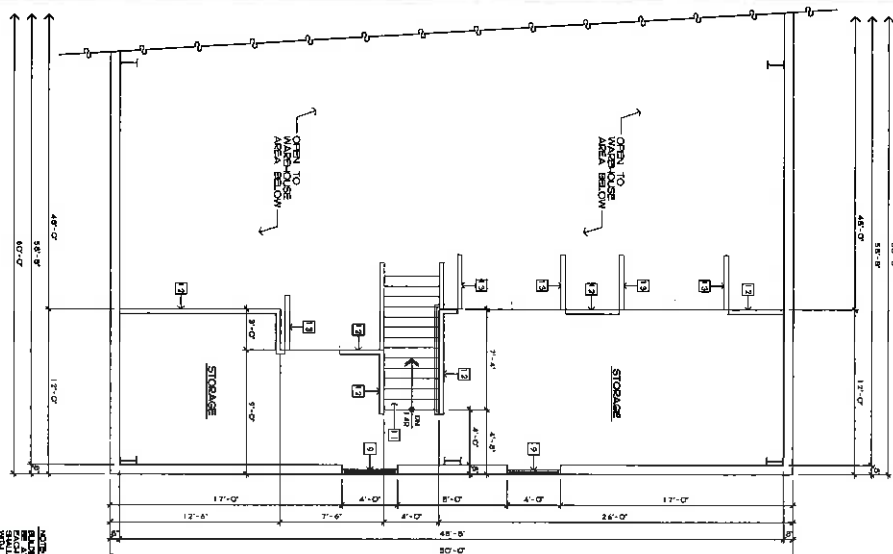


NO.	DESCRIPTION	DATE	BY
1	PREPARED BY SAK ENGINEERS, INC.	4/1/15	[Signature]
2	CHECKED BY [Signature]	4/1/15	[Signature]
3	APPROVED BY [Signature]	4/1/15	[Signature]

CASE: PP25396, AMD. #1  
 EXHIBIT: A  
 DATE: 06/08/15  
 PLANNER: D. ABRAHAM







### STORAGE BUILDING FLOOR PLAN



### STORAGE BUILDING- FLOOR PLAN

**PLOT PLAN 25396 at  
19631 TEMESCAL CANYON RD., CORONA, CA**

1450 W. 8th  
Suite 200  
Corona, CA 92606  
(951) 340-5111

CASE: PP25396, AMD. #1  
EXHIBIT: B&C (Sheets 1-5)  
DATE: 10/28/14  
PLANNER: D. ABRAHAM

- [illegible]

AS PER 2010 CALIFORNIA BUILDING CODE, SECTION 101.0, THE DOOR SHALL BE OPENED 1/2 INCH IN HEIGHT.

- [illegible]

16. PLANNING, CONSTRUCTION & MATERIAL SHALL COMPLY WITH CURRENT CODES. THESE UNITS SHALL BE SUBJECT TO FIELD INSPECTION AND SHALL BE DAMAGED, PIERCE, REWORKED & LOANED.
17. CALCULATIONS FOR ELECTRICAL SYSTEM SHALL BE PROVIDED FOR THE DESIGN FOR ELECTRICAL SYSTEMS. THE DESIGN SHALL BE PROVIDED FOR THE DESIGN FOR ELECTRICAL SYSTEMS. THE DESIGN SHALL BE PROVIDED FOR THE DESIGN FOR ELECTRICAL SYSTEMS.
18. ALL WORK SHALL HAVE AN APPROVED AIR-DRYING DEVICE.

WALL LEGENT

- [illegible]

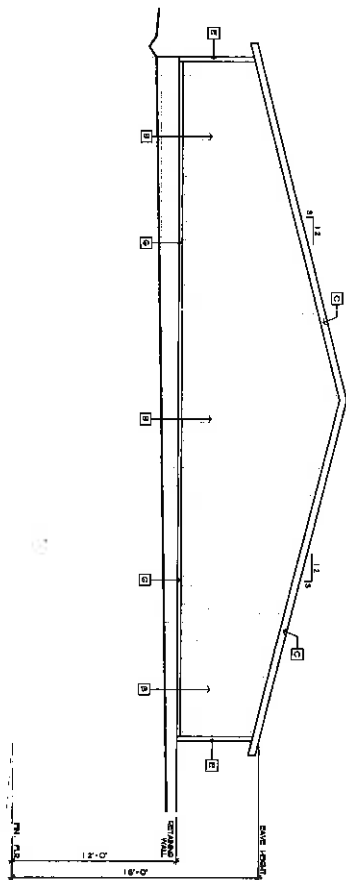
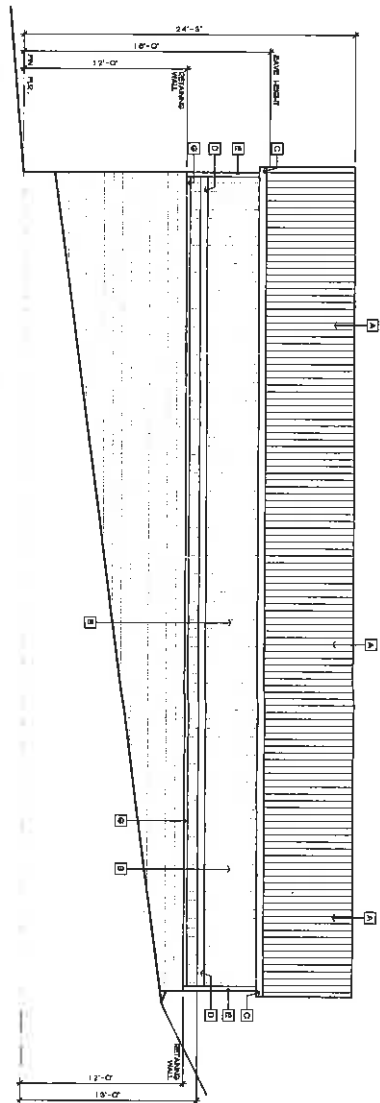
### AREA TABULATION

- |                        |             |
|------------------------|-------------|
| OFFICE                 | 132 S. F.   |
| RESTROOM               | 61 S. F.    |
| CLEANING ROOMS         | 281 S. F.   |
| WAREHOUSE AREA         | 2,526 S. F. |
| TOTAL BUILDING AREA    | 3,000 S. F. |
| MEZZANINE STORAGE AREA | 500 S. F.   |

A.1







REAR ELEVATION - WEST  
SCALE 1/4" = 1'-0"

- EXTERIOR ELEVATION NOTES**
- A 1/2" SLOPE WALL, INSULATED ROOF PANELS.
  - B EXTERIOR WALL, WALL PANEL, STEEL, 1/2" STEEL.
  - C WALL PANEL, 1/2" STEEL, 1/2" STEEL, 1/2" STEEL.
  - D WALL PANEL, 1/2" STEEL, 1/2" STEEL, 1/2" STEEL.
  - E 1/2" SLOPE WALL, INSULATED ROOF PANELS.
  - F 1/2" SLOPE WALL, INSULATED ROOF PANELS.
  - G 1/2" SLOPE WALL, INSULATED ROOF PANELS.
  - H 1/2" SLOPE WALL, INSULATED ROOF PANELS.
  - I 1/2" SLOPE WALL, INSULATED ROOF PANELS.
  - J 1/2" SLOPE WALL, INSULATED ROOF PANELS.
  - K 1/2" SLOPE WALL, INSULATED ROOF PANELS.
  - L 1/2" SLOPE WALL, INSULATED ROOF PANELS.
  - M 1/2" SLOPE WALL, INSULATED ROOF PANELS.
  - N 1/2" SLOPE WALL, INSULATED ROOF PANELS.
  - O 1/2" SLOPE WALL, INSULATED ROOF PANELS.
  - P 1/2" SLOPE WALL, INSULATED ROOF PANELS.
  - Q 1/2" SLOPE WALL, INSULATED ROOF PANELS.
  - R 1/2" SLOPE WALL, INSULATED ROOF PANELS.
  - S 1/2" SLOPE WALL, INSULATED ROOF PANELS.
  - T 1/2" SLOPE WALL, INSULATED ROOF PANELS.
  - U 1/2" SLOPE WALL, INSULATED ROOF PANELS.
  - V 1/2" SLOPE WALL, INSULATED ROOF PANELS.
  - W 1/2" SLOPE WALL, INSULATED ROOF PANELS.
  - X 1/2" SLOPE WALL, INSULATED ROOF PANELS.
  - Y 1/2" SLOPE WALL, INSULATED ROOF PANELS.
  - Z 1/2" SLOPE WALL, INSULATED ROOF PANELS.

STORAGE BUILDING- EXTERIOR ELEVATIONS

PLOT PLAN 25396 at  
19631 TEMESCAL CANYON RD., CORONA, CA

DETAILS  
1400 N. 8th St.  
Corona, CA 92620  
(714) 534-0000  
Norman V. Perez

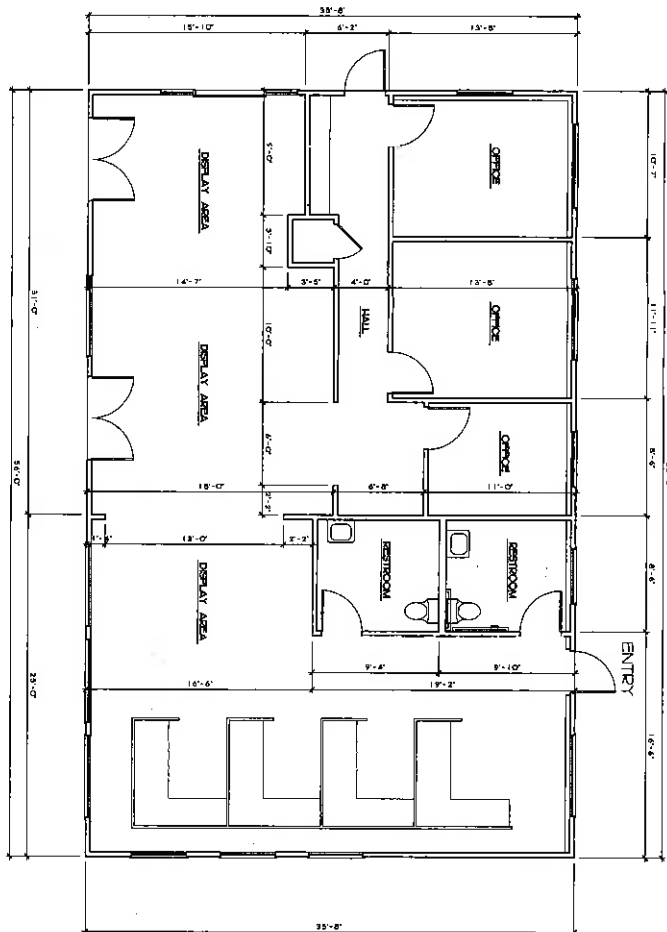
REVISION	BY

ADDED - 10-11-19

The use of these drawings and specifications is limited to the project and site for which they were prepared. These drawings are not to be reproduced, changed or added in any form or manner in whole or in part, nor are they to be supplied in any form without obtaining written permission and consent of Norman V. Perez. The title and description of the project are shown on the title sheet of these drawings.

DATE	BY

A.3



EXISTING OFFICE BUILDING FLOOR PLAN  
SCALE 1/4" = 1'-0"



NOTE:  
1. THIS FLOOR PLAN IS A REPRODUCTION OF THE ORIGINAL AS SUBMITTED BY THE ARCHITECT.  
2. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.  
3. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.  
4. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.  
5. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.  
6. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.  
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8. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.  
9. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.  
10. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

AREA	AREA
OFFICE AREAS	1,923 S.F.
RESTROOMS	102 S.F.
TOTAL BUILDING AREA	1,997 S.F.

NOTED: 04-11-11

The use of these plans and specifications is subject to the original site to which they were prepared. They shall not be reworked, changed or used in any form or manner, whole or in part, nor be used to be assigned to any third party without obtaining written permission and approval of Norman V. Pease. This is the plan and specifications holder's seal and remains property of Norman V. Pease.

# EXISTING OFFICE BUILDING - FLOOR PLAN

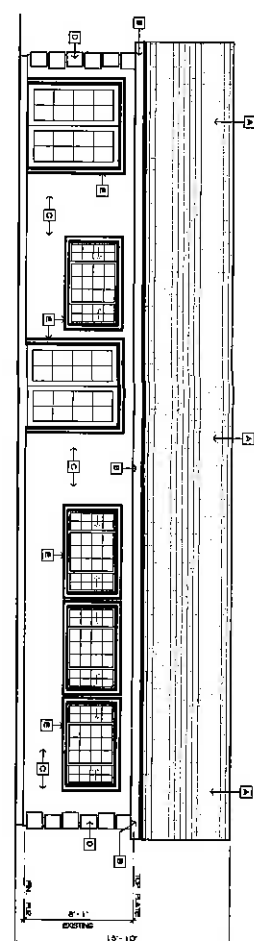
PLOT PLAN 25396 at  
19631 TEMESCAL CANYON RD., CORONA, CA

DETAILS  
1450 W. 8th St.  
Corona, CA 92605  
(951) 260-8000  
Norman V. Pease

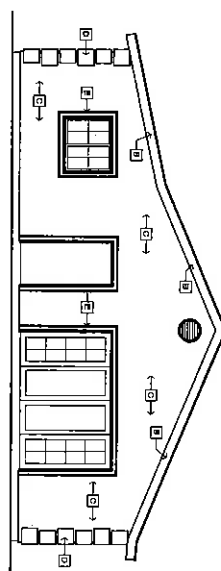
REVISION	BY

DATE	BY

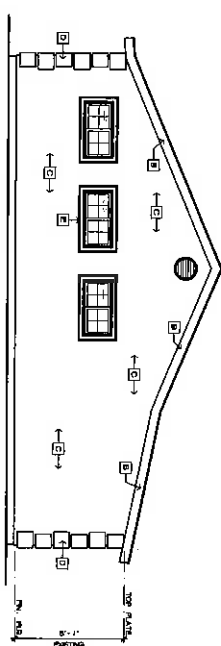
A.4



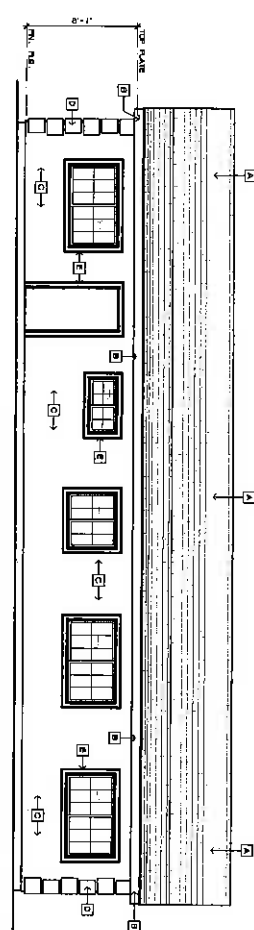
FRONT ELEVATION  
SCALE 1/4" = 1'-0"



LEFT ELEVATION  
SCALE 1/4" = 1'-0"



RIGHT ELEVATION  
SCALE 1/4" = 1'-0"



REAR ELEVATION  
SCALE 1/4" = 1'-0"

- EXTERIOR ELEVATION NOTES**
- A ASPHALT ROOF SHEDS, CLASS 'X' DATED
  - B 2x6 WOOD FASCIA
  - C 7/8\"/>

EXISTING OFFICE BUILDING - EXTERIOR ELEVATIONS

PLOT PLAN 25396 at  
19631 TEMESCAL CANYON RD., CORONA, CA

DETAILS  
1480 W. 17th St.  
Corona, CA 92623  
(714) 440-2020  
Norman V. Papp



REVISION	BY

**A.5**

DATE	
BY	
CHECKED	
APPROVED	

ROPE STABILIZATION,  
TREST, SHULRS AND  
GROUNDCOVERS



1. ALL IRRIGATORS SHALL RECEIVE A WATER CONSCIOUS AUTOMATIC IRRIGATION SYSTEM. DROP IRRIGATION SHALL BE UTILIZED WHERE EVER APPROPRIATE.
2. ALL ON - SITE PUMPING AND IRRIGATION SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY AND HEALTH APPEARANCE.
3. ALL INHERENTLY WET APPARATUS SHALL BE SCREENED WITH 5 GALLON TUBES OR GREATER BACK FLOW PREVENTERS, TRANSFORMERS, GAS SERVICERS, AC UNITS ETC.)

**BUILDING RESTORATION**  
19631 TEMESCAL CANYON ROAD, DORONA CALIFORNIA

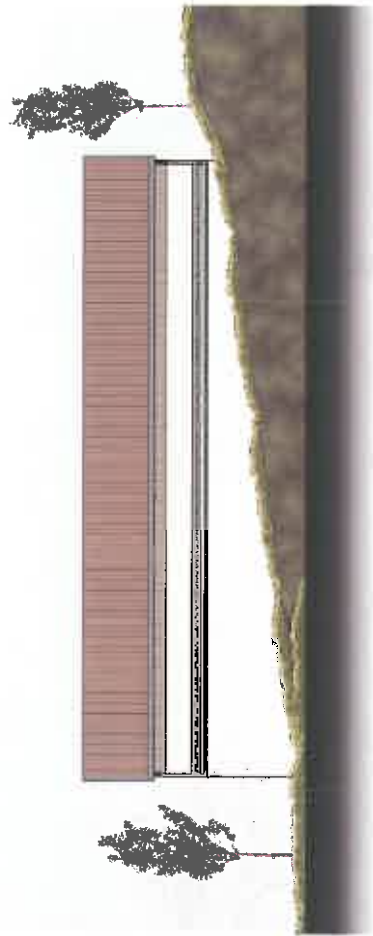
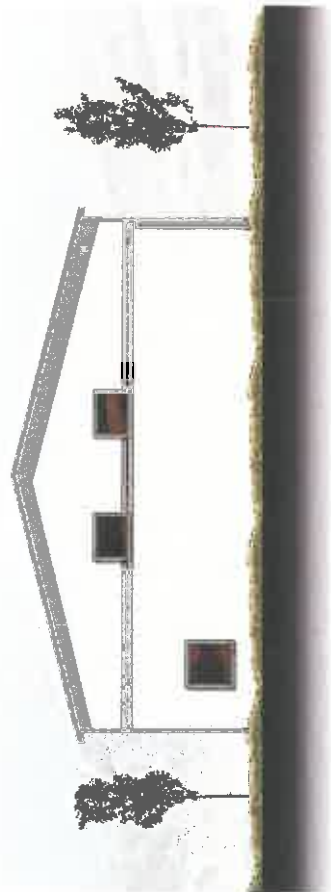
**OVERALL PLAN**

**Seely MFA**  
Associates, Inc.

Architecture, Land Planning, Urban Design  
PO Box 64  
1000 64-270  
14 York Ca 97520  
info@seelymfa.com

DATE 10-20-14 PROJECT # 1.2B





CASE: PP25396, AMD. #1  
 EXHIBIT: M  
 DATE: 06/08/15  
 PLANNER: D. ABRAHAM



# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42606  
**Project Case Type (s) and Number(s):** Plot Plan No. 25396  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Damaris Abraham  
**Telephone Number:** (951) 955-5719  
**Applicant's Name:** Eli Shapiro  
**Applicant's Address:** 226 Rochester St, Costa Mesa, CA 92627  
**Engineer's Name:** Sam Akbarpour  
**Engineer's Address:** 400 S. Ramona Ave., Suite 202, Corona, CA 92879

### I. PROJECT INFORMATION

**A. Project Description:** The Plot Plan proposes to convert an existing 1,997 sq. ft. building to an office and retail showroom facility. The project also proposes to construct a 3,000 sq. ft. storage building and 14 parking spaces. The facility supports a sales office along with a display area for the sale of flooring, cabinets and countertop materials. The project also proposes an emergency service for water damage claims. The storage building will be utilized for storing trucks used to respond to water damage claims as well as to store emergency materials such as sandbags, plywood, etc.

**B. Type of Project:** Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

**C. Total Project Area:** 0.55 gross acres

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b> 0.55	<b>Lots:</b> 1	<b>Sq. Ft. of Bldg. Area:</b> 4,997	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>			

**D. Assessor's Parcel No(s):** 277-151-003

**E. Street References:** Southwesterly of Temescal Canyon Road, northeasterly of Marilyn Drive, and southeasterly of El Cerrito Road.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 4 South, Range 6 West, Section 8

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site currently contains an existing building that will be converted to an office/retail showroom facility and it is surrounded by commercial uses to the north and east and single family residences to the southwest.

### I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

#### A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project meets the requirements of the Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) general plan land use designation. The proposal meets all other applicable land use policies.



2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed project is not located within any special hazard zone (including fault zone, high liquefaction, dam inundation zone, high fire hazard area, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project is proposing to convert an existing 1,997 sq. ft. building to an office and retail showroom facility and to construct a 3,000 sq. ft. storage building. There are no impacts to housing as a direct result of this project at this time.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

**B. General Plan Area Plan(s):** Temescal Canyon

**C. Foundation Component(s):** Community Development (CD)

**D. Land Use Designation(s):** Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio)

**E. Overlay(s), if any:** Not Applicable

**F. Policy Area(s), if any:** Not Applicable

**G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) to the north and east and Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) to the southwest.

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Not Applicable

2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

**I. Existing Zoning:** General Commercial (C-1/C-P)

**J. Proposed Zoning, if any:** Not Applicable

**K. Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned General Commercial (C-1/C-P) to the north and east and One-Family Dwellings – 20,000 Sq. Ft. Minimum (R-1-20000) to the southwest.

## II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below ( x ) would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or “Less than Significant with Mitigation Incorporated” as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                      | <input type="checkbox"/> Hazards & Hazardous Materials        | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Agriculture & Forest Resources  | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic           |
| <input type="checkbox"/> Air Quality                     | <input type="checkbox"/> Land Use / Planning                  | <input type="checkbox"/> Utilities / Service Systems        |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources                    | <input type="checkbox"/> Other:                             |
| <input checked="" type="checkbox"/> Cultural Resources   | <input type="checkbox"/> Noise                                | <input type="checkbox"/> Other:                             |
| <input type="checkbox"/> Geology / Soils                 | <input type="checkbox"/> Population / Housing                 | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions        | <input type="checkbox"/> Public Services                      |   |

## III. DETERMINATION

On the basis of this initial evaluation:

### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

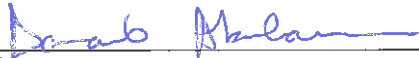
- ☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- ☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- ☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

  
Signature

August 7, 2015  
Date

Damaris Abraham  
Printed Name

For Steve Weiss, AICP, Planning Director

#### IV. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore, the project will have no significant impact.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; or obstruct any prominent scenic vista, as these features do not exist on the project site. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

<b>2. Mt. Palomar Observatory</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?				

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) According to the GIS Database, the project is located outside the 45-mile radius defined by Ordinance No. 655 and the 30-mile radius defined by the General Plan as the Mt. Palomar Special

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	--	---------------------------------------	--------------

Lighting Areas, and, therefore, is not subject to any special lighting policies that protect the Mt. Palomar Observatory.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

### 3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

☐
☐
☒
☐

b) Expose residential property to unacceptable light levels?

☐
☐
☒
☐

Source: On-site Inspection, Project Application Description

#### Findings of Fact:

a) The proposed project may result in a new source of light which would accompany any new limited commercial development; however the new source of light is not anticipated to be of significant levels due to the size of the project. Therefore, the impact is considered less than significant.

b) The proposed project will introduce new sources of nighttime lighting into the area. However, this project has been conditioned to have any outside lighting hooded and directed so not to shine directly upon adjoining property or public right-of-way thus reducing the amount of light that may interfere with the adjacent residential uses to the southwest. (COA 10.PLANNING.6) Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### **AGRICULTURE & FOREST RESOURCES** Would the project

#### 4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

☐
☐
☐
☒

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

☐
☐
☐
☒

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

☐
☐
☐
☒

d) Involve other changes in the existing environment which, due to their location or nature, could result in

☐
☐
☐
☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
conversion of Farmland, to non-agricultural use?				

Source: GIS database, and Project Application Materials.

Findings of Fact:

- a) The project is located on land designated as "Urban-Built Up Land" under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.
- b) According to GIS database, the project is not located within an Agricultural Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.
- c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D, and C/V); therefore will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). Therefore, there is no impact.
- d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

- a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	--	---------------------------------------	--------------

b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **AIR QUALITY** Would the project

##### **6. Air Quality Impacts**

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact: CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board has adopted the 2003 Air Quality Management Plan (AQMP). The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan's EIR (No. 441, SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Temescal Canyon Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, the impacts to air quality are considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residences, which are considered sensitive receptors; however, the project is not expected to generate substantial point source emissions. The long-term project impacts in the daily allowable emissions for the project's operational phase are considered to be not significant.

e) The project will not create sensitive receptors located within one mile of an existing substantial point source emitter.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

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b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

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c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

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d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

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e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

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f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

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g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

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Source: GIS database, WRCMSHCP, Environmental Programs Division (EPD) review

Findings of Fact:

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is not located within a Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) Criteria Area or cell. Therefore, the impact is considered less than significant.

b-c) The project has been previously disturbed, however because the project site supports suitable bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conducted outside of the avian nesting season (February 1<sup>st</sup> through August 31<sup>st</sup>). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted by a qualified biologist and results of the survey shall be provided in writing to the Environmental Programs Division for review and approval prior to issuance of a grading permit. (COA 60.EPD.1) With the incorporation of this mitigation measure, the project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no significant impact.

e) The proposed project does not contain any riparian or riverine habitat. Therefore, will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service. Therefore, there is no impact.

f) The project does not contain, nor propose to develop on wetlands; therefore will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Therefore, there is no impact.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no significant impact.

**Mitigation:** Removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1<sup>st</sup> through August 31<sup>st</sup>). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted by a qualified biologist and results of the survey shall be provided in writing to the Environmental Programs Division for review and approval prior to issuance of a grading permit. (COA 60.EPD.1)

**Monitoring:** Monitoring shall be conducted through the Building and Safety Plan Check Process.

#### **CULTURAL RESOURCES** Would the project

##### **8. Historic Resources**

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Project Application Materials, County Archaeologist Review

#### **Findings of Fact:**

a-b) Site disturbance has already occurred from grading for the use of the existing building on site and it is not anticipated that the proposed project will alter or destroy a historical site. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. (COA 10.PLANNING.2) Therefore, the project will not alter or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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destroy a historic site or cause a substantive adverse change in the significance of a historical resource.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>9. Archaeological Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, County Archaeologist Review

Findings of Fact:

a-b) Site disturbance has already occurred from grading for the use of the existing building on site and it is not anticipated that the proposed project will alter or destroy an archaeological site. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. (COA 10.PLANNING.2) Therefore, the project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.3) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>10. Paleontological Resources</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, GIS database, County Geologist review

Findings of Fact:

a) The site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). The proposed project site/earthmoving activities could potentially impact this resource. With incorporation of the recommended mitigation measures, the project will have less than significant impact on paleontological resources.

Mitigation: Prior to the issuance of grading permits, a Paleontological Resources Impact Mitigation Program (PRIMP) shall be submitted and approved by the County Geologist. (COA 60.PLANNING.1) A copy of the Paleontological Monitoring Report prepared for site grading operations at this site shall be submitted to the County Geologist prior to grading final inspection. (COA 70.PLANNING.1)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

**GEOLOGY AND SOILS** Would the project

**11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**

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a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**12. Liquefaction Potential Zone**

a) Be subject to seismic-related ground failure,

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review

Findings of Fact:

a) According to GIS database, the project site is located in an area with moderate liquefaction potential. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

**13. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologist review

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**14. Landslide Risk**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

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Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologist review

Findings of Fact:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to General Plan the project site is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

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Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas", County Geologist review

#### Findings of Fact:

a) The project site is located in an area susceptible to subsidence, but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

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Source: Project Application Materials, County Geologist review

a) The project site is not subject to other geologic hazards such as seiche, mudflow or a volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 17. Slopes

a) Change topography or ground surface relief features?

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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

a) The project will not significantly change the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.

b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet.

c) The project does not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>18. Soils</b>				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan figure S-6 “Engineering Geologic Materials Map”, Project Application Materials, Building and Safety Grading review

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project is not proposing the use of septic systems. Full sewer service will be provided. Therefore, the project will have no significant impact.

Mitigation: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

#### 19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Result in any increase in water erosion either on or off site?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Building and Safety Grading review, Project Application Materials

#### Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 20. Wind Erosion and Blowsand from project either on or off site.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

#### Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **GREENHOUSE GAS EMISSIONS** Would the project



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>21. Greenhouse Gas Emissions</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project application materials

Findings of Fact:

a) A greenhouse gas (GHG) study was performed by Urban Crossroads for proposed Plot Plan No. 25382, dated September 27, 2013. Analysis in this study was performed using CalEEMod (v2013.2.1) GHG modeling software developed by the South Coast Air Quality Management District (SCAQMD). The results of the study found that annual GHG emissions at project buildout would be 196.37 metric tons per year (MTY) of CO<sub>2</sub>-equivalents (CO<sub>2</sub>e) for the development and operation of commercial office building of 10,500 square feet, with 19,600 square feet of asphalt paving for parking, driveways and road/access ways, plus associated landscaping, on a 2.20-acre gross site with 2,400 cubic yards of earthwork (cut and fill). The CalEEMod modeling for this project encompassed: Office Park, 10,500 sf, (0.24 acres); and Parking Lot, 49 spaces, 19,600 sf, (0.44 acres). No industrial boilers, furnaces or other large combustion sources requiring an SCAQMD permit to operate are included as part of the project.

The 196.37 MTY total is below the threshold of 3,000 MT CO<sub>2</sub>e per year for residential, commercial and mixed use projects, as established in the County Climate Action Plan (CAP) that on June 19, 2012, the Riverside County Board of Supervisors directed be integrated into the County General Plan.

Based on the above sample case data, the project at issue, PP25396, can reasonably be found to also fall below the 3,000 MTY screening threshold since it proposes development of a smaller scope than that modeled for the sample case. Specifically, this project proposes only 1,997 square feet of commercial office building floor area and 9,000 square feet of asphalt pavement for parking, access ways and roadways on a total development footprint of only 0.47 acres gross with a total of only 2,000 cubic yards of balanced cut and fill. The project does include any industrial boilers, kilns, furnaces or other combustion sources requiring a SCAQMD permit to operate and does not involve any unusual conditions, requirements or development plans that would invalidate the applicability of the above sample case study.

Hence, for the above reasons, the project will not result in significant generation of greenhouse gases, either directly or indirectly, and will not have a significant impact on the environment due to greenhouse gas emissions.

b) The project is consistent with the existing Riverside County General Plan land use designation on the parcel of Commercial-Retail (CR) for the site and does not propose to amend the General Plan. Hence, the project is consistent with the assumptions and policies proposed in the draft Riverside County CAP and it does not represent development in excess of the CAP's "Business As Usual" (BAU) scenario.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Further, it implements the policies of the draft CAP and ensures the project is an improvement over BAU conditions by requiring the following qualitative measures to reduce the project's greenhouse gas emissions.

a. Mandatory compliance with all applicable policies, measures and regulations promulgated through, or as a result of, AB 32, California's "Global Warming Solutions Act of 2006," including measures outlined by the California Air Resources Board in their *Climate Change Scoping Plan* (December 2008) for AB 32 implementation.

b. Mandatory compliance with the "efficiency measures" required for "small projects" pursuant to the draft CAP (specifically, per the Screening Tables, page 5) shall be required through their inclusion in the project Conditions of Approval. These two "efficiency measures" are:

i. The project shall achieve energy efficiency of at least 5% greater than 2010 Title 24 requirements.

ii. The project shall implement water conservation measures that comply with the California Green Building Code in effect as of January 2011. This shall be achieved through mandatory compliance with County Ordinance No. 859, the Water-Efficient Landscaping Standards.

As a result of implementation of, and compliance with, the above measures, the project will reduce greenhouse gas emissions below that expected for a business-as-usual project, consistent with the policies and plans of the County (including the draft CAP) and the State, AB 32 in particular. These measures ensure that the project will not conflict with the any applicable plans, policies or regulations related to reducing greenhouse gas emissions and will not hinder County attainment goals. For these reasons, the project's effect on the attainment of these plans will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### HAZARDS AND HAZARDOUS MATERIALS Would the project

##### 22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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create a significant hazard to the public or the environment?

**Source:** Project Application Materials, Department of Environmental Health Review and Fire Department Review

**Findings of Fact:**

a-b) The project is proposing to convert an existing 1,997 sq. ft. building to an office and retail showroom facility and to construct a 3,000 sq. ft. storage building. The project is not anticipated to create a significant hazard to the public or the environment transport, use, or disposal of hazardous materials or create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, the impact is considered less than significant.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project is located within one-quarter mile of an existing school. However, the project is proposing to convert an existing 1,997 sq. ft. building to an office and retail showroom facility and to construct a 3,000 sq. ft. storage building and will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. The project will have less than significant impact.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would not create a significant hazard to the public or the environment.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

<b>23. Airports</b>				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Riverside County General Plan Figure S-19 "Airport Locations," GIS database

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) According to the General Plan, the project site is not located in a high fire area. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### HYDROLOGY AND WATER QUALITY Would the project

##### 25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

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b) Violate any water quality standards or waste discharge requirements?

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c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
would not support existing land uses or planned uses for which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Transportation Department Review

#### Findings of Fact:

a) The site is located on a ridge and as such receives little offsite runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. (COA 10.FLOOD RI. 1) Therefore, the project shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. The impact is considered less than significant.

b) In order to mitigate for water quality impacts the project shall provide best management treatment practices. The project has been conditioned prior to grading permit issuance to submit copies of the BMP improvement plans and a copy of the project specific WQMP shall be submitted for review. (COA 60.BS GRADE.11) Therefore, the impact is considered less than significant with mitigation incorporated.

c) The proposed project is located within the boundaries of the City of Corona Department of Water and Power. At this time, the City has not indicated that the proposed project would have the potential to deplete groundwater or interfere with groundwater recharge. Therefore, the impact is considered less than significant.

d) The site is located on a ridge and as such receives little offsite runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. (COA 10.FLOOD RI. 1) Therefore, the project shall not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The impact is considered less than significant.

e-f) The project proposed project will not place housing or structures within a 100-year flood hazard area. Therefore, there is no significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. The project has also been conditioned to submit a Final Water Quality Management Plan prior to grading permit issuance for review and approval. The WQMP addresses post-development water quality impacts from new development and re-development projects. These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

h) The proposed project will include the construction of new or retrofitted stormwater Treatment Control Best Management Practices (BMPs). Prior to grading permit issuance, BMP improvement plans and any other necessary documentation shall be submitted for review. (COA 60. BS GRADE. 11) Therefore, the impact is considered less than significant with mitigation incorporated.

**Mitigation:** A copy of the BMP improvement plans along a copy of the project specific WQMP shall be submitted to the Transportation for review and approval. The applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. (COA: 60.BS GRADE.11, 60.BS GRADE.12, 60.TRANS.2, 60.TRANS.3, 70.TRANS.1, 90.BS GRADE.1, 90.BS GRADE.2, 90.TRANS.7, 90.TRANS.8)

**Monitoring:** Monitoring shall be conducted by the Transportation Department and by the Department of Building and Safety plan check process.

## 26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable ☒ U - Generally Unsuitable ☐ R - Restricted ☐

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:**

- a) The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.
- b) The project will not substantially change absorption rates or the rate and amount of surface runoff.
- c) The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.
- d) The project will not cause changes in the amount of surface water in any water body.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**LAND USE/PLANNING** Would the project

**27. Land Use**

a) Result in a substantial alteration of the present or planned land use of an area?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source:** Riverside County General Plan, GIS database, Project Application Materials

**Findings of Fact:**

a) The project is proposing to convert an existing 1,997 sq. ft. building to an office and retail showroom facility and to construct a 3,000 sq. ft. storage building. The project site is currently designated Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) on the Temescal Canyon Area Plan. The development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses are allowed within the Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) Land Use designation. The proposed project is in conformance with the land use designation; therefore shall not result in the substantial alteration of the present or planned land use of an area. Therefore, there is no significant impact.

b) The project is located within the City of Corona sphere of influence. The project has been transmitted to the City of Corona. No information provided suggested that the proposed project would affect land uses within Corona or adjacent city or county boundaries. Therefore, impacts are less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**28. Planning**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Be consistent with the site's existing or proposed zoning?				
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a) The proposed project is consistent with the site's existing zoning of General Commercial (C-1/C-P). The proposed use, an office and household good sales, is a permitted use, subject to approval of a plot plan in the C-1/C-P zone, in accordance with Section 9.1.a. (36) and (58) of Ordinance No. 348. The proposed use, an emergency service for water damage claims is substantially the same in character and intensity as ambulance services (Section 9.1.a. (1) of Ordinance No. 348) and is a permitted use, subject to approval of a plot plan in the C-1/C-P zone.

b) The surrounding zoning is General Commercial (C-1/C-P) to the north and east and One-Family Dwellings – 20,000 Sq. Ft. Minimum (R-1-20000) to the southwest. The project will be compatible with the surrounding zoning classifications.

c) The project site is designated Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) and surrounding properties are designated Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) to the north, south, and east and Community Development: Business Park (CD: BP) (0.25-0.60 Floor Area Ratio) to the west. There are existing commercial uses to the north and east of the project site. The project is proposing landscaping along the rear property line which will serve as a buffer between the proposed project and the existing residence to the southwest. Therefore, the project is compatible with existing and planned surrounding land uses.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**MINERAL RESOURCES** Would the project

**29. Mineral Resources**

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**30. Airport Noise**

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA ☒ A ☐ B ☐ C ☐ D ☐

b) For a project within the vicinity of a private airstrip,

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would the project expose people residing or working in the project area to excessive noise levels?

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 31. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

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Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The project site is not located adjacent a railroad line. The project has no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 32. Highway Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

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Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is located adjacent to Temescal Canyon Road. However, the project is a commercial office and retail showroom facility that does not create a noise sensitive use. The existing highway noise will not have a significant impact on the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 33. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>34. Noise Effects on or by the Project</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

b) The project might create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. However, all noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Therefore, any potential noise impact is considered less than significant.

c) The project will not cause exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

d) Persons might be exposed to ground-borne vibration or ground-borne noise levels during construction and operation of the project; however, to minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours.

Mitigation: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

<b>POPULATION AND HOUSING</b> Would the project				
<b>35. Housing</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

- a) The proposed project will not displace any housing, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.
- b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no significant impact.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.
- d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no significant impact.
- e) The project will not cumulatively exceed official regional or local population projections. The project will have no significant impact.
- f) Development of the project site will have a less than significant impact on inducing substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**36. Fire Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Schools**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Corona-Norco Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Corona-Norco Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.17) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 39. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The use of the proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### RECREATION

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>41. Parks and Recreation</b>				
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no significant impact.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no significant impact.

c) The project is not located within a County Service Area. In addition, this is a commercial project, and as such, is not required to pay Quimby fees. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>42. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The proposed project has not incorporated any trails into its design; therefore, the project will have no impacts to recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

<b>TRANSPORTATION/TRAFFIC</b> Would the project				
<b>43. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the perform-				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Transportation Department Review

Findings of Fact:

a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The Transportation Department has determined that the project is exempt from traffic study requirements (COA 10.TRANS.3). The impact is less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no significant impact.

c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no significant impact.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no significant impact.

g) The project could cause an effect upon circulation during the project's construction; this impact will be temporary in nature. The impact is considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no significant impact.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>44. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The proposed project has not incorporated any trails into its design; therefore, the project will have no impacts to bike trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>UTILITY AND SERVICE SYSTEMS</b>	Would the project			
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<b>45. Water</b>				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a) The project will receive potable water service from the City of Corona, Department of Water and Power. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, the impact is considered less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) There is a sufficient water supply available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

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b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

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Source: Department of Environmental Health (DEH) Review

#### Findings of Fact:

a) The City of Corona, Department of Water and Power will service the project with sewer services. The Riverside County Department of Health has reviewed this project. The project will not require or will not result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects.

b) This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs.

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP- County Integrated Waste Management Plan).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**48. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-c) The project will require utility services in the form of Electricity, Natural gas, and Communications systems. Utility service infrastructure is available to the project site and the project site and the project is not anticipated to create a need for new facilities.

d) Storm water drainage will be handled on-site.

e-f) Street lighting exists for access to the project site. The project will have an incremental impact on the maintenance of public facilities, including roads.

g) The project will not require additional governmental services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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#### 49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

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Source:

a) The proposed project will not project conflict with any adopted energy conservation plans. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

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Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

## VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Not Applicable

Location Where Earlier Analyses, if used, are available for review: Not Applicable

## VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is to convert an existing 1,997 sq. ft. building to an office and retail showroom facility. The project also proposes to construct a 3,000 sq. ft. storage building and 14 parking spaces. The facility supports a sales office along with a display area for the sale of flooring, cabinets and countertop materials. The project also proposes an emergency service for water damage claims. The storage building will be utilized for storing trucks used to respond to water damage claims as well as to store emergency materials such as sandbags, plywood, etc.

10. EVERY. 2 USE - 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 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

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10. GENERAL CONDITIONS

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

incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3                      USE - DEFINITIONS                      RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25396 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25396, Exhibit A, Amended No. 1, dated June 8, 2015.

APPROVED EXHIBIT A-1 = Plot Plan No. 25396, Exhibit A-1, Amended No. 1, dated June 8, 2015.

APPROVED EXHIBIT B&C = Plot Plan No. 25396, Exhibit B&C (Sheets 1-5), Amended No. 1, dated October 28, 2014.

APPROVED EXHIBIT L = Plot Plan No. 25396, Exhibit L, Amended No. 1, dated October 28, 2014.

10. EVERY. 4                      USE - 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 project.

BS GRADE DEPARTMENT

10.BS GRADE. 1                      USE - GENERAL INTRODUCTION                      RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

10.BS GRADE. 3                      USE - OBEY ALL GDG REGS                      RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the

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10. GENERAL CONDITIONS

10.BS GRADE. 3                      USE - OBEY ALL GDG REGS (cont.)                      RECOMMND

Building and Safety Department.

10.BS GRADE. 4                      USE - DISTURBS NEED G/PMT                      RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 6                      USE - NPDES INSPECTIONS                      RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are



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10. GENERAL CONDITIONS

10.BS GRADE. 6                      USE - NPDES INSPECTIONS (cont.)                      RECOMMND

required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7                      USE - EROSION CNTRL PROTECT                      RECOMMND

Graded, but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8                      USE - DUST CONTROL                      RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9                      USE - 2:1 MAX SLOPE RATIO                      RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 11                      USE - MINIMUM DRNAGE GRADE                      RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 12                      USE - DRAINAGE & TERRACING                      RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

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10. GENERAL CONDITIONS

10.BS GRADE. 13                      USE - SLOPE SETBACKS                      RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 18                      USE - OFFST. PAVED PKG                      RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 20                      USE - RETAINING WALLS                      RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23                      USE - MANUFACTURED SLOPES                      RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24                      USE - FINISH GRADE                      RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1                      CITY OF CORONA-WATER AND SEWER                      RECOMMND

Plot Plan 25396 is proposing to receive potable water and sanitary sewer service from the City of Corona, Department of Water and Power. It is the responsibility of this facility to ensure that all requirements to obtain water and sewer service are met with the City of Corona, Department of Water and Power as well as all other applicable agencies. Any existing septic system(s) and/or well(s) shall be properly removed or abandoned under permit

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10. GENERAL CONDITIONS

10.E HEALTH. 1 CITY OF CORONA-WATER AND SEWER (cont.) RECOMMND  
with the Department of Environmental Health.

10.E HEALTH. 2 USE - NO NOISE REPORTS RECOMMND

Based upon the information provided, a noise study is not required. However, the project shall be required to comply with the following:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exception to these standards shall be allowed only with the written consent of the building official.

For any questions, please contact the Department of Environmental Health, Office of Industrial Hygiene at (951) 955-8982.

10.E HEALTH. 3 ENV CLEANUP PROGRAM-COMMENTS RECOMMND

If previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required. For further information, please contact Riverside County Department of Environmental Health, Environmental Cleanup Programs at (951) 955-8980.

FIRE DEPARTMENT

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM. RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY. Shell building will receive a shell final only. No Certificate of Occupancy (human occupant and/or materials) will be issued until the building occupant has been

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10. GENERAL CONDITIONS

10.FIRE. 1                      USE-#01A - SHELL/FPE/COMM. (cont.)                      RECOMMND

identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for orderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays.

A complete commodity listing disclosing type, quantity, level of hazard and potential for "Reactivity" must be provided within 45 days. The foregoing is necessary to properly occupancy classify the building(s). Failure to provide comprehensive data and/or highly technical information, will result in project delay and requirement for a complete Fire Protection Study for review.

10.FIRE. 2                      USE-#04-HIGH PILE/RACK STORAGE                      RECOMMND

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval of the 2001 cfc Article 81 compliance. Complete Article 81 information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, classified using CFC 2013 Edition and NFPA 13, 2013 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

10.FIRE. 3                      USE-#50-BLUE DOT REFLECTOR                      RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 4                      USE-#23-MIN REQ FIRE FLOW                      RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must

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10. GENERAL CONDITIONS

10.FIRE. 4                      USE-#23-MIN REQ FIRE FLOW (cont.)                      RECOMMND

be available before any combustible material is placed on the job site.

10.FIRE. 5                      USE-#20-SUPER FIRE HYDRANT                      RECOMMND

Super fire hydrants (6"x4"x 2-2 1/2") shall be located at the entrance to the project.

10.FIRE. 7                      USE-#89-RAPID ENTRY BOX                      RECOMMND

Rapid entry key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                      USE FLOOD HAZARD REPORT                      RECOMMND

PP 25396 is a proposal to convert an existing building to an office/retail showroom facility, also proposing a 3000 sq. ft. of storage building with 15 parking spaces in the El Cerrito area, east of the I-15 FWY. The site is located southwesterly of Temescal Canyon Road, northeasterly of Marilyn Drive, and southeasterly of El Cerrito road.

The proposed project is located on a ridge and as such, receives little offsite runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

A preliminary Water Quality Management Plan (WQMP) received by the District on August 8, 2013, will be reviewed and approved by the Transportation Department.

PLANNING DEPARTMENT

10.PLANNING. 2                      USE - INADVERTANT ARCHAEO FIND                      RECOMMND

INADVERTENT ARCHAEOLOGICAL FINDS:

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit:

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

If during ground disturbance activities, cultural resources\* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

1)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

\* A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 4 USE - 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. 5 USE - 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

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10. GENERAL CONDITIONS

10.PLANNING. 5                   USE - FEES FOR REVIEW (cont.)                   RECOMMND

with.

10.PLANNING. 6                   USE - LIGHTING HOODED/DIRECTED                   RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 7                   USE - COLORS & MATERIALS                   RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT B&C and M.

10.PLANNING. 8                   USE - LAND DIVISION REQUIRED                   RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with verside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 9                   USE - HOURS OF OPERATION                   RECOMMND

Use of the facilities approved under this plot plan shall be limited to the hours of 8:00a.m. to 5:00p.m., Monday through Friday, with the exception after hour pick up of the emergency trucks by an on call employee, in order to reduce conflict with adjacent residential zones and/or land uses. The emergency trucks shall at no time use flashing lights or sirens while at the project site.

10.PLANNING. 10                  USE - BASIS FOR PARKING                   RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), professional busines office 1 space/200 sq. ft. of net leasable floor area and 1 space/1000 sq. ft. of storage area.

10.PLANNING. 12                  USE - NO OUTDOOR ADVERTISING              RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.



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10.PLANNING. 18 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 20 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence. No person shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 22 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 23 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

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10. GENERAL CONDITIONS

10.PLANNING. 25 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. 26 USE - CEASED OPERATIONS

RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 32 USE - PERMIT SIGNS

RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.43.B and D (Substantial Conformance-uncirculated) of Ordinance No. 348.

10.PLANNING. 33 USE - BUSINESS LICENSING

RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at [www.rctlma.org.buslic](http://www.rctlma.org.buslic).

TRANS DEPARTMENT

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

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's,

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10. GENERAL CONDITIONS

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

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

10.TRANS. 4                      USE - SUBMIT FINAL WQMP                      RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2010-0033, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes).

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for

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10. GENERAL CONDITIONS

10.TRANS. 4                      USE - SUBMIT FINAL WQMP (cont.)                      RECOMMND

the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific. However, in order to meet the requirements of a Final Project Specific WQMP, the report must be completed in substantial conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality measures.

10.TRANS. 5                      USE - 100YR SUMP OUTLET                      RECOMMND

Drainage facilities that outlet under sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.TRANS. 6                      USE - PERP DRAINAGE PATTERNS                      RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points, and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the Transportation Department for review.

10.TRANS. 7                      USE - INCREASED RUNOFF                      RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed drainage facilities in the site design. Although final design of the drainage facilities will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general configuration and location of the proposed drainage facilities are sufficient to mitigate the impacts of the development.

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10. GENERAL CONDITIONS

10.TRANS. 7                      USE - INCREASED RUNOFF (cont.)                      RECOMMND

The final design of the drainage facilities will conform to the increased runoff criteria of the Plan Check Policies and Guidelines and Flood Control Manual.

10.TRANS. 8                      USE - ONSITE ESMNT                      RECOMMND

Onsite drainage facilities located outside the road right-of-way shall be contained within drainage easements. Document(s) shall be recorded and a copy submitted to the Transportation Department for review and approval.

10.TRANS. 9                      USE - OFFSITE ESMNT                      RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the Transportation Department for review and approval.

10.TRANS. 10                      USE - WRITTEN PERM FOR GRADING                      RECOMMND

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the Transportation Department for review and approval.

10.TRANS. 11                      USE - LC LANDSCAPE REQUIREMENT                      RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until

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10. GENERAL CONDITIONS

10.TRANS. 11                      USE - LC LANDSCAPE REQUIREMENT (cont.)                      RECOMMND

the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                      USE - NPDES/SWPPP                      RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at [www.swrcb.ca.gov](http://www.swrcb.ca.gov).

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2                   USE - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3                   USE - IMPORT / EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4                   USE - GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6                   USE - DRAINAGE DESIGN Q100

RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7                      USE - OFFSITE GRDG ONUS                      RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 8                      USE - NOTARIZED OFFSITE LTR                      RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 11                      USE - APPROVED WQMP                      RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12                      USE - PRE-CONSTRUCTION MTG                      RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13                      USE- BMP CONST NPDES PERMIT                      RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 USE - SWPPP REVIEW

RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

60.BS GRADE. 15 USE - EXISTING GRDG TO CODE

RECOMMND

Prior to issuance of a grading permit, the grading plan shall indicate the existing grading and the soils report shall provide recommendations for bringing the existing grading into compliance with the California Building Code and Ordinance 457.

EPD DEPARTMENT

60.EPD. 1 EPD - MBTA SURVEYS

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 11 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 25396, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 2 USE - PRIOR TO ROAD CONSTRUCT

RECOMMND

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

60.TRANS. 3 USE - SUBMIT WQMP AND PLANS

RECOMMND

The project specific Final WQMP, improvement plans, grading plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to the issuance of grading permits. All submittals shall be date stamped by a registered engineer.

60.TRANS. 4 USE - WQMP MAINT DETERMINATION

RECOMMND

The project proponent shall contact the Transportation Department to determine the appropriate entity that will

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 4                      USE - WQMP MAINT DETERMINATION (cont.)                      RECOMMND

maintain the BMPs identified in the project specific WQMP. This determination shall be documented in the project specific WQMP. The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1                      USE - PALEO MONITORING REPORT                      RECOMMND

"PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories."

TRANS DEPARTMENT

70.TRANS. 1                      USE - IMPLEMENT WQMP                      RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

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70. PRIOR TO GRADING FINAL INSPECT

70.TRANS. 2 USE - ESTABLISH MAINT ENTITY

RECOMMND

The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT

RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2                   USE - ROUGH GRADE APPROVAL (cont.)                   RECOMMND  
and Safety Department clearance.

BS PLNCK DEPARTMENT

80.BS PLNCK. 1                   USE\* ACCESSIBILITY COMPLIANCE                   RECOMMND  
The building plans shall contain a plancheck approved site plan in compliance with all accessible path of travel requirements per 2013 (or current adopted building code) CBC chapter 11b requirements.

FIRE DEPARTMENT

80.FIRE. 1                   USE-#17A-BLDG PLAN CHECK \$                   RECOMMND  
Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2                   USE-#4-WATER PLANS                   RECOMMND  
The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

PLANNING DEPARTMENT

80.PLANNING. 3                   USE - 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&C.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4                   USE - CONFORM TO FLOOR PLANS                   RECOMMND

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

80.PLANNING. 5                   USE - ROOF EQUIPMENT SHIELDING                   RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 16                  USE - WASTE MGMT. CLEARANCE                   RECOMMND

A clearance letter from Riverside County Waste Resources shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated August 30, 2013, summarized as follows:

1. Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/facade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

2. Prior to issuance of a building permit, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by demolition, construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable



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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 16                   USE - WASTE MGMT. CLEARANCE (cont.)                   RECOMMND

materials and solid waste disposal must be kept.  
Arrangements can be made through the franchise hauler.

80.PLANNING. 17                   USE - SCHOOL MITIGATION                   RECOMMND

Impacts to the Corona-Norco Unified School District shall  
be mitigated in accordance with California State law.

80.PLANNING. 18                   USE - LIGHTING PLANS                   RECOMMND

All parking lot lights and other outdoor lighting shall be  
shown on electrical plans submitted to the Department of  
Building and Safety for plan check approval and shall  
comply with the requirements of Riverside County Ordinance  
No. 655 nd the Riverside County Comprehensive General Plan.

80.PLANNING. 19                   USE - FEE STATUS                   RECOMMND

Prior to issuance of building permits for Plot Plan No.  
25396, the Planning Department shall determine the status  
of the deposit based fees for project. If the case fees are  
in a negative state, the permit holder shall pay the  
outstanding balance.

TRANS DEPARTMENT

80.TRANS. 1                   USE - IRREVOCABLE DEDICATION                   RECOMMND

Prior to the issuance of any building permit, the project  
proponent shall file and complete an Irrevocable Offer of  
Dedication (IOD) for road rights-of-way with the Survey  
Division. The IOD shall be for an additional 24' of road  
right-of-way along the project's frontage of Temescal  
Canyon Road. The IOD shall include a provision as follows:

"At the time the County of Riverside accepts the herein  
described Irrevocable Offer of Dedication; upon request  
of the Director of Transportation and at the owner's  
expense, the owner shall demolish/relocate any and all  
encroachments and/or structures immediately. Any  
requirements for a new Water Quality Management Plan that  
may apply shall be provided by the owner at his/her  
expense. No additional encroachments shall be allowed  
within the herein described dedication."

or as approved by the Director of Transportation.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2

USE - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Streetlights.
- (2) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

80.TRANS. 3

USE - LIGHTING PLAN

RECOMMND

A separate street light plan and/or a separate bridge light plan is required for this project. Street (and/or bridge) lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

80.TRANS. 4

USE - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE - UTILITY PLAN (cont.)

RECOMMND

461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

80.TRANS. 6 USE - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2)Weather based controllers and necessary components to eliminate water waste;
- 3)A copy of the "stamped" approved grading plans; and,
- 4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1)Identification of all common/open space areas;
- 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3)Shading plans for projects that include parking lots/areas;
- 4)The use of canopy trees (24" box or greater) within the parking areas;
- 5)Landscaping plans for slopes exceeding 3 feet in height;
- 6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

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80.TRANS. 6

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.

2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

80.TRANS. 7

USE - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 7

USE - LC LANDSCAPE SECURITIES (cont.)

RECOMMND

Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.TRANS. 8

USE - LC LNDSCPNG PROJ SPECIFC

RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

1. Project shall comply with the latest version of Ord. 859.3 or later with an ETo of .50, or less. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
2. Project shall prepare water use calculations as outlined in Ord 589.3.
3. Project shall use point source irrigation type, except as needed within stormwater BMP areas as noted in an approved WQMP document.
4. Trees shall be hydrozoned separately.
5. Hydroseeding is not permitted in stormwater BMP areas, container stock will be required.
6. Project shall use County standard details for which the application is available in County Standard Detail Format.
7. Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way.
8. Plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION

RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D

RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 USE - BMP GPS COORDINATES

RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 USE - BMP REGISTRATION

RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 5 USE - WQMP ANNUAL INSP FEE

RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - REQ'D GRADING INSP'S

RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

- 1.Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3.Precise grade inspection of entire permit area.
  - a.Inspection of Final Paving
  - b.Precise Grade Inspection
  - c.Inspection of completed onsite storm drain facilities
  - d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 USE - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

- 1.Requesting and obtaining approval of all required grading inspections.
- 2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
- 3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
- 4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
- 5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7                      USE - PRECISE GRDG APPROVAL (cont.)                      RECOMMND

systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

FIRE DEPARTMENT

90.FIRE. 1                              USE-#27-EXTINGUISHERS                              RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

PARKS DEPARTMENT

90.PARKS. 1                              USE - TRAIL MARKER                              RECOMMND

The applicant shall provide a marker for the historical trial Butterfield Overland Mail Route which runs in front of the property. The Butterfield Overland Mail Co. used the route from 1858 to 1861 under contract with the U.S. Postal Department, providing transportation of U.S. mail between St. Louis, Mo., and San Francisco, Calif., the first transcontinental mail service.

PLANNING DEPARTMENT

90.PLANNING. 3                              USE - PARKING PAVING MATERIAL                              RECOMMND

A minimum of fourteen (14) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.



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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4

USE - ACCESSIBLE PARKING

RECOMMND

A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at \_\_\_\_ or by telephoning \_\_\_\_."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 8

USE - ROOF EQUIPMENT SHIELDING

RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 12

USE - CURBS ALONG PLANTERS

RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15 USE - TRASH ENCLOSURES

RECOMMND

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block, landscaping screening, and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 16 USE - EXISTING STRUCTURES

RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 18 USE - REMOVE OUTDOOR ADVERTISE

RECOMMND

All existing outdoor advertising displays, signs or billboards shall be removed.

90.PLANNING. 19 USE - WALL & FENCE LOCATIONS

RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 22 USE - WASTE MGMT. CLEARANCE

RECOMMND

A clearance letter from the Riverside County Waste Resources shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated August 30, 2013, summarized as follows:

1. Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 22                   USE - WASTE MGMT. CLEARANCE (cont.)                   RECOMMND

Waste Management Department.

2. Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

90.PLANNING. 24                   USE - CONDITION COMPLIANCE                   RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 27                   USE - ORD 810 O S FEE                   RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25396 is calculated to be 0.47 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 28                   USE - ORD NO. 659 (DIF)                   RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25396 has been calculated to be 0.47 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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.

90.TRANS. 2 USE-STREETLIGHT AUTHORIZATION

RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 3 USE - STREETLIGHTS INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3                      USE - STREETLIGHTS INSTALL (cont.)                      RECOMMND

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 4                      USE - UTILITY INSTALL                      RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 5                      USE - ANNEX L&LMD/OTHER DIST                      RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

(1) Streetlights.

(2) Street sweeping.

90.TRANS. 6                      USE - IMP PLANS                      RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending

PLOT PLAN:TRANSMITTED Case #: PP25396

Parcel: 277-151-003

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6                      USE - IMP PLANS (cont.)                      RECOMMND

a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

90.TRANS. 7                      USE - IMPLEMENT WQMP                      RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

90.TRANS. 8                      USE - BMP MAINT AND INSPECTION                      RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

90.TRANS. 9                      USE - FACILITY COMPLETION                      RECOMMND

The Transportation Department will not release occupancy permits prior to the Transportation Department's acceptance of the drainage system for operation and maintenance.

90.TRANS. 10                      USE - LC LNDSCP INSPECT DEPOSIT                      RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event

09/28/15  
13:12

Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP25396

Parcel: 277-151-003

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10                      USE - LC LNDSCP INSPECT DEPOST (cont.)                      RECOMMND

that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 11                      USE LNDSCPE INSPCTN RQRMNTS                      RECOMMND

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 12                      USE - LC COMPLY W/ LNDSCP/ IRR                      RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside

09/28/15  
13:12

Riverside County LMS  
CONDITIONS OF APPROVAL

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Parcel: 277-151-003

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 12

USE - LC COMPLY W/ LNDSCP/ IRR (cont.)

RECOMMND

County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.



**LAND DEVELOPMENT COMMITTEE**  
**3<sup>RD</sup> CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: June 11, 2015

TO  
Riv. Co. Fire Dept.

**PLOT PLAN NO. 25396, AMENDED NO. 1** – EA42606 – Applicant: Eli Shapiro – Engineer/Representative: Sam Akbarpour – Second/Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) – Location: Southwesterly of Temescal Canyon Road, northeasterly of Marilyn Drive, and southeasterly of El Cerrito Road – 0.55 Acres Gross - Zoning: General Commercial (C-1/C-P) - **REQUEST:** The Plot Plan proposes to convert an existing 1,997 sq. ft. building to an office/retail showroom facility. The project also proposes to construct 3,000 sq. ft. storage building and 15 parking spaces. – APN: 277-151-003

Please review the attached map(s) and/or exhibit(s) for the above-described project ASAP. Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at (951) 955-5719 or email at **dabraham@rctlma.org** / **MAILSTOP# 1070**.

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

**LAND DEVELOPMENT COMMITTEE**  
**3<sup>RD</sup> CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: October 28, 2014

TO

Riv. Co. Fire Dept.  
Riv. Co. Building & Safety – Plan Check  
Riv. Co. Trans. Dept. – Landscaping Section -Mark Hughes

**PLOT PLAN NO. 25396, AMENDED NO. 1** – EA42606 – Applicant: Eli Shapiro – Engineer/Representative: Sam Akbarpour – Second/Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) – Location: Southwesterly of Temescal Canyon Road, northeasterly of Marilyn Drive, and southeasterly of El Cerrito Road – 0.55 Acres Gross - Zoning: General Commercial (C-1/C-P) - **REQUEST:** The Plot Plan proposes to convert an existing 1,997 sq. ft. building to an office/retail showroom facility. The project also proposes to construct 3,000 sq. ft. storage building and 15 parking spaces. – APN: 277-151-003

Please review the attached map(s) and/or exhibit(s) for the above-described project by November 20, 2014. Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at **dabraham@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

**LAND DEVELOPMENT COMMITTEE**  
**2<sup>nd</sup> CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: March 27, 2014

**TO**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Dept.  
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check  
Riv. Co. Parks & Open Space District  
Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones

P.D. Landscaping Section-Mark Hughes  
P.D. Archaeology Section-Heather Thomson

**PLOT PLAN NO. 25396, AMENDED NO. 1 – EA42606 – Applicant: Eli Shapiro – Engineer/Representative: Sam Akbarpour – Second/Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) – Location: Southwesterly of Temescal Canyon Road, northeasterly of Marilyn Drive, and southeasterly of El Cerrito Road – 0.55 Acres Gross - Zoning: General Commercial (C-1/C-P) - REQUEST: The Plot Plan proposes to convert an existing 1,997 sq. ft. building to an office/retail showroom facility. The project also proposes to construct 3,000 sq. ft. storage building and 15 parking spaces. – APN: 277-151-003**

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comments on April 24, 2014.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

**Geology, Landscaping, Transportation, Env. Health, Fire, Bldg. & Safety – Plan Check & Parks.**

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at [dabraham@rctlma.org](mailto:dabraham@rctlma.org) / **MAILSTOP# 1070.**

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

LAND DEVELOPMENT COMMITTEE/  
DEVELOPMENT REVIEW TEAM  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409

DATE: August 7, 2013

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health – Industrial Hygiene  
Riv. Co. Public Health-Michael Osur  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check

Regional Parks & Open Space District  
Riv. Co. Environmental Programs Division  
P.D. Geology Section  
P.D. Landscaping Section  
P.D. Archaeology Section  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
2<sup>nd</sup> District Supervisor - Tavaglione

2<sup>nd</sup> District Planning Commissioner - Sloman  
City of Corona  
Corona-Norco Unified School District  
Western Municipal Water District  
Southern California Edison  
Southern California Gas Co.

**PLOT PLAN NO. 25396** – EA42606 – Applicant: Eli Shapiro – Engineer/Representative: Sam Akbarpour – Second/Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) – Location: Southwesterly of Temescal Canyon Road, northeasterly of Marilyn Drive, and southeasterly of El Cerrito Road – 0.55 Acres Gross - Zoning: General Commercial (C-1/C-P) - **REQUEST:** The Plot Plan proposes to convert an existing 1,997 sq. ft. building to an office/retail showroom facility. The project also proposes to construct 3,000 sq. ft. storage building and 15 parking spaces. – APN: 277-151-003

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on August 29, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham, Project Planner**, at (951) 955-5719 or email at **DABRAHAM@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH: ☒ PC: ☐ BOS: ☐

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

June 16, 2014

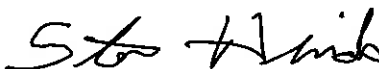
TO: Damaris Abraham, Project Planner

RE: Plot Plan No. 25396 (new one story storage building 3,000 sq. ft.)

A noise study is not required based on the attached diagram, distance to the nearest sensitive receptors and distance to the main roadway. However, with the construction activities near existing sensitive receivers the following applies:

1. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.
2. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers, in other words, appropriate noise attenuating devices.
3. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.
4. Equipment must be maintained so that parts of vehicles and their loads are secured from rattling and banging
5. Idling equipment should be turned off when not in use.

Please contact me if you have any questions.

  
Steven D. Hinde, REHS, CIH  
Senior Industrial Hygienist



August 30, 2013



Damaris Abraham, Project Planner  
Riverside County Planning Department  
P.O. Box No. 1409  
Riverside, CA 92502-1409

**RE: Plot Plan (PP) 25396 – Convert an Existing Building to an Office/Retail Showroom and Construct a Storage Building (APN: 277-151-003)**

Dear Ms. Abraham:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project, located southwesterly of Temescal Canyon Road, northeasterly of Marilyn Drive, and southeasterly of El Cerrito Road in the Temescal Canyon Area Plan. In order to mitigate the potential solid waste impacts of PP 25397 and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the Department recommends that the following conditions be made a part of any Conditions of Approval for PP 25396:

1. **Prior to issuance of a building permit**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.
3. **Prior to issuance of a building permit**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by demolition, construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction,

the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

4. **Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.**
5. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
6. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. **A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:**
  - **Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.**
  - **Subscribe to a recycling service with their waste hauler.**
  - **Provide recycling service to their tenants (if commercial or multi-family complex).**
  - **Demonstrate compliance with the requirements of California Code of Regulations Title 14.**

For more information, please visit:

[www.rivcowm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

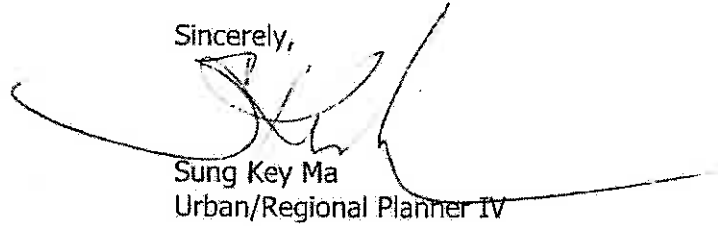
7. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

Damaris Abraham, Project Planner  
PP 25396  
August 30, 2013  
Page 3

8. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3283.

Sincerely,

A handwritten signature in black ink, appearing to be 'SKM', with a long horizontal flourish extending to the right.

Sung Key Ma  
Urban/Regional Planner IV

**PD #142186**



LAW OFFICES OF  
**EDWARD T. WEBER**  
[www.eweberlegal.com](http://www.eweberlegal.com)

**Reply to:**

**Inland Empire**

11801 Pierce Street, Suite 200  
Riverside, California 92505  
Phone: (951) 323-5809

**Orange County**

17155 Newhope Street, Suite H  
Fountain Valley, California 92708  
Phone: (657) 235-8359

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August 29, 2014

Riverside County Planning Department

Re: 19631 Temescal Canyon Road, Riverside County  
Proposed Building of a Warehouse

To Whom it May Concern:

Our office has been contacted by concerned residents of the "El Cerrito" area in Riverside County. The issue is surrounding the building of a warehouse which if built in the proposed fashion would be an eye sore to the neighborhood surrounding this proposed structure.

We would like to submit on their behalf a signed letter addressing their concerns.

Our office does not formerly represent the concerned residents and we are simply acting as a delivery agent.

Law Offices of Edward T. Weber

To: The Riverside County Planning Department  
From: Concerned Residents of the El Cerrito Community  
Re: The Architectural Non-conforming Proposed Warehouse at  
19631 Temescal Canyon Road

We live in El Cerrito and do not want the proposed warehouse at 19631 Temescal Canyon Road to be built without architectural modifications.

The commercial properties on the left and right side of the proposed warehouse do not have steel roofs or steel walls on their existing structures. Our homes are behind the proposed warehouse and do not have steel roofs or steel walls. The existing office building at 19631 Temescal Canyon Road does not have a steel roof or steel walls.

We want the proposed warehouse to architecturally look like the existing office building at 19631 Temescal Canyon Road. The existing office building has shingles on the roof, stucco on the walls, strongly accented window openings, and modified corners; therefore, the proposed warehouse should have shingles on the roof, stucco on the walls, a few accented window openings, and modified corners.

If the proposed warehouse is built without the above mentioned modifications, then it will not compliment or conform to the other existing structures as stated above and will set a horrible standard for future developments.

Michael Hernandez 7660 Marilyn Dr.  
Andrew W. Ellis 7828 Marilyn Dr.  
Gary R. Hamm 7801 MARILYN DR.  
Tom Smiley 7681 MARILYN DR.  
Joe Phillips 7640 Marilyn Dr.  
Joe Martin 7573 MARILYN DR.  
Dale I. Ward 7580 Marilyn Dr.  
Joan Carter 19900 WASHINGTON ST.  
John Velarde 19833 Grandview Dr.  
Gene Hazel 19807 Grandview Dr.  
Pete Longene 19740 KATY WAY  
Marsha McConnell 19861 Grant St

To: Riverside County Planning Department

ATTN: Ms ABRAHAM

RE: The proposed "warehouse" at 19631 Temescal Canyon Road in the community of El Cerrito.

We the undersigned share property lines with the property located at 19631 Temescal Canyon Road in the community of El Cerrito.

We want the proposed "warehouse" to look like, or look very similar to the existing office building. A mismatched steel structure with some <sup>NON-UNIFORM</sup> ~~uniform~~ block walls located on our main street would look terrible, devalue our properties, and set a degrading precedent for future developments within our small community of El Cerrito.

Darrell Miner 7834 Marilyn Dr E/3/2/14  
Tom Moore 7840 MARKER DR 8-3-14

P.S. THE EXISTING OFFICE BUILDING HAS STUCCO ON THE WALLS & SHINGLES ON THE ROOF; THEREFORE, THE PROPOSED "WAREHOUSE" SHOULD DEFINATELY HAVE STUCCO ON THE WALLS & SHINGLES ON THE ROOF.

Darrell Miner

Tom Moore

## Abraham, Damaris

---

**From:** Concerned Residents <elcerritodevelopmentobservers@gmail.com>  
**Sent:** Wednesday, September 10, 2014 10:30 AM  
**To:** Abraham, Damaris  
**Subject:** Fire Protection

Recently and unfortunately there was a fire in El Cerrito, that burned homes, destroyed property and sent two firefighters to the hospital. We hope that both of the firefighters have completely recovered from their injuries.

Currently there is a proposal in the Riverside County Planning Department, that may allow the construction of a new warehouse at 19631 Temescal Canyon Road.

There are several homes that are directly uphill from the proposed warehouse. Because fire travels very fast uphill please require the proposed warehouse to be built and operated in such a manner that there will be a maximum amount of fire protection for our uphill homes.

Concerned,

El Cerrito Development Observers

## **INDEMNIFICATION AGREEMENT**

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Edward Shapiro and Mary T. Shapiro ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

### **WITNESSETH:**

**WHEREAS**, the PROPERTY OWNER has a legal interest in the certain real property described as APN 277-151-003 ("PROPERTY"); and,

**WHEREAS**, on July 11, 2013, PROPERTY OWNER filed an application for Plot Plan No. 25396 ("PROJECT"); and,

**WHEREAS**, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

**WHEREAS**, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

**WHEREAS**, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

**WHEREAS**, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

**NOW, THEREFORE**, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. ***Indemnification.*** PROPERTY OWNER , at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY

OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:  
Office of County Counsel  
Attn: Melissa Cushman  
3960 Orange Street, Suite 500  
Riverside, CA 92501

PROPERTY OWNER :  
Edward Shapiro and Mary T. Shapiro  
570 Charro Way  
Nipomo, CA 93444

7. ***Default and Termination.*** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing,



construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.


19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

**IN WITNESS WHEREOF**, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

**COUNTY:**

COUNTY OF RIVERSIDE,

a political subdivision of the State of California

By:   
Steven Weiss  
Riverside County Planning Director

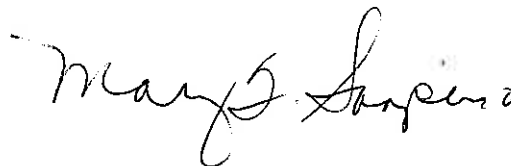
FORM APPROVED COUNTY COUNSEL  
BY:  9/11/15  
MELISSA R. CUSHMAN DATE

Dated: 9/14/15

**PROPERTY OWNER:**

Edward Shapiro and Mary T. Shapiro

By: 



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

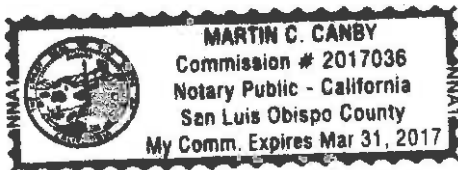
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
 County of SAN LUIS OBISPO )  
 On 8/21/15 before me, MARTIN C. CANBY, Notary Public,  
 Date Here Insert Name and Title of the Officer  
 personally appeared EDWARD SHAPIRO AND  
 Name(s) of Signer(s)  
MARY T. SHAPIRO

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Martin C. Canby  
 Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- ☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- ☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Supervisor John Tavaglione  
Riverside County Board of Supervisors

From:  
Edward and Mary T. Shapiro

Re:

19631 Temescal Canyon Blvd., APN 277-151-003, Plot Plan No. 25396

Dear Sirs:

The requirement of the "Indemnification Agreement" that is attached with this letter was forwarded to me by email on August 17, 2015. The project was initiated on July 11, 2013. At this juncture in the approval process the agreement is being executed under protest and absolute disagreement. The fact is that the county failed to disclose this requirement after over two years of dealing with Riverside County staff for our project to build a 3000 sq. ft. steel storage building. We have been left with no option except to "sign" the document or potentially lose our investment of over Thirty Thousand Dollars and an amount of our time that is almost immeasurable. We have been told by our case worker Damaris Abraham that if we do not sign this document that our hearing on September 12th, 2015 will be cancelled. We believe the timing of the demand for total indemnification is unjust and if it was a requirement the county had a fiduciary responsibility to disclose what was required two years ago. We could have made an educated decision on whether we wanted to move forward with the project. It has been our experience that projects started before the date of a new government mandate are grandfathered into the process that was in practice at the time when the project was enacted, which would make more sense and certainly be a more fair.

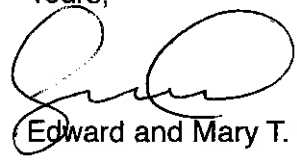

We also believe the demand for property owners of a project should not have to cover all of the county's liability retroactively for all rules, regulations, and public employees performance in this ever expanding reality of California government. It is fundamentally unjust when the owners are paying the county workers for their professional services at hourly rates as much as \$200.00 per hour in a structure found in the private sector, with the exceptions of no competition or accountability to those whom are paying them.

In addition to this liability demand, this project was originally presented to Riverside County Department Administrators in our original application conference. In that conference room with all department heads present, we were informed that our project would be approximately \$27,000 and "if I wrote a check on that day for \$17,000 the project would not find its way to the BACK BURNER." We are now over two years later and more than \$33,000.00 in fees and we still have not reached approval.

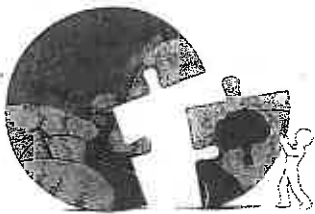
We also required assistance from Mr. John Field, Supervisor John Tavaglione's chief of staff to assist us with county staff for well over a year. If we had not reached out for assistance I am confident in saying that we wouldn't have even been at this point in the process.

Attached is your agreement which again we are signing under protest. It is quite obvious we will lose both significant funds and time if we do not execute this retroactive agreement.

Yours,

   
Edward and Mary T. Shapiro

Date: August 31, 2015



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: \_\_\_\_\_

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: \_\_\_\_\_

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP25396 DATE SUBMITTED: 7/11/13

### APPLICATION INFORMATION

Applicant's Name: Eli Shapiro E-Mail: Shap.snap@gmail.com

Mailing Address: 226 Rochester St  
Costa Mesa CA 92627  
City State ZIP

Daytime Phone No: (951) 733 7331 Fax No: (951) 270 5303

Engineer/Representative's Name: Sam Akbarpour E-Mail: Sam@sureengineers.com

Mailing Address: 400 S. Ramon Ave  
Corona CA 92879  
City State ZIP

Daytime Phone No: (951) 279 4041 Fax No: (951) 279 2830

Property Owner's Name: Edward Shapiro E-Mail: ed-shapiro100@yahoo.com

Mailing Address: 570 Chorro Way  
Yuma CA 92407 93444  
City State ZIP

Daytime Phone No: (805) 929 2017 Fax No: (951)

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

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

"Planning Our Future... Preserving Our Past"

## APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references 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.

### 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.

Eli Shapiro [Signature]  
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.

Edward Shapiro [Signature]  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)  
Mari Shapiro [Signature]  
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): 277-151-003

Section: 8 Township: T4SR6W Range: 456W

# APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 0.55

General location (nearby or cross streets): North of El Cajalco, South of El Cerito, East of I-15, West of Lake Matthews

Thomas Brothers map, edition year, page number, and coordinates: page 773 Grid J4

Project Description: (describe the proposed project in detail)

Flatten Back of Property, new 3000 SF steel storage/warehouse with roll up doors, Add parking between existing front and new steel warehouse, Add retaining walls and fencing to secure property, upgrade existing building ADA compliance, Pave property in asphalt or concrete, landscape property, Add lighting and security.

Related cases filed in conjunction with this application:

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

If yes, provide Case No(s). \_\_\_\_\_ (Parcel Map, Zone Change, etc.)

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

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: water quality

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) \_\_\_\_\_

Will the project 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 ☐

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

Will the project 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: 710 yds.

**APPLICATION FOR LAND USE PROJECT**

Estimated amount of fill = cubic yards \_\_\_\_\_

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

Import \_\_\_\_\_ Export 700yds Neither \_\_\_\_\_

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

What is the anticipated route of travel for transport of the soil material? Temescal Canyon Rd.

How many anticipated truckloads? 24 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 169,777.6 sq. ft.

Is the project 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 ☒

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes ☐ No ☒

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes ☐ No ☒

Does the project area exceed one acre in area? Yes ☐ No ☒

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

☐ Santa Ana River ☐ Santa Margarita River ☐ San Jacinto River ☐ Whitewater River

Santa Ana water shed



## APPLICATION FOR LAND USE PROJECT

### HAZARDOUS WASTE AND SUBSTANCES 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 and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

☒ The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

☐ The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):

Local Agency: County of Riverside

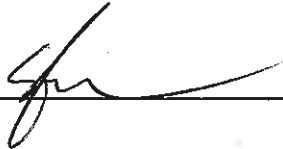
Assessor's Book Page, and Parcel Number:

Specify any list pursuant to Section 65962.5 of the Government Code:

Regulatory Identification number:

Date of list:

Applicant (1)



Date

6/24/13

Applicant (2)

Date

### HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes ☐ No ☒

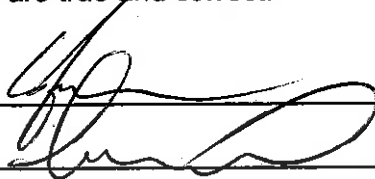
## APPLICATION FOR LAND USE PROJECT

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.

Yes ☐ No ☒

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1)



Date

6/24/12

Owner/Authorized Agent (2)



Date

6/1/13

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

**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. 25396** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Eli Shapiro – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) – Location: Southwesterly of Temescal Canyon Road, northeasterly of Marilyn Drive, and southeasterly of El Cerrito Road, more specifically 19631 Temescal Canyon Road. – 0.55 Acres Gross - Zoning: General Commercial (C-1/C-P) - **REQUEST:** The Plot Plan proposes to convert an existing 1,997 sq. ft. building to an office and retail showroom facility. The project also proposes to construct a 3,000 sq. ft. storage building and 14 parking spaces. The facility supports a sales office along with a display area for the sale of flooring, cabinets and countertop materials. The project also proposes an emergency service for water damage claims. The storage building will be utilized for storing trucks used to respond to water damage claims as well as to store emergency materials such as sandbags, plywood, etc.

TIME OF HEARING: **1:30 pm** or as soon as possible thereafter  
**SEPTEMBER 14, 2015**  
RIVERSIDE COUNTRY ADMINISTRATIVE CENTER  
4080 LEMON STREET, 1<sup>ST</sup> FLOOR, CONFERENCE ROOM 2A  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Damaris Abraham, at 951-955-5719 or email [plange@rctlma.org](mailto:plange@rctlma.org) or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or 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 you challenge this project in court, you may be limited to raising only those issues you or someone else 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: Damaris Abraham  
P.O. Box 1409, Riverside, CA 92502-1409

# PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/6/2015,

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

APN (s) or case numbers PP 25396 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

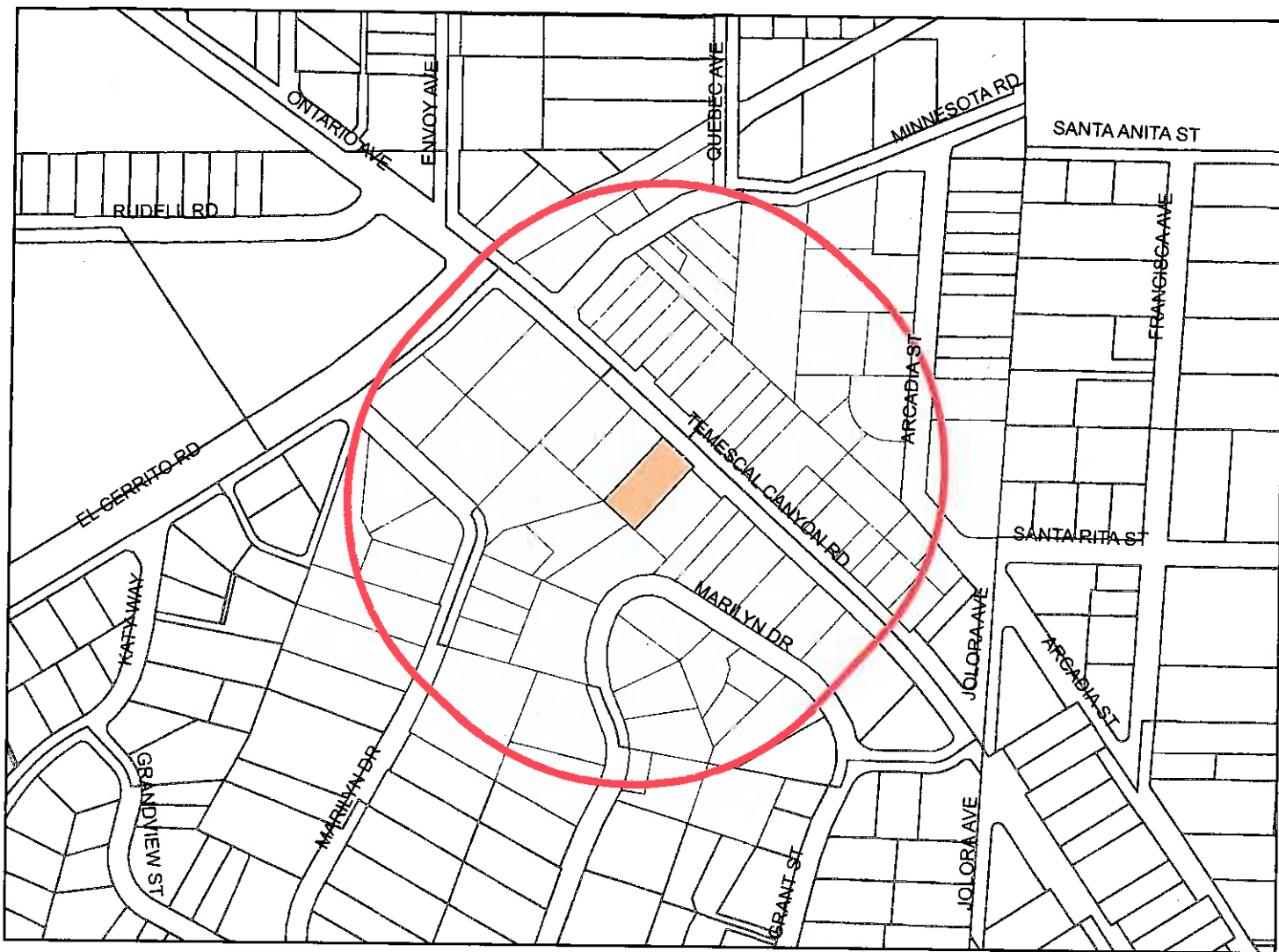
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

*Legit*  
*Expos*  
*2/6/2016*

**PP25396 (600 feet buffer)**



## Selected Parcels

277-121-013	277-152-006	277-122-005	277-151-020	277-141-005	277-122-004	277-110-005	277-162-003	277-151-019	277-141-002
277-110-002	277-122-002	277-151-014	277-152-001	277-152-003	277-110-010	277-110-011	277-110-050	277-110-051	277-110-040
277-141-004	277-151-003	277-122-009	277-152-007	277-122-003	277-110-021	277-110-024	277-110-066	277-152-005	277-122-014
277-151-004	277-151-005	277-151-006	277-151-007	277-151-008	277-122-010	277-122-011	277-121-008	277-122-013	277-152-008
277-143-004	277-152-002	277-122-007	277-162-001	277-162-002	277-110-012	277-143-010	277-151-010	277-110-006	277-110-017
277-110-015	277-110-001	277-121-009	277-121-010	277-143-009	277-110-020	277-110-022	277-122-008	277-143-008	277-110-036
277-152-004	277-161-007	277-151-018	277-151-015	277-141-003	277-151-001	277-151-002	277-110-008	277-110-009	277-122-001
277-121-007	277-151-017	277-110-004	277-143-005	277-151-009	277-144-003	277-161-008	277-110-039	277-151-016	277-151-013
277-143-007	277-110-007	277-110-025	277-110-034						



375 187.5 0 375 Feet

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ASMT: 277110001, APN: 277110001  
LAWRENCE HAYDEN  
7891 MINNESOTA RD  
CORONA, CA. 92881

ASMT: 277110010, APN: 277110010  
DEMIRAL SOLIMAN  
2900 GARRETSON AVE  
CORONA CA 92881

ASMT: 277110002, APN: 277110002  
CONCHITA VICKERS  
8061 SANTA ANITA ST  
CORONA CA 92881

ASMT: 277110011, APN: 277110011  
DEMIRAL SOLIMAN  
28678 LA AZTECA  
LAGUNA NIGUEL CA 92677

ASMT: 277110004, APN: 277110004  
ROGELIO WENCES  
19601 ARCADIA ST  
CORONA, CA. 92881

ASMT: 277110012, APN: 277110012  
JUANITA ROMERO, ETAL  
C/O JUANITA M ROMERO  
19654 TEMESCAL CANYON RD  
CORONA, CA. 92881

ASMT: 277110005, APN: 277110005  
GUADALUPE SALGADO, ETAL  
19587 ARCADIA ST  
CORONA, CA. 92881

ASMT: 277110015, APN: 277110015  
MAGDA ARIAS, ETAL  
19690 TEMESCAL CANYON RD  
CORONA CA 92881

ASMT: 277110006, APN: 277110006  
LINDA ROSALES, ETAL  
C/O LINDA M ROSALES  
19837 ARCADIA ST  
CORONA, CA. 92881

ASMT: 277110017, APN: 277110017  
MAGDA ARIAS, ETAL  
1509 JADESTONE  
CORONA CA 92882

ASMT: 277110007, APN: 277110007  
TRICIA GUNN  
PMB 105-130  
2621 GREEN RIVER RD  
CORONA CA 92882

ASMT: 277110020, APN: 277110020  
MARK SAUER  
19720 TEMESCAL CYN  
CORONA CA 92881

ASMT: 277110009, APN: 277110009  
RICHARD TAMPLIN  
19006 CONSUL AVE  
CORONA CA 92881

ASMT: 277110022, APN: 277110022  
MARK SAUER  
19720 TEMESCAL CANYON RD  
CORONA, CA. 92881



ASMT: 277110024, APN: 277110024  
PHYLLIS JENSEN, ETAL  
7486 SMERBER RD  
CORONA CA 92879

ASMT: 277110066, APN: 277110066  
JACQUELINE FLORES, ETAL  
19670 TEMESCAL CANYON RD  
CORONA, CA. 92881

ASMT: 277110025, APN: 277110025  
GUILLERMINA ZAPATA, ETAL  
19741 ARCADIA ST  
CORONA, CA. 92881

ASMT: 277121007, APN: 277121007  
RIVERSIDE COUNTY FLOOD CONT  
1995 MARKET ST  
RIVERSIDE CA 92501

ASMT: 277110034, APN: 277110034  
CYNTHIA FOWLER, ETAL  
19660 ARCADIA ST  
CORONA, CA. 92881

ASMT: 277121008, APN: 277121008  
TAVA KING, ETAL  
C/O TAVA KING  
2927 MASONWOOD DR NW  
KENNESAW GA 30152

ASMT: 277110036, APN: 277110036  
LEE CRUZ, ETAL  
19650 ARCADIA ST  
CORONA, CA. 92881

ASMT: 277121010, APN: 277121010  
MARJAN MALIK  
1000 TRAIL VIEW LN  
CORONA CA 92881

ASMT: 277110039, APN: 277110039  
SHAWN BRAWNER  
43189 BUSINESS PARK DR  
TEMECULA CA 92590

ASMT: 277121013, APN: 277121013  
SUSANNA CHU, ETAL  
1749 CALUMOS AVE  
GLENDALE CA 91208

ASMT: 277110040, APN: 277110040  
DANA CATALANO, ETAL  
4079 SHADY RIDGE CIR  
CORONA CA 92881

ASMT: 277122001, APN: 277122001  
RIGOBERTO AGUILAR  
7865 MINNESOTA RD  
CORONA, CA. 92881

ASMT: 277110051, APN: 277110051  
VICKY WOODLAND, ETAL  
19760 TEMESCAL CANYON RD  
CORONA, CA. 92881

ASMT: 277122002, APN: 277122002  
CONTINENTAL CORP  
P O BOX 2409  
RIVERSIDE CA 92516

ASMT: 277122003, APN: 277122003  
CRISTINA ROJAS, ETAL  
7847 MINNESOTA RD  
CORONA, CA. 92881

ASMT: 277141002, APN: 277141002  
BARBARA HERNANDEZ, ETAL  
956 FORD ST  
CORONA CA 92879

ASMT: 277122007, APN: 277122007  
JOANNE VELARDE  
19833 GRANDVIEW DR  
CORONA CA 92881

ASMT: 277141004, APN: 277141004  
JALEH SHAMUILIAN, ETAL  
5040 GATEWAY RD  
ALTA LOMA CA 91701

ASMT: 277122008, APN: 277122008  
MARGRET LOPEZ, ETAL  
19594 TEMESCAL CANYON RD  
CORONA, CA. 92881

ASMT: 277141005, APN: 277141005  
MARION HERNANDEZ, ETAL  
3510 ANDOVER  
CORONA CA 92879

ASMT: 277122009, APN: 277122009  
ALLAN WOHL, ETAL  
6 WOLFE CANYON RD  
KENTFIELD CA 94904

ASMT: 277143004, APN: 277143004  
JAVIER AGUILERA  
7369 MARILYN DR  
CORONA, CA. 92881

ASMT: 277122010, APN: 277122010  
MARIA OLOFSSON, ETAL  
19612 TEMESCAL CANYON RD  
CORONA, CA. 92881

ASMT: 277143005, APN: 277143005  
RONALD PADDOCK  
7351 MARILYN DR  
CORONA, CA. 92881

ASMT: 277122013, APN: 277122013  
GWENDOLYN CARONE, ETAL  
23152 SOMERSET CIR  
DANA POINT CA 92629

ASMT: 277143007, APN: 277143007  
PEGGY MILLER, ETAL  
7265 MARILYN DR  
CORONA, CA. 92881

ASMT: 277122014, APN: 277122014  
GARY UNDERWOOD  
280 W ASHBY APPLE DR  
PAYSON AZ 85541

ASMT: 277143008, APN: 277143008  
VALERIE THOMPSON, ETAL  
7301 MARILYN DR  
CORONA, CA. 92881



ASMT: 277143009, APN: 277143009  
SHEILA RASMUSSEN, ETAL  
7329 MARILYN DR  
CORONA, CA. 92881

ASMT: 277151009, APN: 277151009  
ROSIE MARTINEZ  
1080 1ST ST  
NORCO CA 92860

ASMT: 277143010, APN: 277143010  
KIMBERLY CARDE, ETAL  
PO BOX 79078  
CORONA CA 92877

ASMT: 277151010, APN: 277151010  
JOSEPH HERNANDEZ  
16143 GREENS CT  
CHINO HILLS CA 90255

ASMT: 277144003, APN: 277144003  
SALVADOR MOLINA  
7360 MARILYN DR  
CORONA, CA. 92881

ASMT: 277151013, APN: 277151013  
BARBARA MOORE, ETAL  
7840 MARILYN DR  
CORONA, CA. 92881

ASMT: 277151002, APN: 277151002  
BETTY FLYNN, ETAL  
19540 CARMELITA AVE  
CORONA CA 92881

ASMT: 277151014, APN: 277151014  
TERESA MINER, ETAL  
7834 MARILYN DR  
CORONA, CA. 92881

ASMT: 277151003, APN: 277151003  
MARY SHAPIRO, ETAL  
570 CHARRO WAY  
NIPOMO CA 93444

ASMT: 277151015, APN: 277151015  
KISHWAR HUSAIN, ETAL  
2618 MOCKINGBIRD LN  
CORONA CA 92881

ASMT: 277151004, APN: 277151004  
MARIA RANDALL, ETAL  
2248 BURNING TREE DR  
CORONA CA 92882

ASMT: 277151016, APN: 277151016  
STEVEN STRUTHERS  
7300 MARILYN DR  
CORONA, CA. 92881

ASMT: 277151008, APN: 277151008  
CARYOL GORDON, ETAL  
P O BOX 401  
CORONA CA 92878

ASMT: 277151017, APN: 277151017  
DEBRA SELL, ETAL  
7310 MARILYN DR  
CORONA, CA. 92881



ASMT: 277151018, APN: 277151018  
NORMA GUTIERREZ  
7320 MARILYN DR  
CORONA, CA. 92881

ASMT: 277152005, APN: 277152005  
MARIA ROMO, ETAL  
7873 MARILYN DR  
CORONA, CA. 92881

ASMT: 277151019, APN: 277151019  
CASA REAL PROP  
1411 POMONA RD STE D  
CORONA CA 92882

ASMT: 277152006, APN: 277152006  
FELIPE GARCIA, ETAL  
7885 MARILYN DR  
CORONA, CA. 92881

ASMT: 277151020, APN: 277151020  
SYNTHIA ELLIS, ETAL  
7828 MARILYN DR  
CORONA, CA. 92881

ASMT: 277152007, APN: 277152007  
COREEN SCHWENK, ETAL  
P O BOX 1613  
CORONA CA 92878

ASMT: 277152001, APN: 277152001  
MARTA BOURNE, ETAL  
7793 MARILYN DR  
CORONA, CA. 92881

ASMT: 277152008, APN: 277152008  
MARY HILDEBRAND, ETAL  
1590 HEARTLAND WAY  
CORONA CA 92881

ASMT: 277152002, APN: 277152002  
KRISTINE WAGONER, ETAL  
7801 MARILYN DR  
CORONA, CA. 92881

ASMT: 277161007, APN: 277161007  
NICHOLAS OGLESBY  
7780 MARILYN DR  
CORONA, CA. 92881

ASMT: 277152003, APN: 277152003  
TANYA ANDERSON, ETAL  
7831 MARILYN DR  
CORONA, CA. 92881

ASMT: 277161008, APN: 277161008  
GUADALUPE TORRES, ETAL  
7750 MARILYN DR  
CORONA, CA. 92881

ASMT: 277152004, APN: 277152004  
JOHN MESAROS, ETAL  
7861 MARILYN DR  
CORONA CA 92881

ASMT: 277162002, APN: 277162002  
DAVID SEMPLE, ETAL  
41650 VISTA MONTANA  
HEMET CA 92544

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City of Corona  
Community Development  
400 S. Vicentia Ave.  
Corona, CA 92882

Corona-Norco Unified School District  
2820 Clark Ave.  
Norco, CA 91760

Applicant:  
Eli Shapiro  
226 Rochester Street  
Costa Mesa, CA 92627

Engineer:  
Sam Akbarpour  
400 S. Ramona Ave, Ste 202  
Corona, CA 92879

Owner:  
Edward Shapiro  
570 Charro Way  
Nipomo, CA 93444

Applicant:  
Eli Shapiro  
226 Rochester Street  
Costa Mesa, CA 92627

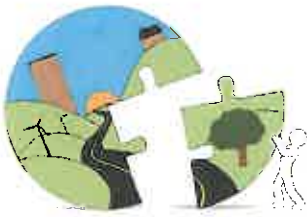
Engineer:  
Sam Akbarpour  
400 S. Ramona Ave, Ste 202  
Corona, CA 92879

Owner:  
Edward Shapiro  
570 Charro Way  
Nipomo, CA 93444



## MITIGATED NEGATIVE DECLARATION

**FOR COUNTY CLERK'S USE ONLY**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Steve Weiss, AICP**  
**Planning Director**

**TO:** ☐ Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
☒ County of Riverside County Clerk

**FROM:** Riverside County Planning Department  
☒ 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

EA42606/Plot Plan No. 25396

*Project Title/Case Numbers*

Damaris Abraham

*County Contact Person*

(951) 955-5719

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Eli Shapiro

*Project Applicant*

226 Rochester St. Costa Mesa, CA 92627

*Address*

The project is located southwesterly of Temescal Canyon Road, northeasterly of Marilyn Drive, and southeasterly of El Cerrito Road, more specifically 19631 Temescal Canyon Road.

*Project Location*

The Plot Plan proposes to convert an existing 1,997 sq. ft. building to an office and retail showroom facility. The project also proposes to construct a 3,000 sq. ft. storage building and 14 parking spaces. The facility supports a sales office along with a display area for the sale of flooring, cabinets and countertop materials. The project also proposes an emergency service for water damage claims. The storage building will be utilized for storing trucks used to respond to water damage claims as well as to store emergency materials such as sandbags, plywood, etc.

*Project Description*

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on September 14, 2015, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,210.00 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

*Signature*

Project Planner

*Title*

September 14, 2015

*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

DM/dm Revised 8/10/2015

Y:\Planning Case Files-Riverside office\PP25396\DH-PC-BOS Hearings\DH-PC\PP25396.NOD Form.docx

Please charge deposit fee case#: ZEA42606 ZCFG5982

**FOR COUNTY CLERK'S USE ONLY**

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SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R1306506

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: SHAPIRO ELI \$50.00  
paid by: CK 152  
EA42606  
paid towards: CFG05982 CALIF FISH & GAME: DOC FEE  
at parcel: 19631 TEMESCAL CANYON RD COR  
appl type: CFG3

By \_\_\_\_\_ Jul 11, 2013 12:40  
BNTHOMAR posting date Jul 11, 2013

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

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(951) 694-5242

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Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: SHAPIRO ELI  
paid by: CK 18143  
EA42606  
paid towards: CFG05982 CALIF FISH & GAME: DOC FEE  
at parcel: 19631 TEMESCAL CANYON RD COR  
appl type: CFG3  
\$2,181.25

By \_\_\_\_\_ Mar 12, 2014 11:37  
MGARDNER posting date Mar 12, 2014

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,181.25

Overpayments of less than \$5.00 will not be refunded!



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

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Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: SHAPIRO ELI  
paid by: RC 4287

\$28.75

EA42606

paid towards: CFG05982 CALIF FISH & GAME: DOC FEE  
at parcel: 19631 TEMESCAL CANYON RD COR  
appl type: CFG3

By \_\_\_\_\_ Jun 04, 2015 14:31  
ADANIELS posting date Jun 04, 2015

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$28.75

Overpayments of less than \$5.00 will not be refunded!