



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

1:30 P.M.

JULY 21, 2014

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

County Administrative Center
4080 Lemon Street
1st 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. 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 HEARINGS: 1:30 p.m. or as soon as possible thereafter.

- 2.1 **PLOT PLAN NO. 25344** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Jeremy Bass – Third/Third Supervisorial District - Location: North of Marine Drive, south of Florida Avenue, east of Dartmouth Street, and west of Stanford Street. – **REQUEST:** The plot plan proposes construction of a new standalone building (approximately 7,500 sq. ft.) for retail sale of auto parts with 38 parking spaces on approximately 1.61 acres of vacant land. Project Planner: Lisa Edwards at (951) 955 1888 or email ledwards@rctlma.org. (Quasi-judicial)
- 2.2 **PLOT PLAN NO. 25606** - CEQA Exempt – Applicant: Marvin Barriga – Owners: Brian and Mary Letterman – First/First Supervisorial District – Location: Southerly of Nandina Avenue, Easterly of Fairbreeze Court, westerly of Log Hill, and northerly of Thisle Hill Court - **REQUEST:** The Plot Plan is a proposal to construct a 875 sq. ft. detached pool house on 0.95 acres. Project Planner: Bahelila Boothe at (951) 955-

8703 or email bboothe@rctlma.org. (Quasi-judicial)

- 2.3 **PLOT PLAN NO. 25597** - CEQA Exempt – Applicant: Kyle Gritters – Owner: Melvin McGowan – Second/Second Supervisorial District – Location: Northerly of Highwater Way, southerly of Sprindletop Drive, easterly of Box Canyon Road, and westerly I-15 Freeway - **REQUEST:** The Plot Plan is a proposal to construct a 2,400 sq. ft. detached workshop/garage on 0.46 acres. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)
- 2.4 **PLOT PLAN NO. 25596** - CEQA Exempt – Applicant/Owner: Brian and Annie Falck – First/First Supervisorial District – Location: Northerly of Dufferin Street, southerly of Victoria Avenue, easterly of Highgate Drive, and westerly of La Sierra Avenue - **REQUEST:** The Plot Plan is a proposal to construct a 600 sq. ft. detached shed on 0.41 acres. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)
- 2.5 **PLOT PLAN NO. 25581** - CEQA Exempt – Applicant: Jack Roy - Owner: Paul Klafta – First/Fifth Supervisorial District – Location: Northerly of Gaffey Drive, southerly of Don Juan Street, and easterly of 11th Street - **REQUEST:** The plot plan is a proposal to construct an 884 sq. ft. detached garage associated with the 1,740 sq. ft. residence on 0.49 acres. Continued from July 7, 2014. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

3.0 PUBLIC COMMENTS:

Agenda Item No.: **2.1**
Area Plan: San Jacinto Valley
Zoning District: Ramona
Supervisorial District: Third/Third
Project Planner: Lisa Edwards
Director's Hearing: July 21, 2014

PLOT PLAN NO. 25344
EA 42591
Applicant: Jeremy Bass
Engineer/Representative: David Glassman

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes construction of a new standalone building (approximately 7,500 square feet) for retail sale of auto parts with 38 parking spaces on approximately 1.61 acres of vacant land. The new building is proposed to have stone walls accented with stone veneer and metal trellis window treatments.

The project is located at the Northerly of Marine Drive, southerly of Florida Avenue, easterly of Dartmouth Street, and west of Stanford Street in the area of Hemet within the County of Riverside.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio) |
| 2. Surrounding General Plan Land Use: | Community Development: High Density Residential (8-14 Dwelling Units per Acre) to the south, Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio) to the west and east, and the City of Hemet to the north. |
| 3. Existing Zoning: | Scenic Highway Commercial (C-P-S) |
| 4. Surrounding Zoning: | Scenic Highway Commercial (C-P-S) to the west and east, Limited Multiple-Family Dwellings to the south, City of Hemet to the north. |
| 5. Existing Land Use: | Vacant |
| 6. Surrounding Land Use: | Multi-Family Residential to the south; Office Uses to the west and east, and Commercial Uses to north. |
| 7. Project Data: | Total Acreage: 1.61 acres
Project Size: 7,500 Square Feet |
| 8. Environmental Concerns: | See Environmental Assessment No. 42591 |

MS

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42591**, based on the findings and mitigations incorporated in the initial study and the conclusion that the project, as conditioned, will not have a potential adverse effect on the environment; and,

APPROVAL of **PLOT PLAN NO. 25344**, 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 a vacant disturbed parcel adjacent to existing commercial service and retail to the north, east, and west and multi-family residential development to the south. There is a post office to the east along with a vacant property. Vacant property is also adjacent to the west side of the proposed project site.
2. The zoning for the project site is Scenic Highway Commercial (C-P-S).
3. The surrounding zoning is Scenic Highway Commercial (C-P-S)/Rural Residential (R-R) to the east and south, and Rural Residential (R-R) to the north and west.
4. The project site is designated Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio) within the San Jacinto Valley Area Plan which allows for commercial retail development.
5. The proposed commercial use is surrounded by Community Development: High Density Residential (8-14 Dwelling Units per Acre) to the south, Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio) to the west and east, and the City of Hemet to the north.
6. The Scenic Highway Commercial zone permits a wide variety of commercial retail uses, as well as an array of professional office uses.
7. 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.
8. Although "Retail Store" is not specifically listed in the C-P-S zone, the proposed use is substantially the same in character and intensity as those listed uses in the C-P-S zone requiring a plot plan per Section 9.50.e (e.g., clothing store, candy store, drug store, household goods sales, stationary store, convenience store).
9. The proposed commercial retail (O'Reilly Auto Parts) is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S).
10. The proposed commercial retail use is consistent with the lot size, setbacks, building height, parking, and roof mounted equipment screening standards set forth in the Scenic Highway Commercial (C-P-S) zone.

11. The proposed use is consistent with the Florida Avenue Corridor Policy.
12. The potential air quality impacts resulting from the proposed project would not exceed emissions projected by the Air Quality element as identified in the Greenhouse Gas Review study dated April 15, 2013. They are below the emissions because the number of trips generated during peak hour and the construction phase is below the threshold.
13. Based on the size and proposed use, the project will not generate trips above the emissions (e.g., ROC, NO_x, CO, PM₁₀) threshold that was identified in the 2003 General Plan EIR. The proposed project will generate 14 AM peak hour trips, 38 PM peak hour trips, and 242 daily trips as per the ITE Trip Generation Manual 9th Edition which is below the 100 peak hour trip threshold. The Greenhouse Gas Review Study dated April 15, 2013 provided values far below those identified in the 2003 EIR threshold.
14. All projects must comply with 2011 Riverside County Congestion Management Program dated December 14, 2011.
15. This project site is not located within a Criteria Area Cell Group. However, the Planning staff has conferred with the Environmental Programs Division staff and determined the project fulfills the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
16. Pursuant to Public Resources Code Division 13, Section 21083.3, Subsection 1, the General Plan has been designated to accommodate a specific density of development and an EIR (EIR No. 441) was approved for that planning action. The subject site does not contain any features that would create potentially significant environmental impacts that would be peculiar to the subject parcels, beyond what was studied in the General Plan EIR. Any less than significant impacts have been mitigated to avoid any further environ impacts.
17. Environmental Assessment No. 42556 concluded that there are no potentially significant impacts from the project proposal.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD:CR), and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with all applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project was evaluated in Environmental Assessment No. 42591 and found to have less than significant impact with mitigation measures incorporated and General Plan in EIR No. 441 evaluated the commercial density and use for this site.

7. The proposed project will not have a significant effect on the environment.
8. 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, one request for hearing was received.
2. The project site is not located within:
 - a. A City Sphere of Influence;
 - b. A Specific Plan;
 - c. An Agricultural Preserve;
 - d. A Fault Zone; or,
 - e. An Airport Influence Area.
3. The project site is located within:
 - a. A County Service Area #69 (Hemet);
 - b. A Moderate Liquefaction area;
 - c. A Susceptible Subsidence Area;
 - d. The Western TUMF (Transportation Uniform Mitigation Fee Ord. 824);
 - e. The DIF (Development Impact Fee Area Ord. 659) San Jacinto Valley;
 - f. The Stephens Kangaroo Rat Fee Area;
 - g. The Boundaries of the Hemet Unified School District; and,
 - h. The Florida Corridor Policy Area.
4. The subject site is currently designated as Assessor's Parcel Number 438-141-036-8.

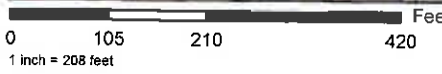
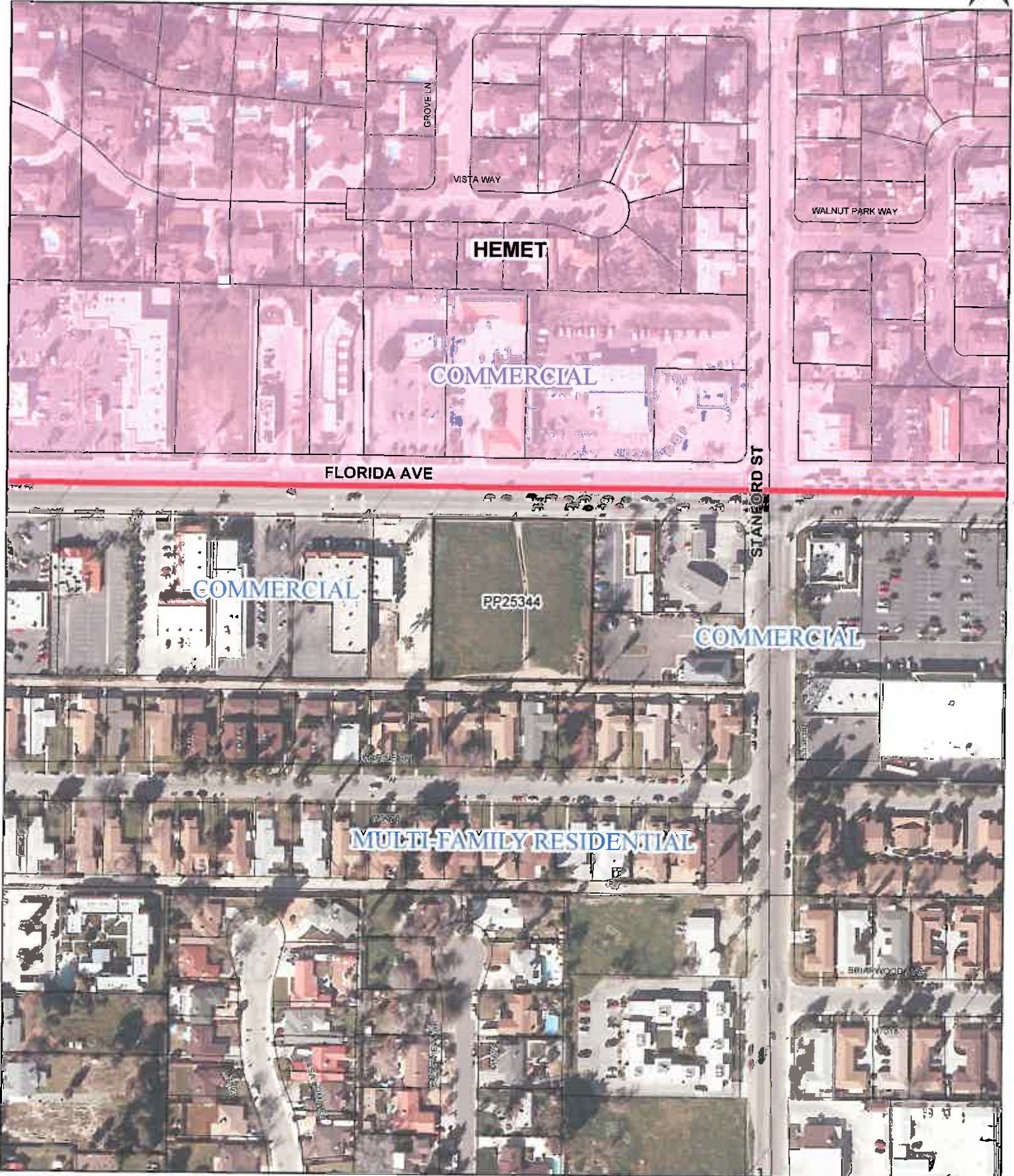
RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor Stone

PP25344

District 3

LAND USES



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
 Printed by ledwards on 5/29/2014



The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Date and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or reuse this map.

RIVERSIDE COUNTY PLANNING DEPARTMENT

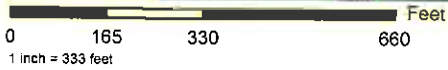
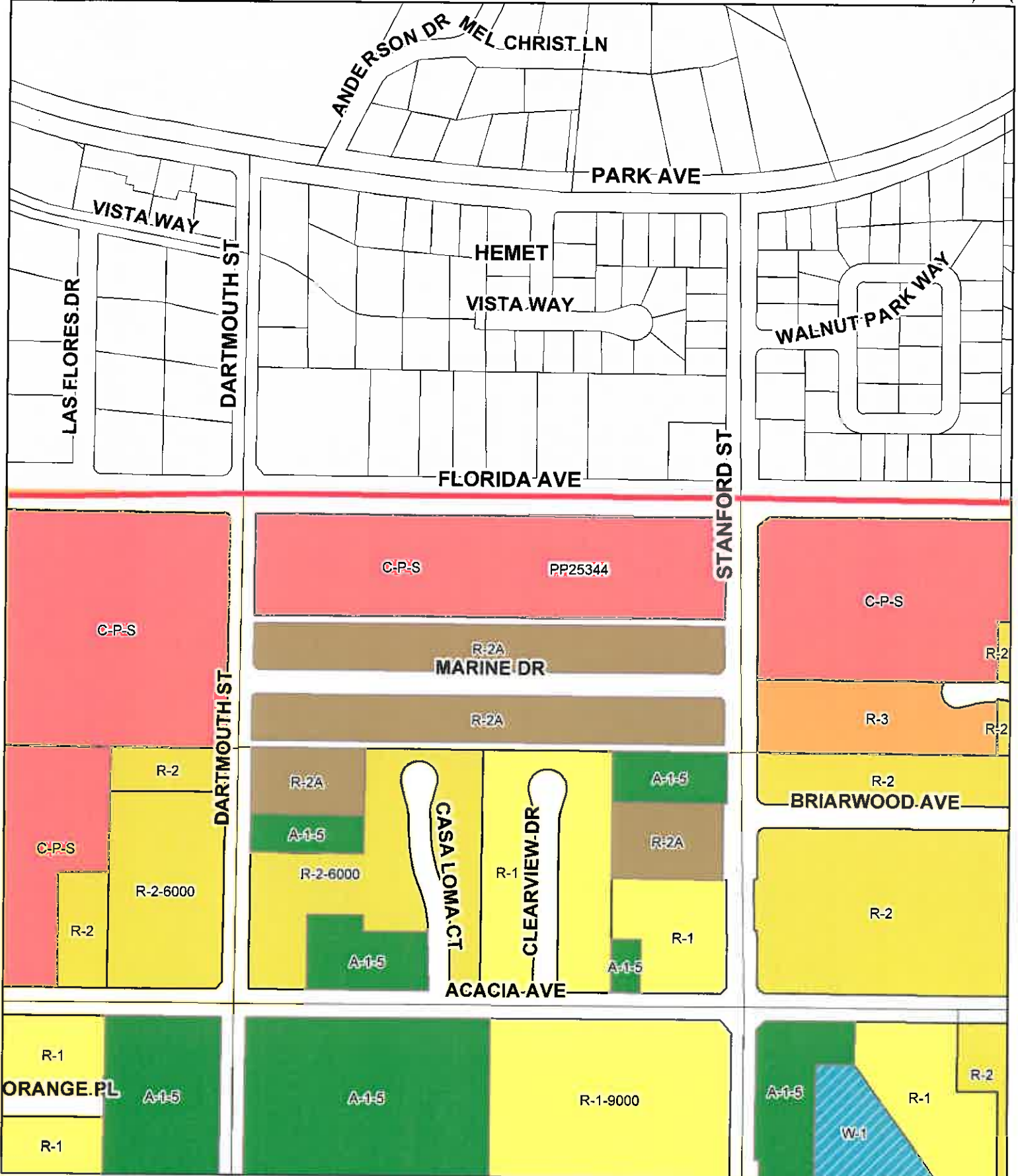
PP25344

EXISTING ZONING



Supervisor Stone

District 3



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by ledwards on 5/29/2014

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

RIVERSIDE COUNTY PLANNING DEPARTMENT

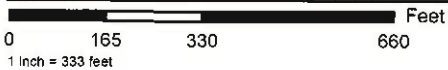
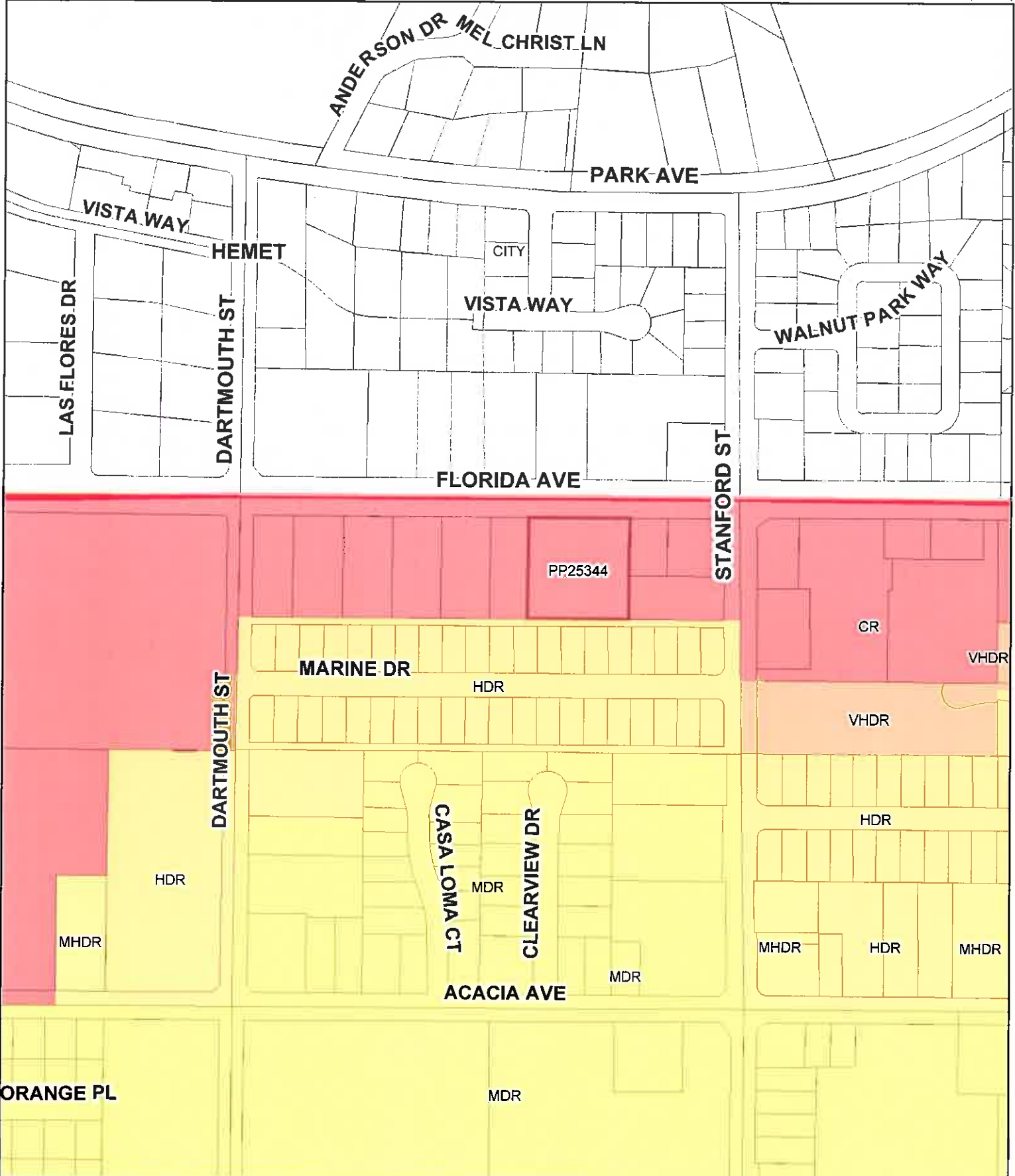
PP25344

EXISTING GENERAL PLAN

Supervisor Stone

District 3

N





THOMAS A. LUNDBERG
ARCHITECT

1734 EAST SHIMMERS, SUITE 417
MILWAUKEE, WISCONSIN 53214
TEL: 417-982-2838
FAX: 417-982-2836
E-MAIL: thl@tallundberg.com
417-982-2838

OT'Reilly AUTO PARTS
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
417-862-2674 PHONE
417-862-2672 FAX

FLORIDA AVENUE
HENRY, CA

OT'Reilly
ARCHITECT

CORNER # 2861
DATE: 12/14/11
REVISION: 6/4/10
DATE: 2/12/11

GENERAL NOTES:

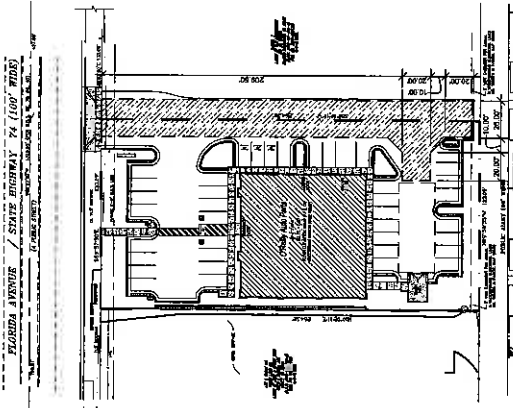
1. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
2. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
3. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
4. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
5. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
6. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
7. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
8. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
9. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
10. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
11. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
12. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
13. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
14. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
15. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
16. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
17. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
18. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
19. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
20. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

KEY NOTES:

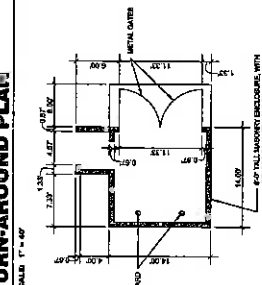
1. ASBESTOS ABANDONED. REFER TO DETAIL 102.
2. ALTERNATE #1.
3. ASPHALT FINISH REFER TO DETAIL 102.
4. CONCRETE FINISH REFER TO DETAIL 102.
5. CONCRETE CURB REFER TO DETAIL 102.
6. CONCRETE DRIVEWAY REFER TO DETAIL 102.
7. CONCRETE DRIVEWAY REFER TO DETAIL 102.
8. CONCRETE DRIVEWAY REFER TO DETAIL 102.
9. CONCRETE DRIVEWAY REFER TO DETAIL 102.
10. CONCRETE DRIVEWAY REFER TO DETAIL 102.
11. CONCRETE DRIVEWAY REFER TO DETAIL 102.
12. CONCRETE DRIVEWAY REFER TO DETAIL 102.
13. CONCRETE DRIVEWAY REFER TO DETAIL 102.
14. CONCRETE DRIVEWAY REFER TO DETAIL 102.
15. CONCRETE DRIVEWAY REFER TO DETAIL 102.
16. CONCRETE DRIVEWAY REFER TO DETAIL 102.
17. CONCRETE DRIVEWAY REFER TO DETAIL 102.
18. CONCRETE DRIVEWAY REFER TO DETAIL 102.
19. CONCRETE DRIVEWAY REFER TO DETAIL 102.
20. CONCRETE DRIVEWAY REFER TO DETAIL 102.

SYMBOLS LEGEND

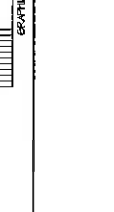
REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND	
[Symbol]	NEW BUILDING CONSTRUCTION
[Symbol]	AREA OF CONCRETE
[Symbol]	AREA OF PAVING
[Symbol]	FIRE APPARATUS TURN-AROUND
[Symbol]	AREA OF PERMISSIBLE PAVING
[Symbol]	NEW CONCRETE FINISH BLOCK
[Symbol]	NEW CONCRETE FINISH BLOCK
[Symbol]	NEW LIGHT FOOTCLOSET
[Symbol]	NEW MANSIONARY BRICK CONSTRUCTION



3 TRASH ENCLOSURE DIMENSION PLAN



1 SITE DEVELOPMENT PLAN



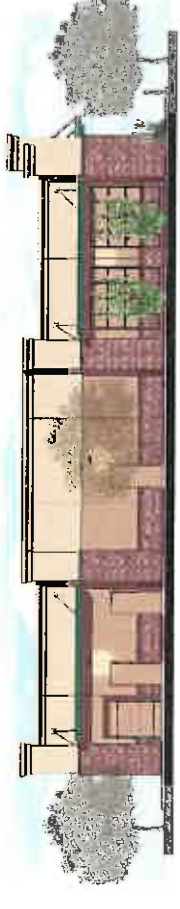
REFER TO LAWS AND ORDINANCES FOR PERMISSIBLE PAVING AND FINISHES. REFER TO DETAIL 102 FOR FINISHES AND FINISHES. REFER TO DETAIL 102 FOR FINISHES AND FINISHES.

CASE #: PP25344
EXHIBIT: A
DATED: 2/17/14
PLANNER: L. EDWARDS

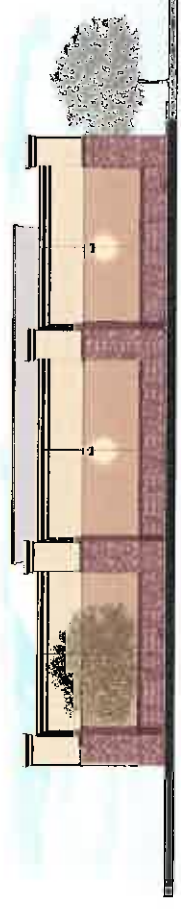


1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

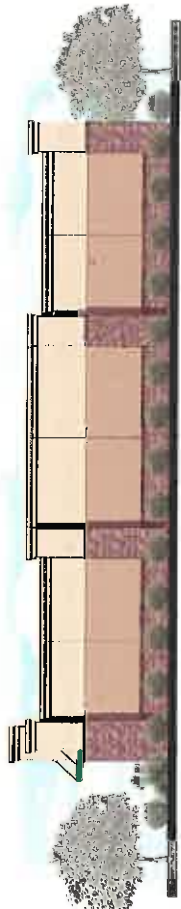
SIGNAGE BY O'REILLY AND 2P AUTO PARTS (S)



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



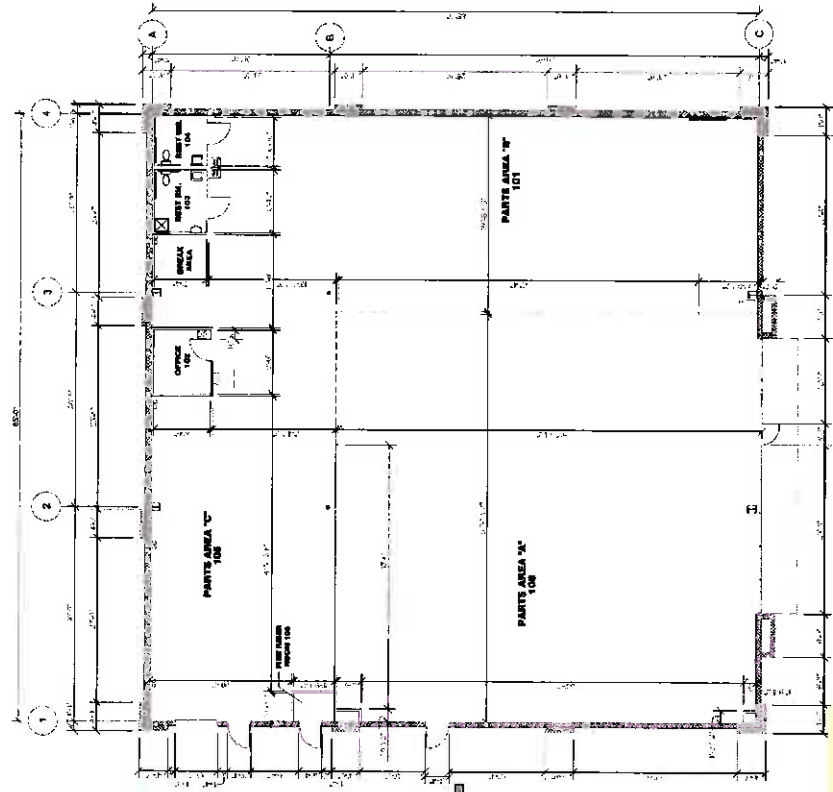
4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



6 MONUMENT SIGN ELEV.
SCALE: 1/8" = 1'-0"

FINISH LEGEND:

	FIELD STUCCO - SHERWIN WILLIAMS "SOFTER TAN SW6141"
	ACCENT STUCCO #1 - SHERWIN WILLIAMS "LATE SW108"
	ACCENT STUCCO #2 - CUSTOM RED MIX BY SHERWIN WILLIAMS
	STONE VENEER - ELORADO STONE CO. "RUSTIC LEDGESTONE SAWTOOTH"
	STOREFRONT AND CANOPY - LAWNER "DARK 141"
	EXTERIOR LIGHTING AND TRELLIS - DARK BRONZE



5 FLOOR PLAN
SCALE: 1/8" = 1'-0"

CASE #: 6/21/13
EXHIBIT: M
DATED: 6/3/14
PLANNER: L. EDWARDS



THOMAS A. LUDBERG ARCHITECT
1725 EAST SHERRILL, SUITE 417
SPRINGFIELD, MISSOURI 65804
TEL: 417.862.8858 FAX: 417.862.8858
E-MAIL: ARCHITECT@TALARCHITECT.COM

Reilly Auto Parts Store
FLORIDA AVENUE
HENRY, CA
(SHEET #2)

O'Reilly AUTO PARTS
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
417-862-2674 (PHONE)

DATE: 6-3-14
DRAWN: LUDBERG
CHECKED: LUDBERG
DATE: 6-3-14

CE1 of 1

NOT FOR CONSTRUCTION

CASE #: PP25344
EXHIBIT: M
DATED: 6/21/13
PLANNER: L. EDWARDS



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42591
Project Case Type (s) and Number(s): Plot Plan No. 25344
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Lisa Edwards
Telephone Number: (951) 955-1888
Applicant's Name: O'Reilly Auto Parts (Jeremy Bass)
Applicant's Address: 233 South Patterson Ave., Springfield, MO, 65802
Engineer's Name: Glassman Planning Assoc., Inc., c/o David Glassman
Engineer's Address: 1309 Post Avenue, Torrance, CA 90501

I. PROJECT INFORMATION

- A. Project Description:** The plot plan proposes construction of a new standalone building (approximately 7,500 square feet) for retail sale of auto parts store with 38 parking spaces on approximately 0.8 acres of vacant parcel along Florida Avenue.
- B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .
- C. Total Project Area:** 0.8 acre parcel

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 0.8	Lots: 1	Sq. Ft. of Bldg. Area: 7,500	Est. No. of Employees: 5-8
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A

Other:

- D. Assessor's Parcel No(s):** 438-141-036
- E. Street References:** Northerly of Marine Drive, southerly of Florida Avenue, easterly of Dartmouth Street, and westerly of Stanford Street in the community of Hemet within the County of Riverside.
- F. Section, Township & Range Description or reference/attach a Legal Description:** Township 5 South, Range 2 West, Section 8
- G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is located in the community of East Hemet, located along State Highway 74 and south of the City of Hemet. This area has historically included mixture of residential and commercial development along Highway 74 (Florida Ave). The site currently contains no structures and is unimproved vacant land. The site is surrounded by commercial development to the north, east and west and detached single family residential development to the south.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project meets the requirements for the Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) land use designation.

2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with 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 located within a subsidence susceptible area. The proposed project is not located within any other special hazard zone (including FEMA flood zone, fault zone, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the 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 meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets with all applicable Housing element policies.
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): San Jacinto Valley Area Plan

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

D. Land Use Designation(s): Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio)

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

F. Policy Area(s), if any: Florida Avenue Corridor Policy Area

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) to the east, and west, Community Development: High Density Residential (CD:HDR) to the south, and City of Hemet zoning (Community Commercial CC FAR 4.0) classification to the north.

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: Scenic Highway Commercial (C-P-S)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: The project site is surrounded by Scenic Highway Commercial (C-P-S) along Highway 74 and R-2A to the south. All of the properties north of the subject site is zoned in the City of Hemet as General Commercial (C-2).

III. 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 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 type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input checked="" 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 | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/> 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.
<input type="checkbox"/> 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
<input type="checkbox"/> 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.
<input type="checkbox"/> 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.



May 30, 2014

Signature

Date

Lisa Edwards

For Juan C. Perez, TLMA Director/Interim
Planning Director

Printed Name

V. 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
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 project site is located on the south side of SH-74 which is designated by the General Plan as a State Eligible Scenic Highway. Through this area of the corridor, the scenic resources would include the view of the hills to the north of the highway. The proposed O'Reilly Auto Parts store building would be subject to the latest adopted building code and through design the visual impact is minimal in preserving and protecting the scenic highway corridor. The project is setback approximately 98 feet from the new right-of-way and provides ample landscaping that will minimize the impact to the scenic highway corridor. Additionally, the maximum height of the building is proposed at 22 vertical feet and minimum of 18 feet.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Ordinance No. 655?

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

Findings of Fact:

a) According to the GENERAL PLAN, the project site is located approximately 27 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. (COA 10.PLANNING.28) This is a standard condition of approval and therefore is not considered mitigation pursuant to CEQA.

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-b) The project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable levels of light or glare. Adjacent residential properties will not be exposed to unacceptable light levels. Any lighting on site is required to be shielded and directed away from any residential properties. Light created from potential increased traffic to the site may increase as well as interior lighting associated with the proposed retail use. This lighting will be shielded from the neighboring residential properties per building code and Mt. Palomar Observatory Ordinance No. 655. The ordinance contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of the standard conditions of approval for project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. (COA 10.PLANNING.4 and 10.PLANNING.28) and is therefore not considered mitigation pursuant to CEQA.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, and Project Application Materials.

Findings of Fact:

a) According to GIS database, the project is located in an area designated as "Urban Built Up Land". Therefore, the project will not convert a Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. The project will have no significant impact.

b) According to GIS database, the project is not located within an Agriculture 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 & C/V) and will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. Therefore, the project site, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

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.

5. Forest	<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"/>

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

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.

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.

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

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. 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 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 San Jacinto Valley 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 based on recent study completed in spring of 2013 of a similar size project and along Highway 74. 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 residential,

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

which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The project will not include manufacturing uses or generate significant odors.

e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. An approximately 7,500 square foot retail building is not considered a substantial point source emitter or a sensitive receptor.

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

Mitigation: No mitigation measures are required.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP

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

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 a vacant parcel in an urbanized area. The area shows signs of periodic disturbance of weed abatement through the process of disking. The proposal will disturb approximately 0.8 acres for the construction of the retail building and associated parking areas. Based on periodical disturbance, the site is not anticipated to have biological impacts. Therefore, project will have less than significant impact.

b-c) The proposal will disturb approximately 0.8 acres for the construction of the retail building and associated parking areas. Based on periodical disturbance, the site is not anticipated to have 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). The project will have a less than significant impact.

d) The project will not result in the adverse impacts on MSHCP-listed plant or animal species. Natural watercourses are not present on the site. U.S. Army Corps of Engineers and CDFG jurisdictional waters of the US wetlands and streambeds are not present. 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-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there is no significant 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: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) The proposed site has been previously disturbed for weed abatement by disking. The project does not propose to alter or destroy a historic site or cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. 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
--------------------------------	--	------------------------------	-----------

Monitoring: No monitoring measures are required.

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, County Archaeological Report (PDA) No. 4828 prepared by Cardno Entrix "Phase I Cultural Resources Review Proposed O'Reilly Auto Parts Store" (HM2) Florida Avenue, Hemet, Riverside County, CA, dated October 18, 2013

Findings of Fact:

a-b) Site disturbance has already occurred from weed abatement by disking. The project is not anticipated to 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. PDA4282 concluded that archival research and field survey revealed no evidence of historic or potential historic properties with the project area and recommended no further archaeological investigation or monitoring connected to this project. 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. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) There are no existing religious uses on the project site. The project site is vacant and has no prior developments. Therefore, this project will not restrict any religious or sacred uses within the potential impact area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

10. Paleontological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database

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

Findings of Fact:

a) According to GIS database, this site has been mapped as having a high potential (High B) for paleontological resources. There may be a possibility that ground disturbing activities will expose fossil specimens. Therefore, a Paleontological Monitoring Report shall be submitted to the County Geologist for site grading operation. This is a standard condition and not considered mitigation for CEQA purposes (60. PLANNING. 1) Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

GEOLOGY AND SOILS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologic Report (GEO) No. 2363 prepared by Terracon "Geotechnical Engineering Report O'Reilly Auto Parts-Hemet Florida Avenue, approximately 500' west of Stanford Street Hemet, California" dated August 9, 2012

Findings of Fact:

a-b) No active faults are known to traverse the subject site. The project site does not lie within a State of California Earthquake Fault Hazard Zone (formerly called an Alquist-Priolo Special Studies Zone). Additionally, the project is subject to the California Building Code (CBC) requirements pertaining to commercial development and thereby mitigating any 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 are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
12. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologic Report (GEO) No. 2363 prepared by Terracon "Geotechnical Engineering Report O'Reilly Auto Parts-Hemet Florida Avenue, approximately 500' west of Stanford Street Hemet, California" dated August 9, 2012

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

Findings of Fact:

a) The project is located within an area of moderate potential for liquefaction. Liquefaction on the site has low potential due to the shallow bedrock, high to very high density of the soil, and lack of groundwater in the surrounding area. Adherence to the California Building Code (CBC) will mitigate any potential liquefaction that exists on the site to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

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 Geologic Report (GEO) No. 2363 prepared by Terracon "Geotechnical Engineering Report O'Reilly Auto Parts-Hemet Florida Avenue, approximately 500' west of Stanford Street Hemet, California" dated August 9, 2012

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. The project is located within a very high ground shaking risk area. 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.

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?

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologic Report (GEO) No. 2363 prepared by Terracon "Geotechnical Engineering Report O'Reilly Auto Parts-Hemet Florida Avenue, approximately 500' west of Stanford Street Hemet, California" dated August 9, 2012

Findings of Fact:

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

a) The project site is located on generally flat land with minimal possibilities of resulting in on- or off-site landslide, lateral spreading, collapse, or rock fall hazards. In addition, no further information is provided to suggest that the project would be located on unstable soil. The project will have less than 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?

Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas", County Geologic Report (GEO) No. 2363 prepared by Terracon "Geotechnical Engineering Report O'Reilly Auto Parts-Hemet Florida Avenue, approximately 500' west of Stanford Street Hemet, California" dated August 9, 2012

Findings of Fact:

a) According to GIS database, the project site is located in an area with potential subsidence, and the Geotechnical Engineering Report performed by Terracon Consultants, Inc. out of Irvine, California indicated that the area subject to potentially sandy silt/sand with various amounts of silt within fifty-one and a half feet (51.5 ft) feet of the existing grade. The report also suggests that the existing grade should be excavated and recommends that the material can be placed as compacted fill. This process will minimize the potential for subsidence. Additionally, the grading and foundation recommendations may need to be updated once final grading and foundation plans are developed. Adherence to the California Building Code (CBC) will mitigate any subsidence potential that exists on the site to less than significant. As CBC requirements are applicable to all commercial 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?

Source: Project Application Materials, County Geologic Report (GEO) No. 2363 prepared by Terracon "Geotechnical Engineering Report O'Reilly Auto Parts-Hemet Florida Avenue, approximately 500' west of Stanford Street Hemet, California" dated August 9, 2012

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 site is generally flat land with no slope present on the site. The proposed commercial retail facility will not change topography or ground surface relief features. Therefore, the project will not have an impact.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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.

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

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 for the construction and operation of an auto parts store and will connect to an existing sewer system. The existing infrastructure has anticipated the commercial growth along Highway 74 and will have less than significant impact on the system.

Mitigation: No mitigation measures are required.

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

Source: Flood Control District review, Project Application Materials

Findings of Fact: a) The proposed project is not located in the vicinity of a stream or lake, will not change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. The project will have no significant impact.

b) The proposed project is not likely to increase in water erosion either on or off site; therefore, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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. 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.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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) The project is a construction of 7,500 square foot commercial retail building. Based on a recent air study for a similar project (size and location), the proposed project will not exceed the threshold set by South Coast Air Basin (SCAB) and Southeast Desert Air Basin (SEDAB). The construction activities will involve heavy duty equipment and labor. However, the construction of this size (under 10,000 square foot) will not have a significant impact on the air quality of the area. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the commercial retail store will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

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

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

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"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

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

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

Source: Project Application Materials

Findings of Fact:

a) The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

b) The project will not 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.

c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project site is not located within one-half mile of an existing school (Dartmouth Middle School). The construction of retail commercial facility does not emit and/or handle hazardous or acutely hazardous materials, substances, or waste. Therefore, there is no 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, as a result, would it create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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
--------------------------------	--	------------------------------	-----------

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. The closest airport is Hemet-Ryan Airport which is located approximately 5 miles west of the project site.

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. The closest airport is Hemet-Ryan Airport which is located approximately 5 miles west of the project site.

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. The closest airport is Hemet-Ryan Airport which is located approximately 5 miles west of the project site.

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?

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

Findings of Fact:

a) The project is not located in a wildfire hazard area. Therefore, there is no impact anticipated.

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?

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
rate of pre-existing nearby wells would drop to a level which 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a)-b) The proposed project will develop approximately 0.8 acre of land area from vacant undeveloped to 7,500 square foot commercial retail building with 38 parking spaces. Through this process, the site will alter the drainage from its current natural flow to Highway 74. By altering the flow, the project will have to meet the latest Water Quality Management Plan (WQMP) standards and Best Management Practices (BMP) standards. With such regulations in place, it will not violate any water quality standards or waste discharge requirements.

The project will incorporate a detention/retention basin to capture and treat the water before it leave the site onto a public maintained system. Additionally, the site does not contain nor alter the course of a stream or river in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, there is less than significant impact anticipated.

c) The project will not 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 would not support existing land uses or planned uses for which permits have been granted). Therefore, the impact is considered less than significant.

d) Due to the amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant.

e) The project site is not located within a 100 year flood zone. And no housing is proposed with this project. Therefore, the project shall 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.

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

f) The project site is not located within a 100 year flood zone. Therefore, the project will not place structures within a 100-year flood hazard area which would impede or redirect flood flows.

g-h) The project will not substantially degrade water quality or 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 and odors). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
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 checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<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," GIS database, FEMA Issued Flood Map

Findings of Fact:

a) Because of the small size and limited development of the project site, 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. Additionally, the property is located in Zone X, and it is determined to be outside the 0.2% annual chance floodplain [FEMA Flood Insurance Rate Map (FIRM) with effective date of August 28, 2008, Map No. 06065C2110G, Panel 2110 of 3805]. Therefore, the project will have less than significant impact.

b) Because of the small size and limited development of the project site, the project will not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, the project will have less than significant impact.

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

c) The project will not 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. Therefore, the project will have less than significant impact.

d) Because of the small size and limited development of the project site, the project will not cause changes in the amount of surface water in any water body. Therefore, the project will have less than significant impact.

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

Source: General Plan, GIS database, Project Application Materials (City of Hemet General Plan Map)

Findings of Fact:

a) The proposed use is in compliance with the current land use of Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio) in the San Jacinto Valley Area Plan. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

b) The project is adjacent to a city boundary and in a sphere of influence of City of Hemet. The City of Hemet General Plan designation for the proposed project site is Community Commercial (CC) at 0.40 FAR. The designation is consistent with the County of Riverside designation of Commercial Retail. Therefore, the project will not have significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

established community (including a low-income or minority community)?

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

Findings of Fact: a-b) The project is consistent with the site's zoning for the proposed commercial retail development. The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) with Limited Multiple-Family Dwellings (R-2A) to the south of the project site. The properties to the north of the project site is zoned General Commercial (C-2) in the City of Hemet zoning map dated August 18, 2010. The General Plan designation for all properties along Highway 74 is Community Development: Commercial Retail (CD: CR) (0.2 to 0.35 Floor Area Ratio) and High Density Residential (HDR) along south of the project site. The properties to the north of the project site are in the City of Hemet and have a designation of Community Commercial (FAR 0.40). Therefore, the project will have no significant impact.

c) The proposed commercial development will be consistent with existing commercial developments along Highway 74 including but not limited to used car sales, fast food restaurants, furniture store, medical offices, gas station and car wash. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant.

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

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

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, 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. The closest airport (Hemet Ryan Airport) is located approximately 5 miles west from the project site. Therefore, there is no impact anticipated.

b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site to excessive noise levels. The closest airport (Hemet Ryan Airport) is located approximately 5 miles west from the project site. Therefore, there is no impact anticipated.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

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 to a rail 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

Source: On-site Inspection, Project Application Materials, Noise Impact Analysis, O'Reilly Auto Parts, Riverside, County, California" Project No.: P13-037N dated October 24, 2013

Findings of Fact: The project site is located adjacent to a highway. The closest highway is Highway 74 which fronts the project site. The next closest freeway is 215 Freeways is approximately 4.5 miles west from the project site.

The existing noise on the project site and surrounding areas is primarily created by the amount of traffic on adjacent SH-74 as well as truck circulation, unloading, and rooftop mechanical equipment operations. Based on existing commercial developments of the area, the proposed project noise level would be within the County of Riverside Noise Element standards. In addition, the noise generated by Highway 74 is predicted to be within acceptable limits for commercial uses within the proposed commercial retail use. The acoustic study recommended mitigation that can be incorporated on the site to further limit the amount of noise created by the project on the surrounding neighborhood.

Therefore, the 7,500 square foot commercial auto parts store will not be affected by the highway noise from the identified highways and does not create a noise sensitive use with indoor operations of retail sales. There will be no significant impact.

Mitigation: 10.E HEALTH.2 requires that all recommendations of the noise study be required; specifically, rooftop mechanical equipment shall be shielded from view of the nearest noise sensitive receivers by intervening rooftop parapets and the heavy truck deliveries to the project shall be limited to daytime (7 AM – 10 PM) hours. See 10.E HEALTH.2 for more detail.

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

Monitoring: The conditions of approval will be monitored by the Planning Department, Department of Building and Safety Permit Review Process, the Department of Public Health – Industrial Hygiene Division, and the Riverside County Sherriff.

33. Other Noise

NA A B C D

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.

34. Noise Effects on or by the Project

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 after project completion, the impacts are not considered significant within the commercial zoning areas.

b) 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. These may include but are not limited to hours of construction, hours of operation, hours of delivery, use of noise reducing equipments (e.g.: mufflers and engine shrouds), orientation of the main entrance, wing-walls around equipment, setbacks, and berms. The operation of the store will occur all within the enclosed structure and will not have excess noise beyond the normal vehicular noise added by the O’Reilly Auto Parts patrons. Therefore, the project will have a less than significant impact with mitigation measures in place as identified in Chapter 7 Noise Element – Building Design

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

of the County of Riverside General Plan. These are standard conditions of approval and therefore is not considered mitigation pursuant to CEQA.

c-d) The project would not expose 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 or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

POPULATION AND HOUSING Would the project

35. Housing

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 project is a request to construction of a commercial retail stand alone store. The project will be constructed on a vacant lot and will not displace any existing homes to necessitate any replacement housing elsewhere. Therefore, 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 any number of people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

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

d) The project is located within a Redevelopment Area. However, the State of California (Governor Brown) has dissolved the Redevelopment Agencies of all funding and responsibility. Therefore, the County of Riverside has no mechanism to provide any assistance for funding for the projects that are within the redevelopment areas. As a result, the project will not affect a County Redevelopment Project Area. 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) The project could potentially encourage additional residential development in the area since there will be commercial retail service, but the development would have to be consistent with the land uses designated by the General Plan. The project will have less than significant impact.

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

Source: Riverside County General Plan Safety Element

The proposed project will have an incremental impact on the demand for fire services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provisions of Ordinance No. 659, which require payment of the appropriate fees set forth in the Ordinance. Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. With compliance to Ordinance No. 659, impact to fire services will be less than significant.

Additionally, the project will not 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. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

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

The proposed project will have an incremental impact on the demand for sheriff services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provisions of Ordinance No. 659, which require payment of the appropriate fees set forth in the Ordinance. Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. With compliance to Ordinance No. 659 and the mitigation measures, impact to sheriff services will be less than significant.

Additionally, the project will not 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. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Hemet Unified School District, 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 Hemet 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. 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

Source: Riverside County General Plan

The proposed project will have an incremental impact on the demand for library services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provisions of Ordinance No. 659, which require payment of the appropriate fees set forth in the Ordinance. Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. With compliance to Ordinance No. 659, impact to library services will be less than significant.

Additionally, the project will not 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. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

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

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"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Riverside County General Plan

The use of the proposed lease area 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

41. Parks and Recreation

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

a) The plot plan proposes a 7,500 square foot stand alone retail store (O'Reilly Auto Parts store) on approximately 0.8 acre land with 38 parking spaces at the northwest corner of Ritter Avenue and Highway 74 in the area of Hemet within the County of Riverside. 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 located within a County Service Area No. 69 (Street Lighting District). The project will have no significant impact on recreation and park district with a Community Parks and Recreation Plan.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

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

Source: Riverside County General Plan

Findings of Fact: The project (construction of commercial retail store) does not create a need or impact a recreational trail in the vicinity of the project. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

f) Cause an effect upon, or a need for new or altered maintenance of roads?

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

<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
--------------------------------	--	------------------------------	-----------

of such facilities?

Source: Riverside County General Plan

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 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 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 impact.
- 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 impact.
- g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.
- h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no 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 impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

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

Source: Riverside County General Plan

Findings of Fact: The project incorporates bike racks to encourage non-motorized vehicle access to the site. The number of bike racks incorporated is three (3) and will not impact a bike trail in the vicinity of the project. The project will have no significant impact.

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
--	--------------------------------	--	------------------------------	-----------

UTILITY AND SERVICE SYSTEMS Would the project

45. Water				
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 type="checkbox"/>	<input checked="" 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-b) The project is currently served by Lake Hemet Municipal Water District. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. 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.

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

Source: Department of Environmental Health Review

Findings of Fact: a-b) The proposed project is located within the Lake Hemet Municipal Water District. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. 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.

47. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid	<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
--	--------------------------------	--	------------------------------	-----------

waste disposal needs?

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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact: a-b) According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. 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.

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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-g) Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Southern California Edison, Southern California Gas, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a less than significant level. Note street lighting must conform with the Palomar lighting standards (see discussion under Aesthetics). Based on data

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

available at this time, no offsite utility improvements will be required to support this project, other than improvement of local roadways within their existing rights-of-way.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

Source: Riverside County General Plan, Project Application Materials

a-b) The proposed project will not 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?

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)?

Source: Staff review, Project Application Materials

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

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

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: County Geologic Report (GEO) No. 2363 prepared by Terracon "Geotechnical Engineering Report O'Reilly Auto Parts-Hemet Florida Avenue, approximately 500' west of Stanford Street Hemet, California" dated August 9, 2012, County Archaeological Report (PDA) No. 4828 prepared by Cardno Entrix "Phase I Cultural Resources Review Proposed O'Reilly Auto Parts Store" (HM2) Florida Avenue, Hemet, Riverside County, CA, dated October 18, 2013.

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.

File: EA.PP25344
 Revised: 6/2/2014 8:34 AM

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for the construction of a new standalone building (approximately 7,500 square feet) for retail sale of auto parts store with 38 parking spaces on approximately 0.8 acres of vacant parcel along Florida Avenue.

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

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

10. GENERAL CONDITIONS

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. 25344 shall be henceforth defined as follows:

APPROVED Plot Plan No. 25344 EXHIBIT A = Site Plan Amendment No. 2 dated 02/17/14, EXHIBIT B = Elevations dated 8/21/13 EXHIBIT C = Floor Plans dated 8/21/13, EXHIBIT M = Colors/Materials dated 6/21/13, EXHIBIT L = Landscape Plans dated 2/17/14

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.

10. EVERY. 5 USE - BOS B-29 POLICY

RECOMMND

In order to secure public health, safety, and welfare, this project shall be subject to the requirements of Board of Supervisors Policy Number B-29.

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 Building and Safety Department.

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

10. GENERAL CONDITIONS

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 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

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

10. GENERAL CONDITIONS

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

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. 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. 24 USE - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

10. GENERAL CONDITIONS

10.BS GRADE. 24 USE - FINISH GRADE (cont.)

RECOMMND

the California Building Code and Ordinance 457.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK

RECOMMND

PERMIT ISSUANCE:

Per section 105.1 (2010 California Building Code, CBC):
Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2013 California Building Codes will be in effect as of January 1st 2014, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2014 will be subject to the new updated California Building Code(s).

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK (cont.)

RECOMMND

ACCESSIBLE PATH OF TRAVEL:

Included within the building plan submittal will be a site plan to reflect all required accessible path of travel details. The revised site plan shall include the following information for the required continuous paved accessible path of travel:

- 1.Connection from the public R.O.W.
- 2.Connection to all buildings. (If multiple structures)
- 3.Connection to accessible designed trash enclosures.
- 4.Connection to mail kiosks.
- 5.Connection to accessible parking loading/unloading areas.
- 6.Connection to areas of public accommodation.
- 7.Connection to accessible sanitary facilities.

THE DETAILS SHALL INCLUDE:

- 1.Accessible path construction type (Concrete or asphalt)
- 2.Path width.
- 3.Path slope%, cross slope%.
- 4.Ramp and curb cut-out locations.
- 5.Level landing areas at all entrance and egress points.
- 6.All required signage locations.

GREEN BUILDING CODE (Non Residential):

Included within the building plan submittal documents to the building department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

- 1.Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
- 2.Determines if materials will be sorted on site or mixed.
- 3.Identifies diversion facilities where material collected will be taken.
- 4.Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

E HEALTH DEPARTMENT

10.E HEALTH. 1 LHMWD WATER AND SEWER SERVICE

RECOMMND

Plot Plan 25344 is proposing to receive potable water service and sanitary sewer service from Lake Hemet

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

10. GENERAL CONDITIONS

10.E HEALTH. 1 LHMWD WATER AND SEWER SERVICE (cont.) RECOMMND

Municipal Water District (LHMWD). It is the responsibility of the facility to ensure that all requirements to obtain water and sewer service are met with LHMWD as well as all other applicable agencies.

10.E HEALTH. 2 INDUSTRIAL HYGIENE-NOISE STUDY RECOMMND

Noise Consultant: Hans D. Giroux
Giroux and Associates
1820 E. Garry Street
Santa Ana, CA 92705

Noise Study: "Noise Impact Analysis, O'Reilly Auto Parts, Riverside County, California", Project No. P13-037N dated October 24, 2013.

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, PLOT PLAN 25344 (PP 25344) shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated December 12, 2013 c/o Steve Hinde (RivCo Industrial Hygienist).

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

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

Based on the information provided in the environmental site assessment documentation and site visit conducted by Riverside County Department of Environmental Health, Environmental Cleanup Program (RCDEH-ECP) staff, and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. As with any real property, if previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required.

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

10. GENERAL CONDITIONS

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR (cont.) RECOMMND

location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 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 be available before any combustible material is placed on the job site.

10.FIRE. 3 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located at less than 25 feet or more than 250 feet from any portion of the building as measured along approved vehicular travel ways.

10.FIRE. 4 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining used motor oil tank permit, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation.

10.FIRE. 5 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry Hazardous Material data and 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

Plot Plan 25344 is a proposal to construct a retail building for auto parts sales. The 1.61-acre site is located in the San Jacinto area on the south side of Florida Avenue approximately 500 feet west of Stanford Street. The site is Parcel 1 of recorded Parcel Map 19350.

The review indicates that the terrain for this area is mostly flat with poor drainage. Stormwater runoff traverses the property in a sheet-flow pattern from the southeast to the northwest to Florida Avenue, which has an

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

existing flooding problem. The San Jacinto Master Drainage Plan (MDP) proposes the Line A storm drain in Florida Avenue to collect storm flows and convey them to the Park Hill Retention Basin to alleviate the ongoing flooding problem in this area. Until Line A is constructed there is a chance that large storm flows in Florida Avenue will exceed the capacity of the street section and impact this site.

The Environmental Constraint Sheet that was recorded with Parcel Map 19350 states, "Building pads to be elevated 12 inches above adjacent ground surface or flow lines of adjacent drainage swales". Therefore, all proposed building shall be constructed with the finished floor a minimum of 12 inches above the adjacent ground in order to provide protection from the flood hazard. New construction should comply with all applicable ordinances. These floodproofing measures will protect the improvements from flooding. However, a storm of unusual magnitude may still cause some damage.

The new construction of impervious area associated with this development would increase peak flow rates and adversely impact water quality. The developer proposes onsite retention with permeable pavement within the parking areas and depressed-landscaped areas as in order to mitigate these impacts. The intent of the onsite retention BMPs is to reduce the volume of urban runoff and pollutant loads to improve water quality and help the project mimic the pre-development hydrograph with the post-developed hydrograph for a 2-year/24-hour return frequency storm, which is the required storm event for mitigation of the hydrologic condition of concern (HCOC). HCOC mitigation requirements are separate from, but overlap, the water quality treatment requirements. Calculations to prove a sufficient amount of permeable pavement is proposed to support such design shall be submitted with the WQMP. With the proposed onsite retention and the small size of this project additional increased runoff mitigation is not required.

This site is located within the bounds of the San Jacinto Regional Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) (cont.) RECOMMND

Plans) prior to permits for this project. Although the current fee for this ADP is \$5,402 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 4 USE 100 YR SUMP OUTLET RECOMMND

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

10.FLOOD RI. 7 USE ELEVATE FINISH FLOOR RECOMMND

The finished floor of new structures shall be elevated 12 inches above the highest adjacent ground or flow lines of adjacent drainage swales. Any mobile home/premanufactured building shall be placed on a permanent foundation.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - PDA04828 RECOMMND

County Archaeological Report (PDA) No. 4828 submitted for this project (PP25344) was prepared by Cardno Entrix and is entitled: "Phase I Cultural Resources Review Proposed O'Reilly Auto parts Store (HM2) Florida Avenue, Hemet, Riverside County, CA, dated October 18, 2013.

PDA04828 concluded that archival research and field survey revealed no evidence of historic or potential historic properties within the project area.

PDA04828 recommended no further archaeological investigation or monitoring connected to this project.

This document has been accepted and is herein incorporated as a part of the record for this project.

10.PLANNING. 2 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.

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

10. GENERAL CONDITIONS

10.PLANNING. 2 USE - COMPLY WITH ORD./CODES (cont.) RECOMMND

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. 3 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 with.

10.PLANNING. 4 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. 5 USE - COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT M dated 06/21/13.

10.PLANNING. 6 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 Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 7 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this plot plan shall be limited to the hours of 7:30 a.m. to 10:00 p.m., Monday through Saturday and 8:00 a.m. to 9:00 p.m. Sunday in order to reduce conflict with adjacent residential zones and/or land uses.

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

10. GENERAL CONDITIONS

10.PLANNING. 8 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), [38 total, 2 handicap].

10.PLANNING. 10 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.

10.PLANNING. 16 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. 17 USE - NO SECOND FLOOR RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards.

10.PLANNING. 19 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from Environmental Health and Business License, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 20 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

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

10. GENERAL CONDITIONS

10.PLANNING. 20 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

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. he permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 21 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).

10.PLANNING. 23 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. 24 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.

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

10. GENERAL CONDITIONS

10.PLANNING. 28 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 29 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

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.

10.PLANNING. 35 USE - IF HUMAN REMAINS FOUND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:
Human remains require special handling, and must be treated with appropriate dignity. states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

10. GENERAL CONDITIONS

10.PLANNING. 35 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

- a)There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
- i)A County Official is contacted.
 - ii)The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:
 - iii)The Coroner shall contact the Native American Heritage Commission within 24 hours.
- b)The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.
- c)The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC 5097.98.
- d)Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:
- i)The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.
 - (1)The MLD identified fails to make a recommendation; or
 - (2)The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 36 USE - UNANTICIPATED RESOURCES RECOMMND

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

- 1)If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. 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.
 - a).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

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

10. GENERAL CONDITIONS

10.PLANNING. 36 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

(or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

b)At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

c)Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 37 USE - ROOFTOP EQUIPMENT SHIELD RECOMMND

Any and all rooftop equipment shall be shielded from view of the nearest noise sensitive receivers by intervening rooftop parapets. Also, the heavy truck deliveries to the project shall be limited to daytime (7:00 a.m. to 10:00 p.m.) hours.

10.PLANNING. 48 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the County or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 49 USE - EXTERIOR NOISE LEVELS RECOMMND

xterior 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. he permit holder shall comply with the applicable standards of Ordinance No. 847.

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

10. GENERAL CONDITIONS

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, 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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - EXPIRATION DATE-PP (cont.)

RECOMMND

authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

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.

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.

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.

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

60. PRIOR TO GRADING PRMT ISSUANCE

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.

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

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS (cont.) RECOMMND

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. 10 USE - ALTERNATIVE PVMT RECOMMND

In instances where the grading plan involves the use of porous or pervious pavements as an alternative to asphalt and concrete surfaces, prior to the issuance of a grading permit, approval shall be obtained from the Building and Safety Department.

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

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT (cont.) RECOMMND
stabilization of the site and permit final.

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 - DRAINAGE ACROSS PL RECOMMND

Drainage across property lines shall not exceed that which existed prior to grading. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility. Erosion of the ground in the area of discharge shall be prevented by installation of nonerosive down drains or other devices.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 2 USE ELEVATE FINISHED FLOOR RECOMMND

The grading of the project shall comply with the Environmental Constraint Sheet that was recorded with Parcel Map 19350 and states, "Building pads to be elevated 12 inches above adjacent ground surface or flow lines of adjacent drainage swales". Therefore, all proposed building shall be constructed with the finished floor a minimum of 12 inches above the adjacent ground in order to provide protection from the flood hazard.

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 8 USE MITCHARGE

RECOMMND

The County Board of Supervisors has adopted the San Jacinto Regional Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Plot Plan 25344 is located within the limits of the San Jacinto Regional Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 1.61 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

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:

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

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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.

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.

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

60. PRIOR TO GRADING PRMT ISSUANCE

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

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.

60.PLANNING. 2 USE - PLNTLOGST RETAINED (1) RECOMMND

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department.

The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 USE - PLNTLOGST RETAINED (1) (cont.) RECOMMND

details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

60.PLANNING. 8 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 0.8 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 11 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 25344, 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.

60.PLANNING. 14 MAP/USE - BURROWING OWL SURVEY RECOMMND

Thirty (30) days prior to the issuance of a grading permit, a qualified biologist shall survey for burrowing owls. A written report, prepared by a qualified biologist, with the results of the survey shall be submitted to the Planning Department for review and implementation. If the report concludes that there are no burrowing owls present on the subject property, this condition will be cleared. If the report concludes that there are owls present on the subject property, a plan for the active relocation to a

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 14 MAP/USE - BURROWING OWL SURVEY (cont.) RECOMMND

site under conservation shall be prepared and submitted for review and approval by the County's Ecological Resources Specialist. Passive relocation is not acceptable. Once a qualified biologist has certified the owl(s) have been relocated, this condition shall be cleared.

60.PLANNING. 19 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1.61 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 22 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 25344 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 - REVISE STREET IMP PLAN RECOMMND

Prior to the submittal of the required street improvement plan per condition of approval 90.TRANS.7, obtain the existing street improvement plan and show the revision on the plan.

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 USE - REVISE STREET IMP PLAN (cont.) RECOMMND

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at:
www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide_lines.html
If you have any questions, please call the Plan Check Section at (951) 955-6527.

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 - FILE L&LMD APPLICATION RECOMMND

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.2 and 90.TRANS.6.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

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

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1 USE - PALEO MONITORING REPORT (cont.) RECOMMND

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."

70.PLANNING. 2 USE - PLNTLGST CERTIFIED (2) RECOMMND

A qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impacts to significant resources, a post-grade report by the paleontologist shall be submitted to the Planning Department. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the final results of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to final inspection approval of the project grading.

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.

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

80. PRIOR TO BLDG PRMT ISSUANCE

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 and Safety Department clearance.

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

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 USE-#4-WATER PLANS (cont.) RECOMMND

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."

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 4 USE MITCHARGE RECOMMND

The County Board of Supervisors has adopted the San Jacinto Regional Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. to mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Plot Plan 25344 is located within the limits of the San Jacinto Regional Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 1.61 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

80. PRIOR TO BLDG PRMT ISSUANCE

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.

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

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT 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. 11 USE - PLANS SHOWING BIKE RACKS RECOMMND

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

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

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated 05/17/13, summarized as follows:

The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 17 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Hemet 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

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 USE - LIGHTING PLANS (cont.) RECOMMND

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. 25344, 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.

80.PLANNING. 26 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing ll all and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

80.PLANNING. 34 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. 35 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 25344, 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 - CALTRANS ENCRCHMNT PRMT RECOMMND

Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino.

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

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) Landscaping along Florida Avenue (SH-74).
- (2) Streetlights.
- (3) Traffic signals located on Florida Avenue (SH-74) at intersection of Stanford Street.
- (4) 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 streetlight plan is required for this project. Street 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.

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE - LANDSCAPING

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Florida Avenue (SH-74) and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

80.TRANS. 5 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 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.

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.

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

90. PRIOR TO BLDG FINAL INSPECTION

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.

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

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

90. PRIOR TO BLDG FINAL INSPECTION

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 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.

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 2013 edition in building. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 3 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.

PLANNING DEPARTMENT

90.PLANNING. 2 USE - COMPLY W/ ACOUSTIC STUDY

RECOMMND

The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be, modified by the department of Environmental Health, Office of Industrial Hygiene and approved by the Planning Department.

The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study.

The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

90.PLANNING. 3 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of Thirty-eight (38) 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.

90.PLANNING. 4 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of two (2) accessible parking spaces 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

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ACCESSIBLE PARKING (cont.) RECOMMND

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. 6 USE - LOADING SPACES RECOMMND

A minimum of one (1) loading space shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

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. 10 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of two(2) spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

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.

90.PLANNING. 13 USE - WALL/BERM REQUIRED RECOMMND

The exterior side of all masonry walls shall be surfaced with a protective coating that will facilitate the removal of graffiti. The required wall and/or berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

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(s) shall be a minimum of six (6) feet in height and shall be made with masonry block 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.

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 23 USE - SKR FEE CONDITION

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. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 0.8 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 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. 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. 25 USE - EXTENDED TRUCK IDLING

RECOMMND

Sign(s) stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the entrance to the warehouse facility and at the truck parking area as shown on APPROVED EXHIBIT A.

The sign(s) at the entrance to facility shall not be less than twenty four inches square and will provide directions to truck parking spaces with electrical hookups.

The hookups will provide power for refrigerated trailers that need to be parked on-sight for more than 15 minutes.

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 26 USE - MITIGATION MONITORING

RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No. 42591. The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 27 USE - ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), 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. 25344 is calculated to be 0.8 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 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

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

90. PRIOR TO BLDG FINAL INSPECTION

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

road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25344 has been calculated to be 0.8 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 - ST DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with Caltrans.

90.TRANS. 2 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. 3 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. 4 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.

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

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 USE - STREETLIGHTS INSTALL (cont.) RECOMMND

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. 5 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. 6 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) Landscaping along Florida Avenue (SH-74).
- (2) Streetlights.
- (3) Traffic signals located on Florida Avenue (SH-74) at intersection of Stanford Street.
- (4) Street sweeping.

PLOT PLAN:TRANSMITTED Case #: PP25344

Parcel: 438-141-036

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 USE - EXISTING CURB & GUTTER

RECOMMND

On existing curb and gutter, new driveway, closure of existing driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on Florida Avenue (SH-74) shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at:
www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide

NOTE: The driveway shall be constructed in accordance with County Standard No. 207A or as approved by the County and Caltrans.

90.TRANS. 8 USE - LANDSCAPING

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Florida Avenue (SH-74).

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

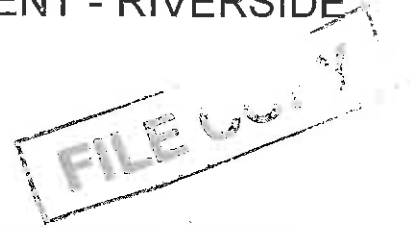
90.TRANS. 9 USE - LANDSCAPING

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within Florida Avenue (SH-74).

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



DATE: May 6, 2013

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
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
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
3rd District Supervisor

3rd District Planning Commissioner
Southern California Edison
Southern California Gas Co.
Riverside Transit Agency
County Service Area No. 69
Hemet Unified School District
Eastern Municipal Water Dist.

PLOT PLAN NO. 25344 – EA42591 – Applicant: Jeremy Bass –Representative: David Glassman – Third/Third Supervisorial District – Ramona District Area – San Jacinto Valley: Community Development: Commercial Retail (CD: CR) – Location: Northerly of Marine Drive, southerly of Florida Avenue, easterly of Dartmouth Street, and westerly of Stanford Street – 1.61 Gross Acres – Zoning: Scenic Highway Commercial – (C-P-S) – **REQUEST:** The plot plan proposes construction of a new standalone building (approximately 7,500 square feet) for retail sale of auto parts with 38 parking spaces – APN: 438-141-036

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on May 23, 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 **HP Kang**, Project Planner, at (951) 955-1888 or email at **hpkang@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.

May 17, 2013

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

RE: **Plot Plan No. 25344**

Proposal: The PP proposes to construct a 7,500 square foot building

APN: 438-141-036



Dear Mr. Kang:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located north of Marine Drive, south of Florida Avenue, east of Dartmouth Street, and west of Stanford Street, in the San Jacinto Valley. In order to mitigate the project's potential solid waste impacts 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 RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

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 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

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.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,



Ryan Ross
Principal Planner

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING

464 WEST 4th STREET, 6th Floor MS 725

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

*Flex your power!
Be energy efficient!*

July 10, 2013

HP Kang
Project Planner
Riverside County
Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

O'Reilly Auto Parts Plot Plan No. 25344 (SR-74 PM 42.77)

Mr. Kang,

We have completed our review for the above mentioned proposal to construct a new standalone building approximately 7,500 square feet for retail sale of auto parts with 38 parking spaces – APN: 438-141-036. Located northerly of Marine Drive, southerly of Florida Avenue, easterly of Dartmouth Street, and westerly of Stanford Street – 1.61 gross acres.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act (CEQA), it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the City of Hemet due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We recommend the following to be provided:

Traffic Study

- A Traffic Impact Study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to the State facilities and to propose appropriate mitigation measures. The study should be based on Caltrans' *Guide for the Preparation of Traffic Impact Studies (TIS)* which is located at the following website:

http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf

Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide.

- The data used in the TIS should not be more than 2 years old.

- The geographic area examined in the traffic study should include as a minimum all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.
- Traffic Analysis Scenarios should clearly be exhibited as exiting, existing + project, existing + project + cumulative, and existing + project + cumulative + ambient growth.
- Caltrans endeavors that any direct and cumulative impacts to the State highway system be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.
 - The LOS for operating State highway facilities is based upon Measures of Effectiveness (MOE) identified in the Highway Capacity Manual (HCM). Caltrans endeavors to maintain a target LOS at the transition between LOS "C" and LOS "D" on State highway facilities; however, Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. If an existing State highway facility is operating at less than this target LOS, the existing MOE should be maintained. In general, the region-wide goal for an acceptable LOS on all freeways, roadway segments, and intersections is "D". For undeveloped or not densely developed locations, the goal may be to achieve LOS "C".
- Clearly indicate LOS with and without improvements.
 - It is recommended that the Synchro Analysis includes all intersections from the Project site to the proposed study areas. A PHF of 0.92 in urban areas is recommended to be used in the Synchro Analysis.
 - All freeway entrance and exit ramps where a proposed project will add a significant number of peak-hour trips that may cause any traffic queues to exceed storage capacities should be analyzed. If ramp metering is to occur, a ramp queue analysis for all nearby Caltrans metered on-ramps is required to identify the delay to motorists using the on-ramps and the storage necessary to accommodate the queuing. The effects of ramp metering should be analyzed in the traffic study. For metered freeway ramps, LOS does not apply. However, ramp meter delays above 15 minutes are considered excessive.
- Proposed improvements should be exhibited in preliminary drawings that indicate the LOS with improvements.
- Submit a hard copy of all Traffic Impact Analysis documents and an electronic Synchro Analysis file.

Mr. Kang
July 10, 2013
Page 3

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Talvin Dennis at (909) 383-6908 or myself at (909) 383-4557 for assistance.

Sincerely,

A handwritten signature in cursive script that reads "Daniel Kopulsky".

DANIEL KOPULSKY
Office Chief
Community and Regional Planning



COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY



Juan C. Perez, P.E., T.E.
Director of Transportation

Transportation Department
LANDSCAPE SECTION

MEMORANDUM

Date: 3-19-14
To: Mark Hughes, RCTLMA
PP: 25344- Concept Submittal
Project Name: O'Reilly Auto Parts
Road Name(s): Florida Ave.
Submittal: 2nd
Plan checker: Mitch Phillippe - Landscape Plan Check Consultant
951-955-0924 or 619-294-8484 x-14
mphillippe@rctlma.org mitch@vd-p.com

The Riverside County Transportation Department has completed the Landscape Concept review of the most recent submittal for the above mentioned project.

Although this is a concept level submittal, the plans have been developed to the construction document level. The project could be recommended for approval with the conditions below made as a requirement for the final construction documents Plot Plan submittal.

1. On the latest submittal, a "grass swale and infiltration trench" has been added to the plans. This water quality feature appears to be "offsite" beyond the property line shown for the O'Reilly Auto Parts lot. It would appear that the "offsite" location of the swale and infiltration trench would require a letter of permission from the offsite parcel owner? This also poses a problem with irrigating the swale area across property lines.
2. County standards require bioswales and similar permanent BMP / water quality features to be planted and irrigated. Please refer to County standards for bioswales for appropriate landscape planting treatments for infiltration trenches and similar water quality / BMP features.

http://www.rctlma.org/trans/documents/landscaping_guidelines/app_b_bio_swale_details.pdf


The concrete header curb shown in the standard details should be located along the edges of the minimum 4' wide infiltration trench to prevent spreading plant materials from encroaching into the gravel infiltration area. All planting for the swale side slope areas should be per the Hydrozone Zone 2 Plant Palette.

END MEMO

 COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

Date: December 12, 2013

To: H.P. Kang
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92502
Fax: (951) 955-3157

From: 
Steven D. Hinde, REHS, CIH
Senior Industrial Hygienist
Department of Environmental Health
Office of Industrial Hygiene
3880 Lemon Street, Ste. 200
Riverside, California 92501
(951) 955-8980
Fax: (951) 955-8988



Project Reviewed: Plot Plan No. 25344 (O'Reilly Automotive Part Store)

Reference Number: SR29788

Applicant: O'Reilly Automotive Store, Inc.
233 S. Patterson Ave.
Springfield, MO

Noise Consultant: Hans D. Giroux, Senior Analyst
GIROUX & ASSOCIATES
1820 E. Garry Street
Santa Ana, CA 92705

Review Stage: First Review

Information Provided: "Noise Impact Analysis, O'Reilly Auto Parts, Riverside County, California" Project No.: P13-037N dated October 24, 2013

Noise Standards:

I. For Stationary Noise Sources:

A. Standards

Facility-related noise, as projected to any portion of any surrounding property containing a “habitable dwelling, hospital, school, library or nursing home”, must not exceed the following worst-case noise levels.

- A) 45 dB(A) – 10 minute noise equivalent level (“leq”), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).
- B) 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard)

B. Requirement For Determination of Community Noise Impact:

1. Noise originating from operations within the facility grounds shall be treated as “stationary” noise sources for which this standard will apply.
2. Noise Modeling Methodology: Noise predictions are to be made by an engineer, acoustical consultant or other similar professional with experience in predicting community noise exposure using standard methods and practices of the noise consulting industry.
3. Required Modeling Parameters for Stationary Sources:
 - i. Stationary sources are to be modeled as “point” sources.
 - ii. Mobile point sources are to be modeled as emanating from the acoustical centroid of the activity, or at its closest approach to potentially impacted residential property lines, which ever yields the worst-case results.
 - iii. Noise modeling for each piece of acoustical equipment, process or activity must be based on Reference Noise Levels (RNL). RNL may be obtained directly from the manufacturer (in case of equipment) or generated from field studies. Regardless, the data must be representative of worst-case conditions. Directionality of the noise source must be taken into consideration if applicable.
 - iv. Predicted noise levels are to be expressed in terms of worst-case “equivalent continuous sound levels” [or, Leq] averaged over a ten minute period.
 - v. For modeling purposes, receivers are assumed to be positioned at the property line boundary at an elevation of five feet off the ground.

- vi. Terrain conditions for modeling noise propagation: Assumptions regarding ground effects, atmospheric absorption and other forms of noise attenuation must be fully justified.

II. For Traffic Noise Sources to Residential Structures:

Noise Standards:

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).
3. The exterior noise level shall not exceed 65 Ldn.

Highway Prediction Model:

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

Acoustical Parameters for County Highways:

1. Average daily traffic (ADT) design capacity of 27,300 assumed for Florida Ave./ State Hwy. 74 (the County General Plan classifies Florida Ave./ State Hwy. 74 as "Major" roadways) quoted from the San Jacinto Valley Area Plan Circulation, Vol. 2 Figure 7", dated August 2003.
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Major Highways

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	92	69.5	12.9	9.6
Med. Truck	3	1.44	0.06	1.5
HeavyTruck	5	2.4	0.1	2.5

3. Traffic Speed of 40 MPH.
4. The distance from the centerline of Florida Ave./ State Hwy. 74 to the nearest building face is 140 ft.
5. Modeling for of Florida Ave./ State Hwy. 74 was done using a “hard site” assumption.
6. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
7. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.
8. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

Findings:

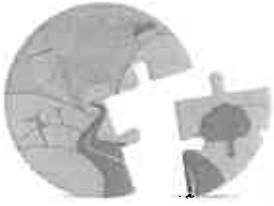
The consultant’s report is adequate. Based on our calculations the recommendation listed below should provide sufficient attenuation to reduce the exterior noise levels to below 65 dB (A) 10 minute Leq during the day and 45 dB (A) 10 minute Leq at night for sensitive receivers.

Recommendations:

The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

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. Exceptions to these standards shall be allowed only with the written consent of the building official. County of Riverside Ordinance No. 847, Section 2

3. To minimize noise impacts resulting from poorly tuned or improperly modified vehicles and construction equipment, all vehicles and construction equipment shall maintain equipment engines in good condition. They shall be in proper tune per manufactures' specification to the satisfaction records.
4. During construction, best efforts should be made to locate stockpiling and/or stationary noise-generating construction equipment from the property line of existing of sensitive receptors, when and where feasible.
5. To reduce noise impacts associated with noise-generating construction equipment, temporary diesel- or gasoline-powered generators, and where a portable diesel- or gas-powered generator is necessary, it shall have maximum noise muffling capacity and be located as far as technically feasible placed from noise sensitive uses.
6. To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes, when not in use.
7. Roof mounted air conditioning equipment shall be set back as shown on drawings. The heat pump and ventilation system, Carriers 25HPA3, should provide acceptable noise levels.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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: mercantile

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: PP 253AA DATE SUBMITTED: 4/10/13

APPLICATION INFORMATION

Applicant's Name: Jeremy Bass E-Mail: jbass2@oreillyauto.com

Mailing Address: 233 South Patterson Ave.

<u>Springfield</u>	<small>Street</small> <u>MO</u>	<u>65802</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (417) 862-2674 Fax No: (417) 874-7112

~~Engineer~~ Representative's Name: David Glassman E-Mail: david@gpan.com

Mailing Address: 1309 Post Ave.

<u>Torrance</u>	<small>Street</small> <u>CA</u>	<u>90501</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (310) 781-8250 Fax No: (310) 781-9051

Property Owner's Name: O'Reilly Automotive Stores, Inc E-Mail: jbass2@oreillyauto.com

Mailing Address: (same as applicant)

_____	<small>Street</small>	_____
_____	<small>City</small>	<small>State</small> <small>ZIP</small>

Daytime Phone No: () Fax No: ()

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

Approximate Gross Acreage: 0.807 acres

General location (nearby or cross streets): North of Marine Drive/Orange Blossom Lane, South of Florida Avenue, East of Dartmouth Street, West of Stanford Street.

Thomas Brothers map, edition year, page number, and coordinates: _____

Project Description: (describe the proposed project in detail)

Construction of a new building for the purpose of the retail sale of auto parts.

Related cases filed in conjunction with this application:

N/A

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

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

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

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: Geotechnical

Is water service available at the project site: Yes No

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

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) N/A

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: CUT=550 CU YDS

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards FILL=500 CU YDS

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

Import _____ Export 50 CU YDS Neither _____

What is the anticipated source/destination of the import/export? TBD by contractor

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

How many anticipated truckloads? Two to five truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 34,850 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

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: *CSK Auto (DBA O'Reilly Auto Parts)*
Address: *Florida Ave. between Dartmouth & Stanford St., Hemet, CA 92544*
Phone number: *417-520-4589 (Store phone # not determined)*
Address of site (street name and number if available, and ZIP Code): *Florida Ave. between Dartmouth & Stanford St. Hemet, CA 92544*
Local Agency: *County of Riverside*
Assessor's Book Page, and Parcel Number:
Specify any list pursuant to Section 65962.5 of the Government Code: *None*
Regulatory Identification number:
Date of list: *Current DTSC Envirostar website*

Applicant (1)  Date *3/28/13*
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

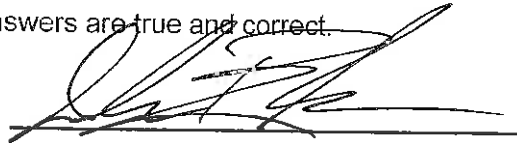
APPLICATION FOR LAND USE PROJECT

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

3/28/13

Owner/Authorized Agent (2)

Date

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. 25344 – Intent to Adopt a Negative Declaration – Applicant: Jeremy Bass – Third/Third Supervisorial District - Location: North of Marine Drive, south of Florida Avenue, east of Dartmouth Street, and west of Stanford Street. – **REQUEST:** The plot plan proposes construction of a new standalone building (approximately 7,500 square feet) for retail sale of auto parts with 38 parking spaces on approximately 1.61 acres of vacant land. (Quasi-judicial)

TIME OF HEARING: **1:30 pm** or as soon as possible thereafter
July 21, 2014
RIVERSIDE COUNTRY ADMINISTRATIVE CENTER
4080 LEMON STREET, 1ST FLOOR, CONFERENCE ROOM 2A
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Lisa Edwards, at 951-955-1888 or email ledwards@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: Lisa Edwards
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/27/2014

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

APN (s) or case numbers PP 25433 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

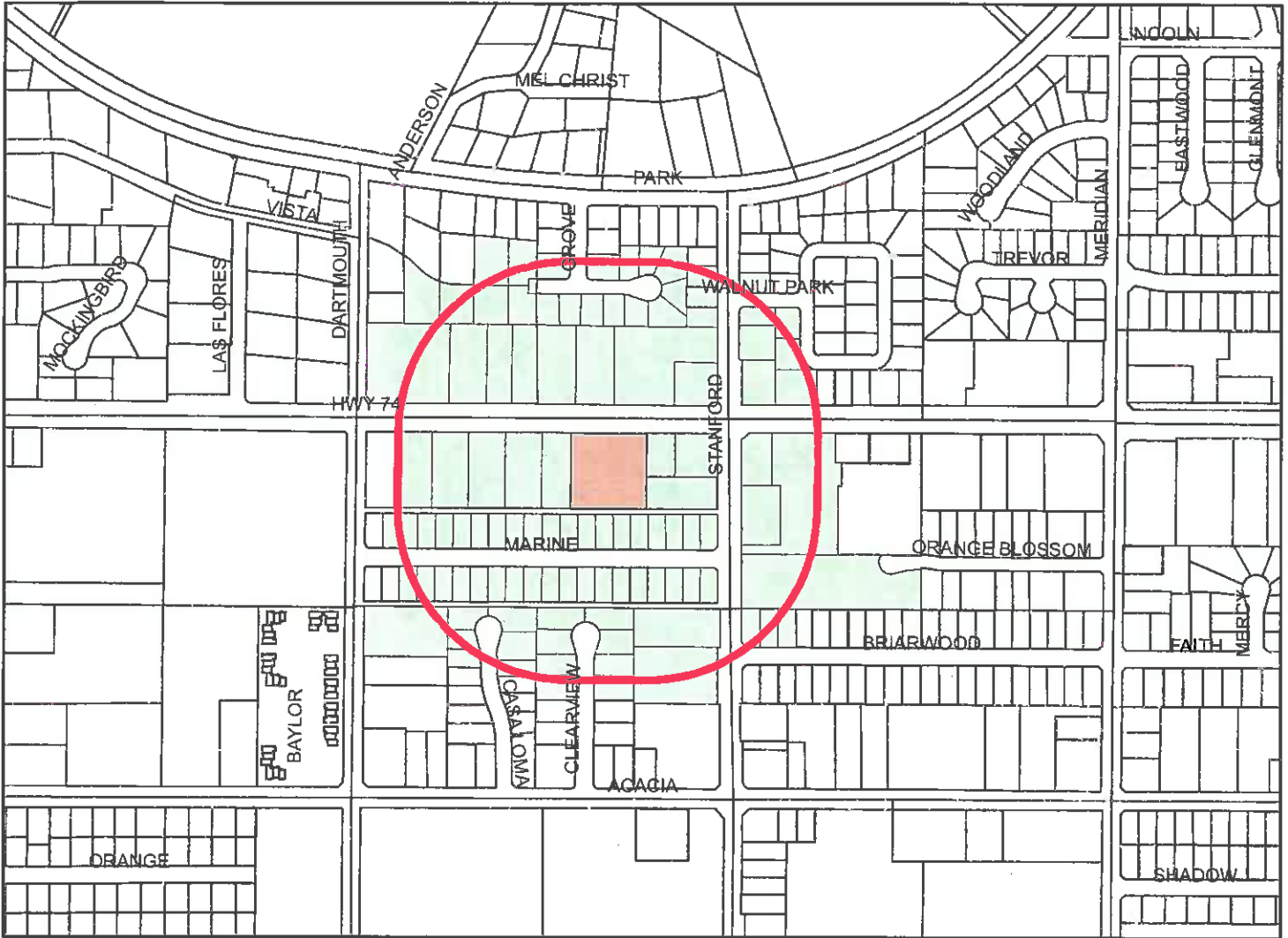
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25433 (600 feet buffer)



Selected Parcels

- | | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 438-141-031 | 438-141-005 | 438-141-008 | 438-142-004 | 438-110-014 | 438-110-015 | 438-110-016 | 438-150-053 | 438-130-042 | 438-150-038 |
| 438-150-024 | 438-150-020 | 438-141-010 | 438-142-020 | 438-142-014 | 438-150-045 | 438-141-019 | 438-130-037 | 438-150-017 | 438-150-018 |
| 438-150-014 | 438-150-044 | 438-121-002 | 438-141-030 | 438-150-015 | 438-130-018 | 438-142-013 | 438-141-016 | 438-142-011 | 438-130-040 |
| 438-142-007 | 438-150-047 | 438-150-022 | 438-121-001 | 438-141-017 | 438-150-009 | 438-110-043 | 438-130-050 | 438-141-020 | 438-141-021 |
| 438-130-028 | 438-141-035 | 438-130-013 | 438-150-046 | 438-150-008 | 438-130-017 | 438-150-029 | 438-141-014 | 438-142-006 | 438-130-014 |
| 438-130-016 | 438-130-038 | 438-141-003 | 438-130-019 | 438-141-023 | 438-091-033 | 438-141-029 | 438-150-025 | 438-150-019 | 438-141-011 |
| 438-150-028 | 438-142-017 | 438-141-013 | 438-091-011 | 438-142-016 | 438-150-023 | 438-141-012 | 438-142-003 | 438-130-041 | 438-142-018 |



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

ASMT: 438091011, APN: 438091011
LOIS WILLIAMS
P O BOX 1089
CRESTLINE CA 92325

ASMT: 438110043, APN: 438110043
GROUP II AZUSA PROP LTD
4900 SANTA ANITA STE 2C
EL MONTE CA 91731

ASMT: 438091029, APN: 438091029
ROJA PARTNERS LP
C/O PEHL
P O BOX 1045
HEMET CA 92546

ASMT: 438121001, APN: 438121001
FRESH START HOMES
2137 W FLORIDA AVE
HEMET CA 92545

ASMT: 438091030, APN: 438091030
PAUL PULLIAM
3703 WALNUT PARK WAY
HEMET, CA. 92544

ASMT: 438121002, APN: 438121002
HOLLY TIMMS, ETAL
5335 JAMESTOWN
SAN DIEGO CA 92117

ASMT: 438091031, APN: 438091031
VALERIO LOPEZ
3782 WALNUT PARK WAY
HEMET, CA. 92544

ASMT: 438121003, APN: 438121003
SPASM INV II
4900 SANTA ANITA AV NO 2C
EL MONTE CA 91732

ASMT: 438091032, APN: 438091032
JUANITA RHODES, ETAL
3778 WALNUT PARK WAY
HEMET, CA. 92544

ASMT: 438130001, APN: 438130001
RUBEN BARRERA, ETAL
0 NORTH 240 LEONARD ST
WINFIELD IL 60190

ASMT: 438091033, APN: 438091033
KALOS PROP MGMT
3750 E FLORIDA AVE
HEMET, CA. 92544

ASMT: 438130012, APN: 438130012
ROSEMARIE WEBER
25925 CLEARVIEW DR
HEMET, CA. 92544

ASMT: 438110016, APN: 438110016
ASH PROP INC
C/O DANIEL HASSO
567 SAN NICOLAS DR NO 220
NEWPORT BEACH CA 92660

ASMT: 438130013, APN: 438130013
SUSAN JORDAN, ETAL
25901 CLEARVIEW DR
HEMET, CA. 92544



ASMT: 438130014, APN: 438130014
JOHANNA BRADY
P O BOX 3246
COPPELL TX 75019

ASMT: 438130037, APN: 438130037
BARBARA TURRI, ETAL
25924 CASA LOMA CT
HEMET, CA. 92544

ASMT: 438130015, APN: 438130015
YOLANDA HERNANDEZ
25881 CLEARVIEW DR
HEMET, CA. 92544

ASMT: 438130038, APN: 438130038
JENNY GEORGIA, ETAL
25910 CASA LOMA CT
HEMET, CA. 92544

ASMT: 438130016, APN: 438130016
KATHY COUSTE, ETAL
390 N SOBOBA ST
HEMET CA 92544

ASMT: 438130039, APN: 438130039
ROLLAND MATTHEWS
33120 DEEBLE ENTRANCE ST
LAKE ELSINORE CA 92530

ASMT: 438130017, APN: 438130017
LEAH HALL, ETAL
25888 CLEARVIEW DR
HEMET, CA. 92544

ASMT: 438130040, APN: 438130040
ERIC MATHEWS
43856 C ST
HEMET CA 92544

ASMT: 438130018, APN: 438130018
SALLY GRIFFITH, ETAL
25900 CLEARVIEW DR
HEMET, CA. 92544

ASMT: 438130041, APN: 438130041
MARTA PALACIOS
26175 WANDERLUST RD
HEMET CA 92544

ASMT: 438130019, APN: 438130019
JOSE TORRES
25926 CLEARVIEW DR
HEMET, CA. 92544

ASMT: 438130042, APN: 438130042
BETSY MESTAS
25915 CASA LOMA CT
HEMET, CA. 92544

ASMT: 438130028, APN: 438130028
LING FANG TRUST, ETAL
28495 RAWLINGS RD
HEMET CA 92544

ASMT: 438130050, APN: 438130050
HEMET PROP
C/O RAYMOND J BADDOUR
1401 N PALM CANYON NO 200
PALM SPRINGS CA 92262



ASMT: 438141003, APN: 438141003
 NANCY SABO, ETAL
 41635 E FLORIDA AVE
 HEMET, CA. 92544

ASMT: 438141013, APN: 438141013
 LAURA SMITH
 3206 SE 89TH
 PORTLAND OR 97266

ASMT: 438141005, APN: 438141005
 AHMAD MOTLAGH
 MOTLAGH AHMAD
 41735 E FLORIDA AVE
 HEMET, CA. 92544

ASMT: 438141014, APN: 438141014
 ANDREA CHAVEZ, ETAL
 1217 STEINER DR
 CHULA VISTA CA 91911

ASMT: 438141007, APN: 438141007
 MEB FAMILY TRUST
 P O BOX 321
 MURRIETA CA 92562

ASMT: 438141015, APN: 438141015
 JUDY HOLTE, ETAL
 P O BOX 4020
 HEMET CA 92546

ASMT: 438141008, APN: 438141008
 MARTHA VELAZQUEZ, ETAL
 41740 MARINE DR
 HEMET, CA. 92544

ASMT: 438141016, APN: 438141016
 EDWARD PIERCE
 31115 LEMM DR
 HEMET CA 92544

ASMT: 438141009, APN: 438141009
 SHOKAT LILA, ETAL
 340 S LEMON AVE NO 8441
 WALNUT CA 91789

ASMT: 438141017, APN: 438141017
 GOLDEN STAR INV PROP
 27 SYLVAN
 IRVINE CA 92603

ASMT: 438141010, APN: 438141010
 ELVIRA FLORES, ETAL
 2838 GRIFFIN AVE
 LOS ANGELES CA 90031

ASMT: 438141018, APN: 438141018
 OTIS CHILDRESS
 1946 LOGANSIDE
 LOS ANGELES CA 90047

ASMT: 438141011, APN: 438141011
 LAN CHEN, ETAL
 19636 STALLION CIR
 WALNUT CA 91789

ASMT: 438141019, APN: 438141019
 CLEOFAS SINGH
 6719 MOHAWK ST
 SAN DIEGO CA 92115



ASMT: 438141021, APN: 438141021
 JOANNE CANTU, ETAL
 P O BOX 2366
 HEMET CA 92546

ASMT: 438141030, APN: 438141030
 KEVIN BROWN, ETAL
 41555 E FLORIDA AVE STE H
 HEMET CA 92544

ASMT: 438141022, APN: 438141022
 HALA RIAD, ETAL
 41560 MARINE DR
 HEMET, CA. 92544

ASMT: 438141031, APN: 438141031
 JESSE PETTON, ETAL
 41591 E FLORIDA AVE
 HEMET, CA. 92544

ASMT: 438141023, APN: 438141023
 SANDRA GUTIERREZ, ETAL
 550 E WHITTIER AVE
 HEMET CA 92543

ASMT: 438141032, APN: 438141032
 ROXBURY PROP
 P O BOX 18037
 BEVERLY HILLS CA 90209

ASMT: 438141024, APN: 438141024
 RAMIRO JIMENEZ
 41528 MARINE DR
 HEMET, CA. 92544

ASMT: 438141035, APN: 438141035
 J FUGATE
 C/O SAVAGE SAVAGE & BROWN
 P O BOX 22845
 OKLAHOMA CITY OK 73123

ASMT: 438141025, APN: 438141025
 FRANCINE PERRY, ETAL
 222 W SUNSET LN
 SAN JACINTO CA 92583

ASMT: 438141036, APN: 438141036
 MJC MANAGEMENT
 3111 VIA MONDO
 RCH DOMINGUEZ CA 90221

ASMT: 438141028, APN: 438141028
 THOMAS SCRUGGS
 1275 REDFIELDS RD
 CHARLOTTESVILLE VA 22903

ASMT: 438142003, APN: 438142003
 CYNTHIA BANCHI, ETAL
 26305 WISDOM DR
 HEMET CA 92544

ASMT: 438141029, APN: 438141029
 KAREN CUN
 450 STEINER DR
 HEMET CA 92544

ASMT: 438142004, APN: 438142004
 ANTONIA GONZALEZ
 4114 N MORADA AVE
 COVINA CA 91722



ASMT: 438142005, APN: 438142005
JESSICA SALVADOR, ETAL
2700 E VALLEY VIEW AVE
WEST COVINA CA 91792

ASMT: 438142013, APN: 438142013
DOUGLAS RODRIGUEZ
152 MOSPORT ST
HEMET CA 92544

ASMT: 438142006, APN: 438142006
JOHN ROARK, ETAL
44150 E ST
HEMET CA 92544

ASMT: 438142014, APN: 438142014
ANTONIA MENDOZA, ETAL
9103 SHERIDELL AVE
DOWNEY CA 90240

ASMT: 438142007, APN: 438142007
ERNESTO GOMEZ
3056 DARTMOUTH ST
CORONA CA 92879

ASMT: 438142015, APN: 438142015
HORTENCIA CHICAS, ETAL
12730 LEFLOSS AVE
NORWALK CA 90650

ASMT: 438142009, APN: 438142009
RANDY SHOUSE
PO BOX 2304
FALLBROOK CA 92088

ASMT: 438142016, APN: 438142016
LOUISE MANGANELLI
4697 MAJORCA WAY
OCEANSIDE CA 92056

ASMT: 438142010, APN: 438142010
BRENDA ALEXANDER, ETAL
3619 SUMMERTREE LN
CORONA CA 92881

ASMT: 438142017, APN: 438142017
JOSE ESCALANTE, ETAL
303 BUCKINGHAM PL
CLARKSVILLE TN 37042

ASMT: 438142011, APN: 438142011
ELIZABETH ROLLMAN
1202 N PACIFIC ST NO 107B
OCEANSIDE CA 92054

ASMT: 438142018, APN: 438142018
MARTIN QUINTERO
8121 BROADWAY NO 92
WHITTIER CA 90606

ASMT: 438142012, APN: 438142012
MISQUEZ VENTURES INC
C/O MICHAEL MISQUEZ
4151 DELANO AVE
PICO RIVERA CA 90660

ASMT: 438142019, APN: 438142019
RUBY GOMEZ
41741 MARINE DR
HEMET, CA. 92544

ASMT: 438142020, APN: 438142020
CAROLYN MORELLO
9230 WHITNEY WAY
CYPRESS CA 90630

ASMT: 438150018, APN: 438150018
DANIEL JIMENEZ
3451 VISTA WAY
HEMET, CA. 92544

ASMT: 438150007, APN: 438150007
RUBY CRIMENI
173 GROVE LN
HEMET, CA. 92544

ASMT: 438150019, APN: 438150019
KATHLEEN KIRKENDALL
1503 NAPOLI WAY
SAN JACINTO CA 92583

ASMT: 438150008, APN: 438150008
FELICIA EDWARDS, ETAL
3450 VISTA WAY
HEMET, CA. 92544

ASMT: 438150020, APN: 438150020
CALIFORNIA BOTANICAL HABITAT, ETAL
C/O CBH
P O BOX 1032
HEMET CA 92546

ASMT: 438150009, APN: 438150009
GRISELDA RIVAS
3420 VISTA WAY
HEMET, CA. 92544

ASMT: 438150021, APN: 438150021
CAROLE MITCHELL, ETAL
2803 NE 114TH ST
VANCOUVER WA 98686

ASMT: 438150014, APN: 438150014
DEDE CHENEY GOTTLIEB, ETAL
3361 VISTA WAY
HEMET, CA. 92544

ASMT: 438150022, APN: 438150022
MARY ZINTZUN, ETAL
3601 VISTA WAY
HEMET, CA. 92544

ASMT: 438150015, APN: 438150015
JENNIFER EDWARDS, ETAL
3391 VISTA WAY
HEMET, CA. 92544

ASMT: 438150023, APN: 438150023
BEATRIZ VALDEZ, ETAL
3631 VISTA WAY
HEMET, CA. 92544

ASMT: 438150016, APN: 438150016
LUCY CARSON, ETAL
3421 VISTA WAY
HEMET, CA. 92544

ASMT: 438150024, APN: 438150024
BRAD NELSON
C/O BRIAN A GIBBONS
3661 VISTA WAY
HEMET, CA. 92544

ASMT: 438150025, APN: 438150025
KAREN TAYLOR
3691 VISTA WAY
HEMET, CA. 92544

ASMT: 438150040, APN: 438150040
ROBERT SHAW
161 N STANFORD ST
HEMET, CA. 92544

ASMT: 438150026, APN: 438150026
SARAH GREENWOOD, ETAL
3690 VISTA WAY
HEMET, CA. 92544

ASMT: 438150041, APN: 438150041
NEETA JARIWALA, ETAL
3660 E FLORIDA AVE
HEMET, CA. 92544

ASMT: 438150027, APN: 438150027
MICHELLE PADILLA
3660 VISTA WAY
HEMET, CA. 92544

ASMT: 438150042, APN: 438150042
TAURUS INV INC
C/O NICOLE SYMONDS
1529 CORTE GRANADA
SAN JACINTO CA 92583

ASMT: 438150028, APN: 438150028
VIRGIE MARSHALL, ETAL
3630 VISTA WAY
HEMET, CA. 92544

ASMT: 438150043, APN: 438150043
SHARON LINDQUIST, ETAL
C/O LARRY HUBBERT
26098 DUMONT RD
HEMET CA 92544

ASMT: 438150029, APN: 438150029
KAREN WOODARD, ETAL
170 GROVE LN
HEMET, CA. 92544

ASMT: 438150044, APN: 438150044
BETTY MILLER, ETAL
518 CAMPUS VIEW DR
RIVERSIDE CA 92507

ASMT: 438150038, APN: 438150038
BETTY HOLMES
177 N STANFORD ST
HEMET, CA. 92544

ASMT: 438150045, APN: 438150045
CITI NATL CORP
P O BOX 308
CORONA CA 92878

ASMT: 438150039, APN: 438150039
PAULA KREITZ, ETAL
169 N STANFORD ST
HEMET, CA. 92544

ASMT: 438150046, APN: 438150046
SUN INV, ETAL
7101 PLAYA VISTA NO 316
PLAYA VISTA CA 90066



ASMT: 438150047, APN: 438150047
FLORIDA AVENUE PROP
C/O ALAN OMENS
41955 AVENIDA LA CRESTA
MURRIETA CA 92562



NOTICE OF PUBLIC HEARING
SCHEDULING REQUEST FORM

DATE SUBMITTED: 6/5/14

TO: Planning Commission Secretary

FROM: Lisa Edwards

(Riverside)

PHONE No.: 951-955-1888

E-Mail: ledwards@rctlma.org

SCHEDULE FOR: Director's Hearing - Riverside on July 7, 2014

20-Day Advertisement: Advertisement Adopt Mitigate Negative Declaration

PLOT PLAN NO. 25344 – Intent to Adopt Mitigated Negative Declaration – Applicant: Jeremy Bass – Representative: David Glassman – Third/Third Supervisorial District – Ramona District Area – San Jacinto Valley: Community Development: Commercial Retail (CD: CR) – Location: Northerly of Marine Drive, southerly of Florida Avenue, easterly of Dartmouth Street, and westerly of Stanford Street – 1.61 Gross Acres – Zoning: Scenic Highway Commercial – (C-P-S) – REQUEST: The plot plan proposes construction of a new standalone building (approximately 7,500 square feet) for retail sale of auto parts with 38 parking spaces – APN: 438-141-036

STAFF RECOMMENDATION:

- APPROVAL (CONSENT CALENDAR)
- APPROVAL
- APPROVAL WITHOUT DISCUSSION
- CONTINUE WITH DISCUSSION TO _____.
- CONTINUE WITHOUT DISCUSSION TO _____.
- CONTINUE WITHOUT DISCUSSION OFF CALENDAR
- DENIAL
- SCOPING SESSION
- INITIATION OF THE GENERAL PLAN AMENDMENT
- DECLINE TO INITIATE THE GENERAL PLAN AMENDMENT
- _____

Provide one set of mailing labels, including surrounding property owners, Non-County Agency and Interested Parties and, owner, applicant, and engineer/representative *(Confirmed to be less than 6 months old from date of preparation to hearing date)*

Provide one set of labels for owner, applicant, and engineer/representative.

Fee Balance: \$ _____, as of _____.

CFG Case # _____ - Fee Balance: \$ _____

Estimated amount of time needed for Public Hearing: _____ Minutes *(Min 5 minutes)*

Controversial: YES NO

Provide a very brief explanation of controversy (1 short sentence)

Principal's signature/initials: _____

Date: _____

Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517

Eastern Municipal Water District
ATTN: Elizabeth Lovsted
P.O. Box 8300
2270 Trumble Rd.
Perris, CA 92570

Southern California Gas Company
Engineering Department
ATTN: Teresa Roblero
1981 W. Lugonia Ave.
Redlands, CA 92374-9796

Hemet Unified School District
2350 W. Latham Ave.
Hemet, CA 92545

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Applicant/Owner
Jeremy Bass,
233 south Patterson Ave
Springfield, MO 65802

Representative
David Glassman,
1309 Post Ave
Torrance, CA 90501

Applicant/Owner
Jeremy Bass,
233 south Patterson Ave
Springfield, MO 65802

Representative
David Glassman,
1309 Post Ave
Torrance, CA 90501



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
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.

EA No. 42591/Plot Plan No. 25344

Project Title/Case Numbers

H. P. Kang
County Contact Person

951-955-1888
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Jeremy Bass
Project Applicant

233 S. Patterson Ave, Springfield, MO 65802
Address

The project is located at the North of Marine Drive, south of Florida Avenue, east of Dartmouth Street, and west of Stanford Street.

Project Location

The plot plan proposes construction of a new standalone building (approximately 7,500 square feet) for retail sale of auto parts with 38 parking spaces on approximately 1.61 acres of vacant land.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____ 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 (\$2,181.25 + \$50.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

Title

Date

Date Received for Filing and Posting at OPR: _____

HK/hk
Revised 8/25/2009
Y:\Planning Case Files-Riverside office\PP25344\DH-PC-BOS Hearings\DH-PC\NOD Form.PP25344.docx

Please charge deposit fee case#: ZEA42591 ZCFG5967 \$2,181.25
FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 25344

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment No. 42591).

COMPLETED/REVIEWED BY:

By: H. P. Kang Title: Project Planner Date: March 27, 2014

Applicant/Project Sponsor: Jeremy Bass Date Submitted: April 10, 2014

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact H. P. Kang at (951) 955-1888.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PP25344\DH-PC-BOS Hearings\DH-PC\Negative Declaration.PP25344.docx

Please charge deposit fee case#: ZEA42591 ZCFG5967 \$2,181.25 +\$50

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1303162

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: BASS JEREMY \$50.00
paid by: CK 1385
EA42591
paid towards: CFG05967 CALIF FISH & GAME: DOC FEE
at parcel: 41675 FLORIDA AVE HEM
appl type: CFG3

By _____ Apr 10, 2013 10:30
MGARDNER posting date Apr 10, 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

* REPRINTED * R1401173

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: BASS JEREMY \$25.00
paid by: CK 15626
paid towards: CFG05967 CALIF FISH & GAME: DOC FEE
EA42591
at parcel #: 41675 FLORIDA AVE HEM
appl type: CFG3

By _____ Feb 06, 2014 12:15
BNTHOMAR posting date Feb 06, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$25.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1309476

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: BASS JEREMY \$2,156.25
paid by: CK 1607691
paid towards: CFG05967 CALIF FISH & GAME: DOC FEE
EA42591
at parcel #: 41675 FLORIDA AVE HEM
appl type: CFG3

By _____ Oct 03, 2013 09:40
MGARDNER posting date Oct 03, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,156.25

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

Agenda Item No.: 2.2
Supervisorial District: First/First
Woodcrest Zoning District
Lake Mathews/Woodcrest Area Plan
Project Planner: Bahelila Boothe
Director's Hearing: July 21, 2014

PLOT PLAN NO: 25606
Applicant: Marvin Barriga
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 875 square foot detached pool house on .95 acres, generally located southerly of Nandina Avenue, easterly Fairbreeze Court, westerly of Log Hill, northerly of Thisle Hill Court.

ISSUES OF RELEVANCE:

This project has been reviewed and cleared by Riverside County Building & Safety Department. The structure is considered as a pool house open on two sides with no permanent heating or cooling equipment.

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

1. The project has a primary dwelling on the parcel where the detached accessory building is proposed.
2. The project site is designated Rural Community: Very Low Density Residential (1 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
3. The detached accessory use is a permitted use in the general plan designation.
4. The detached accessory building is a permitted use, subject to approval of a plot plan in the Residential Agricultural (R-A-1) (1 Acre) zone.
5. The detached accessory building use is consistent with the development standards set forth in the R-A-1 zone.
6. The proposed 875 square foot pool house is considered detached accessory buildings under Section 18.18 of Ordinance No. 348.
7. The detached proposed 875 square foot pool house is compatible with the character of the surrounding community.
8. The detached accessory 875 square foot pool house is located 89 feet from the main building and is compatible with the character of surrounding community.

D.M.

9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The detached accessory building has been determined to be exempt under Section 15303(e) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.

RECOMMENDATIONS:

APPROVAL of **PLOT PLAN NO. 25606**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

PLOT PLAN:ADMINISTRATIVE Case #: PP25606

Parcel: 273-622-029

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is a proposal to construct a detached 875 square foot pool house open on two sides and no permanent cooling/heating equipment, generally located southerly of Nandina Avenue, easterly of Fairbreeze Court, westerly of Log Hill, northerly of Thisle Hill Court on .95 Acres.

10. EVERY. 2 PPA = HOLD HARMLESS

RECOMMND

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

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

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

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25606

Parcel: 273-622-029

10. GENERAL CONDITIONS

10. EVERY. 3 PPA - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25606 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25606, Exhibit A, dated June 11, 2014. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25606, Exhibit B, dated June 11, 2014. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25606, Exhibit C, dated June 11, 2014. (Floor Plan)

APPROVED EXHIBIT M = Plot Plan No. 25606, Exhibit M, dated June 11, 2014. (Colors/Materials)

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK

RECOMMND

The current approval is for a proposed "pool house" with two open sides. The structure contains a one full bathroom, BBQ area, and a separate storage room. No permanent heating or cooling equipment is proposed.

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2013 California Building Codes will be in effect as of January 1st 2014, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2014 will be subject to the new updated California Building Code(s).

PLOT PLAN:ADMINISTRATIVE Case #: PP25606

Parcel: 273-622-029

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - LANDUSE APPROVAL ONLY

RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 25606 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS

RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

c. A home occupation shall not be conducted in an accessory

PLOT PLAN:ADMINISTRATIVE Case #: PP25606

Parcel: 273-622-029

10. GENERAL CONDITIONS

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

structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

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

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

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

10.PLANNING. 3 PPA - SETBACKS IN HIGH FIRE RECOMMND

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

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

10.PLANNING. 4 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 5 PPA - ACSRY BLD NO HBTBL AREA RECOMMND

No habitable area has been approved with this approval. The addition of habitable area will require additional permits.

PLOT PLAN:ADMINISTRATIVE Case #: PP25606

Parcel: 273-622-029

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP

RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

B&S DEPARTMENT

80.B&S. 1 BP - BUILD & SAFETY PLNCK

RECOMMND

Included within the building plan submittal documents to the building department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
 2. Determines if materials will be sorted on site or mixed.
 3. Identifies diversion facilities where material collected will be taken.
 4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.
- For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

07/01/14
08:34

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:ADMINISTRATIVE Case #: PP25606

Parcel: 273-622-029

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, dated June 11, 2014.

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

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT June 11, 2014.

2011 AERIAL



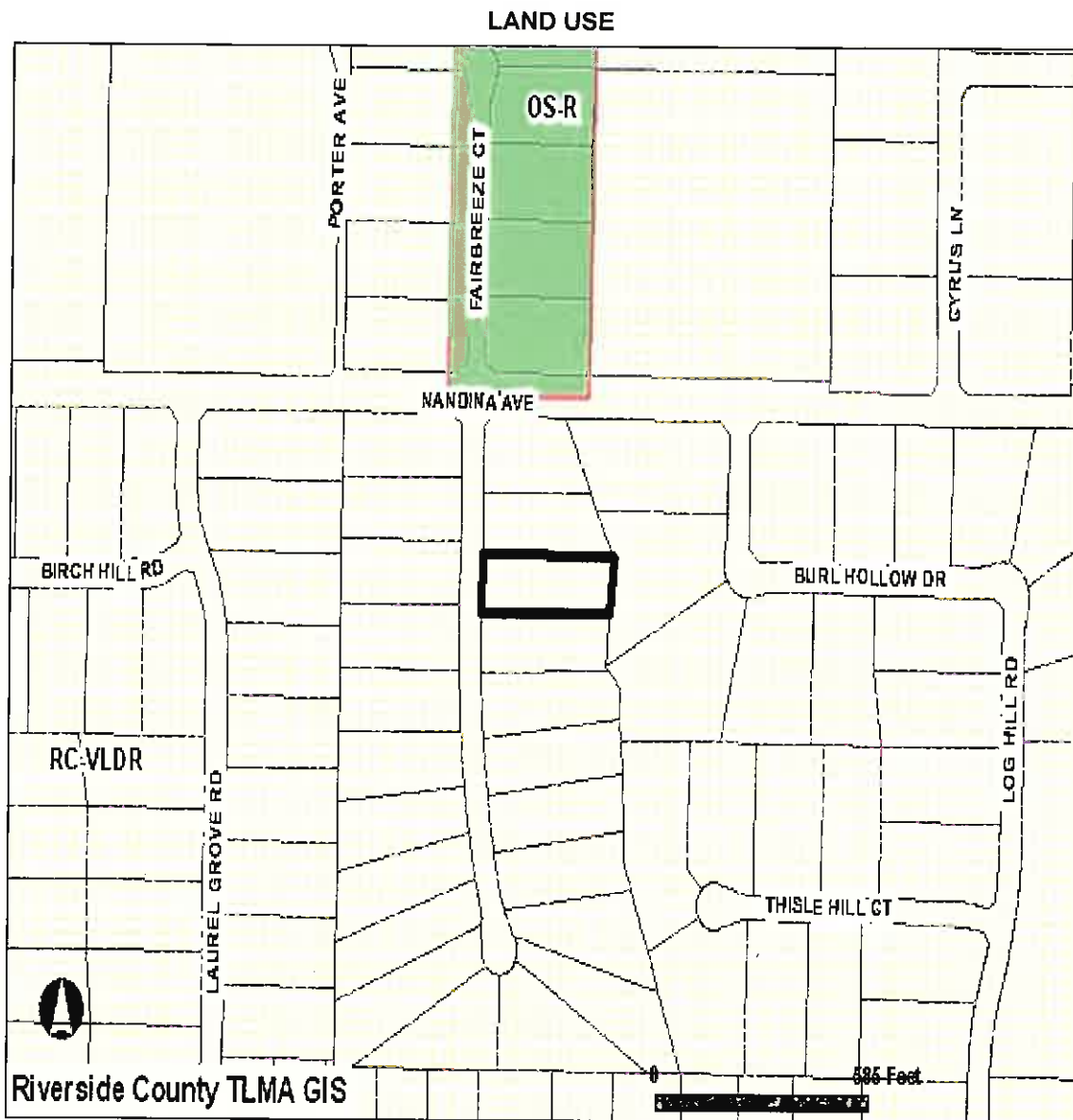
Selected parcel(s):
273-622-029

IMPORTANT

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

REPORT PRINTED ON...Thu Jun 26 17:12:48 2014

Version 131127



Selected parcel(s):
273-622-029

LAND USE

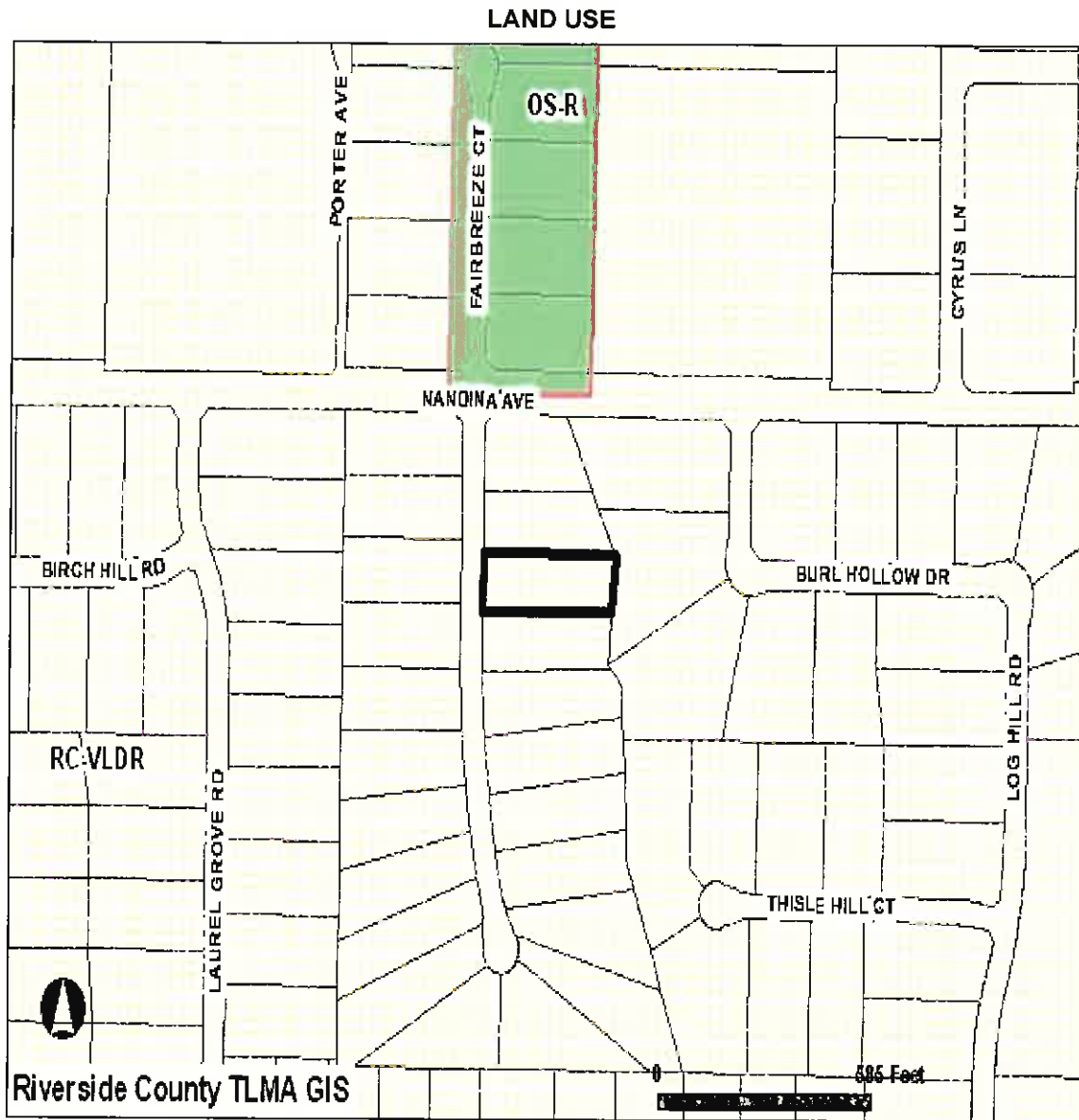
- SELECTED PARCEL
- OS-R - OPEN SPACE RECREATION
- N INTERSTATES
- N HIGHWAYS
- PARCELS
- RC-VLDR - RURAL COMMUNITY - VERY LOW DENSITY RESIDENTIAL

IMPORTANT

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

REPORT PRINTED ON...Thu Jun 26 17:14:01 2014

Version 131127



Selected parcel(s):
273-622-029

LAND USE

- SELECTED PARCEL
- OS-R - OPEN SPACE RECREATION
- INTERSTATES
- RC-VLDR - RURAL COMMUNITY - VERY LOW DENSITY RESIDENTIAL
- HIGHWAYS
- PARCELS

IMPORTANT

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

REPORT PRINTED ON...Thu Jun 26 17:14:39 2014

Version 131127

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/26/2014.

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

APN (s) or case numbers PP 25606 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

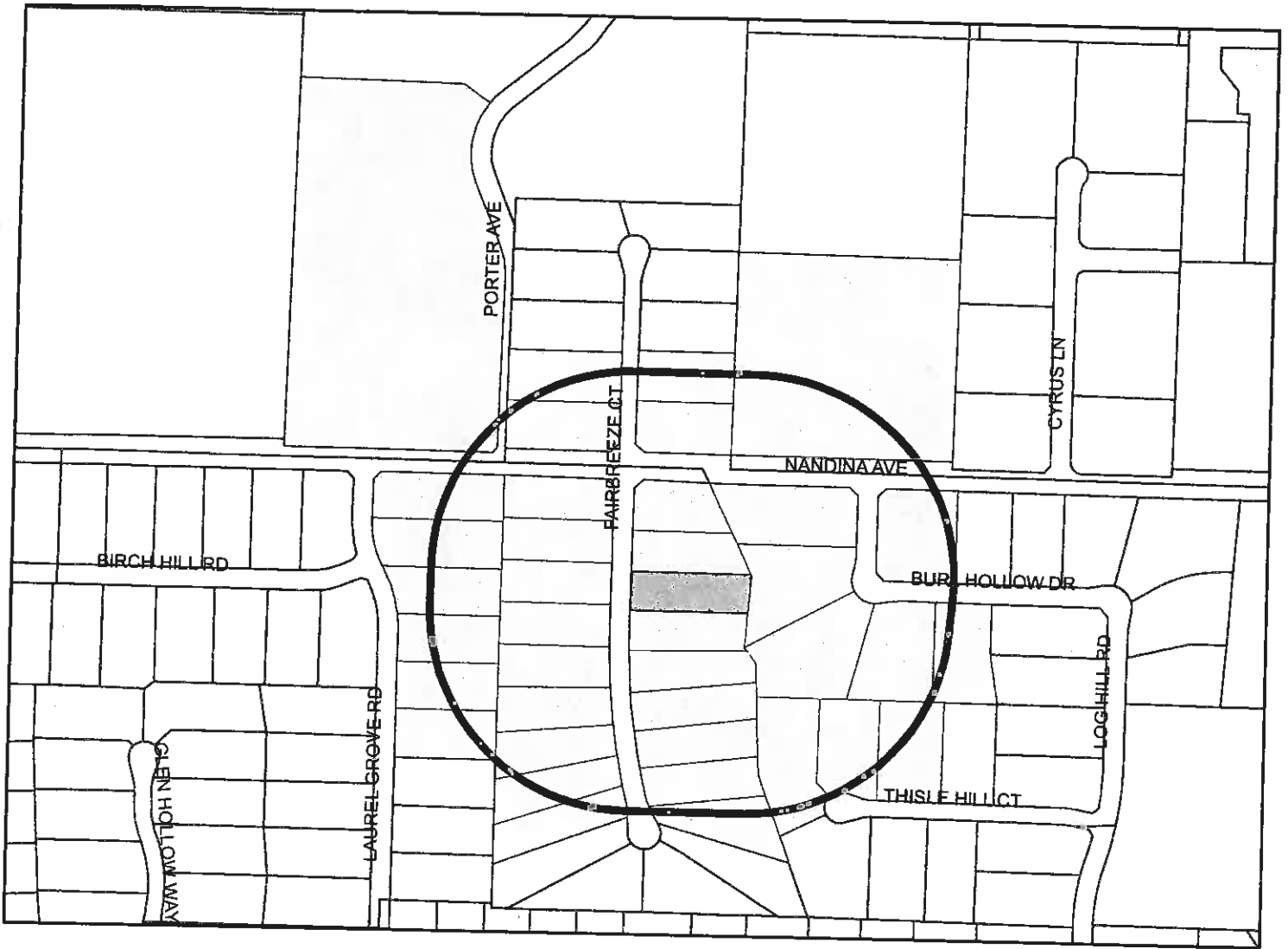
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25606 (600 feet buffer)



Selected Parcels

- 273-622-018 273-622-011 273-622-007 273-622-029 273-622-006 273-622-009 273-651-001 273-310-063 273-622-023 273-622-024
 273-622-031 273-622-015 273-622-005 273-651-013 273-622-012 273-651-002 273-622-025 273-651-003 273-622-004 273-622-014
 273-622-026 273-622-016 273-651-011 273-622-010 273-622-028 273-622-013 273-622-017 273-651-005 273-651-004 273-622-027
 273-310-049 273-652-007 273-622-008 273-622-030 273-650-001 273-650-002 273-650-009 273-650-010 273-651-012



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

ASMT: 273310049, APN: 273310049
TABLETOP MOUNTAIN PARTNERS
7181 MIRACLE MILE
RIVERSIDE CA 92506

ASMT: 273622009, APN: 273622009
FAWAZ GAILANI
17510 LAUREL GROVE RD
RIVERSIDE, CA. 92504

ASMT: 273310063, APN: 273310063
TAMMY CHEN, ETAL
12255 VISTA PANORAMA
SANTA ANA CA 92705

ASMT: 273622010, APN: 273622010
MARK MOSS
17509 FAIRBREEZE CT
RIVERSIDE, CA. 92504

ASMT: 273622004, APN: 273622004
NINA FLORES, ETAL
17650 LAUREL GROVE RD
RIVERSIDE, CA. 92504

ASMT: 273622011, APN: 273622011
JEANNIE WANG, ETAL
17531 FAIRBREEZE CT
RIVERSIDE, CA. 92504

ASMT: 273622005, APN: 273622005
WENDY ALANIZ, ETAL
17622 LAUREL GROVE RD
RIVERSIDE, CA. 92504

ASMT: 273622012, APN: 273622012
CHUNYAN SHI, ETAL
17553 FAIRBREEZE CT
RIVERSIDE, CA. 92504

ASMT: 273622006, APN: 273622006
CHIN CHANG
17594 LAUREL GROVE RD
RIVERSIDE, CA. 92504

ASMT: 273622013, APN: 273622013
MICHAEL CUPIDO
17575 FAIRBREEZE CT
RIVERSIDE, CA. 92504

ASMT: 273622007, APN: 273622007
BRION BICKETT, ETAL
17566 LAUREL GROVE RD
RIVERSIDE, CA. 92504

ASMT: 273622014, APN: 273622014
TIFFANY LAMBERT, ETAL
17597 FAIRBREEZE CT
RIVERSIDE, CA. 92504

ASMT: 273622008, APN: 273622008
TONIA PINCIUREK
17538 LAUREL GROVE RD
RIVERSIDE, CA. 92504

ASMT: 273622015, APN: 273622015
CATHERINE SMITH, ETAL
17619 FAIRBREEZE CT
RIVERSIDE, CA. 92504



ASMT: 273622016, APN: 273622016
KRISTY GLADDING
17641 FAIRBREEZE CT
RIVERSIDE, CA. 92504

ASMT: 273622029, APN: 273622029
MARY LEITERMAN, ETAL
17558 FAIRBREEZE CT
RIVERSIDE, CA. 92504

ASMT: 273622017, APN: 273622017
KATHY GUTIERREZ, ETAL
17663 FAIRBREEZE CT
RIVERSIDE, CA. 92504

ASMT: 273622030, APN: 273622030
TROY PERCIVAL
17536 FAIRBREEZE CT
RIVERSIDE, CA. 92504

ASMT: 273622018, APN: 273622018
ANIENO IBEKWE, ETAL
17685 FAIRBREEZE CT
RIVERSIDE, CA. 92504

ASMT: 273622031, APN: 273622031
GALLERY NANDINA PARTNERS
C/O GALLERY HOMES
31618 RAILROAD CANYON RD
CANYON LAKE CA 92587

ASMT: 273622025, APN: 273622025
LORENA CORTEZ, ETAL
17646 FAIRBREEZE CT
RIVERSIDE, CA. 92504

ASMT: 273650010, APN: 273650010
WILLIAM LYON HOMES INC
4695 MACARTHUR CT 8TH FL
NEWPORT BEACH CA 92660

ASMT: 273622026, APN: 273622026
MARLENE GOMEZ, ETAL
17624 FAIRBREEZE CT
RIVERSIDE, CA. 92504

ASMT: 273651001, APN: 273651001
FELIPE JAUREGUI
17529 BURL HOLLOW DR
RIVERSIDE, CA. 92504

ASMT: 273622027, APN: 273622027
SYLVIA RADATZ
17602 FAIRBREEZE CT
RIVERSIDE, CA. 92504

ASMT: 273651002, APN: 273651002
SHAWN HIGHAM, ETAL
17561 BURL HOLLOW DR
RIVERSIDE, CA. 92504

ASMT: 273622028, APN: 273622028
LOREDANA RUIZ, ETAL
9229 GLENVILLE CT
RIVERSIDE CA 92508

ASMT: 273651003, APN: 273651003
JOSE ASCENCIO
17593 BURL HOLLOW DR
RIVERSIDE, CA. 92504

ASMT: 273651004, APN: 273651004
ROWENA GASCON
17625 BURL HOLLOW DR
RIVERSIDE, CA. 92504

ASMT: 273651005, APN: 273651005
ANURADHA NAIR, ETAL
17657 BURL HOLLOW DR
RIVERSIDE, CA. 92504

ASMT: 273651011, APN: 273651011
QIAOPING ZHANG, ETAL
17596 THISTLE HILL CT
RIVERSIDE, CA. 92504

ASMT: 273651012, APN: 273651012
KAI CHEN, ETAL
17564 THISTLE HILL CT
RIVERSIDE, CA. 92504

ASMT: 273651013, APN: 273651013
TERESA ANDREWS, ETAL
17532 THISTLE HILL CT
RIVERSIDE, CA. 92504

ASMT: 273652007, APN: 273652007
THOMAS EVANS
17650 BURL HOLLOW DR
RIVERSIDE, CA. 92504



Agenda Item No.: 2.3
Supervisory District: Second/Second
El Cerrito Zoning District
Temescal Canyon Area Plan
Project Planner: Bahelila Boothe
Director's Hearing: July 21, 2014

PLOT PLAN NO: 25597
Applicant: Kyle Gritters
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 2,400 square foot detached Workshop/Garage on .46 Acres.

ISSUES OF RELEVANCE:

The applicant has been notified and conditioned by Riverside County Building and Safety Department, No permanent heating/cooling equipment to be permitted within a Group "U" private residential garage. Building and Safety condition 80.1.

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

1. The project has a primary dwelling on the parcel where the detached accessory building is proposed.
2. The project site is designated Rural Community: Low Density Residential (1/2 Acre Minimum) on the Temescal Canyon Area Plan.
3. The detached accessory use is a permitted use in the general plan designation.
4. The detached accessory building is a permitted use, subject to approval of a plot plan in the Residential Agricultural (R-A-20,000) (1/2 Acre Minimum) zone.
5. The detached accessory building use is consistent with the development standards set forth in the R-A-20,000 zone.
6. The proposed 2,400 square foot workshop/garage is considered detached accessory buildings under Section 18.18 of Ordinance No. 348.
7. The detached proposed 2,400 square foot workshop/garage is compatible with the character of the surrounding community.
8. The detached accessory 2,400 square foot workshop/garage is located 45 feet from the main building and is compatible with the character of surrounding community.

D.M.

9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The detached accessory building has been determined to be exempt under Section 15303(e) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.

RECOMMENDATIONS:

APPROVAL of **PLOT PLAN NO. 25597**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

PLOT PLAN:ADMINISTRATIVE Case #: PP25597

Parcel: 277-312-017

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 2,400 square foot detached workshop/garage to the existing 1,878 square foot main residence on .46 Acres.

10. EVERY. 2 PPA - HOLD HARMLESS RECOMMND

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

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

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

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

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

10. EVERY. 3 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan

PLOT PLAN:ADMINISTRATIVE Case #: PP25597

Parcel: 277-312-017

10. GENERAL CONDITIONS

10. EVERY. 3 PPA - DEFINITIONS (cont.) RECOMMND

No. 25597 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25597, Exhibit A, Amd#1, dated June 18, 2014. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25597, Exhibit B, Amd#1, dated June 18, 2014. (Elevation)

APPROVED EXHIBIT C = Plot Plan No. 25597, Exhibit C, Amd#1, dated June 18, 2014. (Floor Plan)

APPROVED EXHIBIT M = Plot Plan No. 25597, Exhibit M, dated June 4, 2014. (Colors)

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK RECOMMND

The current exhibit is approved as a 2,400 sq.ft. residential private garage/workshop, and shall be classified as a group "U" occupancy.

As a private residential garage/workshop, no permanent heating/cooling equipment shall be installed to provide conditioned space. Electrical supply to residential properties are limited to single phase power.

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2013 California Building Codes will be in effect as of January 1st 2014, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2014 will be subject to the new updated California Building Code(s).

PLOT PLAN:ADMINISTRATIVE Case #: PP25597

Parcel: 277-312-017

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - LANDUSE APPROVAL ONLY

RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 25597 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS

RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

c. A home occupation shall not be conducted in an accessory

PLOT PLAN:ADMINISTRATIVE Case #: PP25597

Parcel: 277-312-017

10. GENERAL CONDITIONS

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

structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

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

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

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

10.PLANNING. 3 PPA - SETBACKS IN HIGH FIRE RECOMMND

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

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

10.PLANNING. 4 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 5 PPA - ACSRY BLD NO HBTBL AREA RECOMMND

No habitable area has been approved with this approval. The addition of habitable area will require additional permits.

PLOT PLAN:ADMINISTRATIVE Case #: PP25597

Parcel: 277-312-017

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP

RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

NG PLNCK DEPARTMENT

80.NG PLNCK. 1 USE* VERIFY NO HEAT/COOL EQUIP

RECOMMND

As a private residential garage, no permanent heating or cooling equipment shall be installed and shall not be a part of this plan set or permit.

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS

RECOMMND

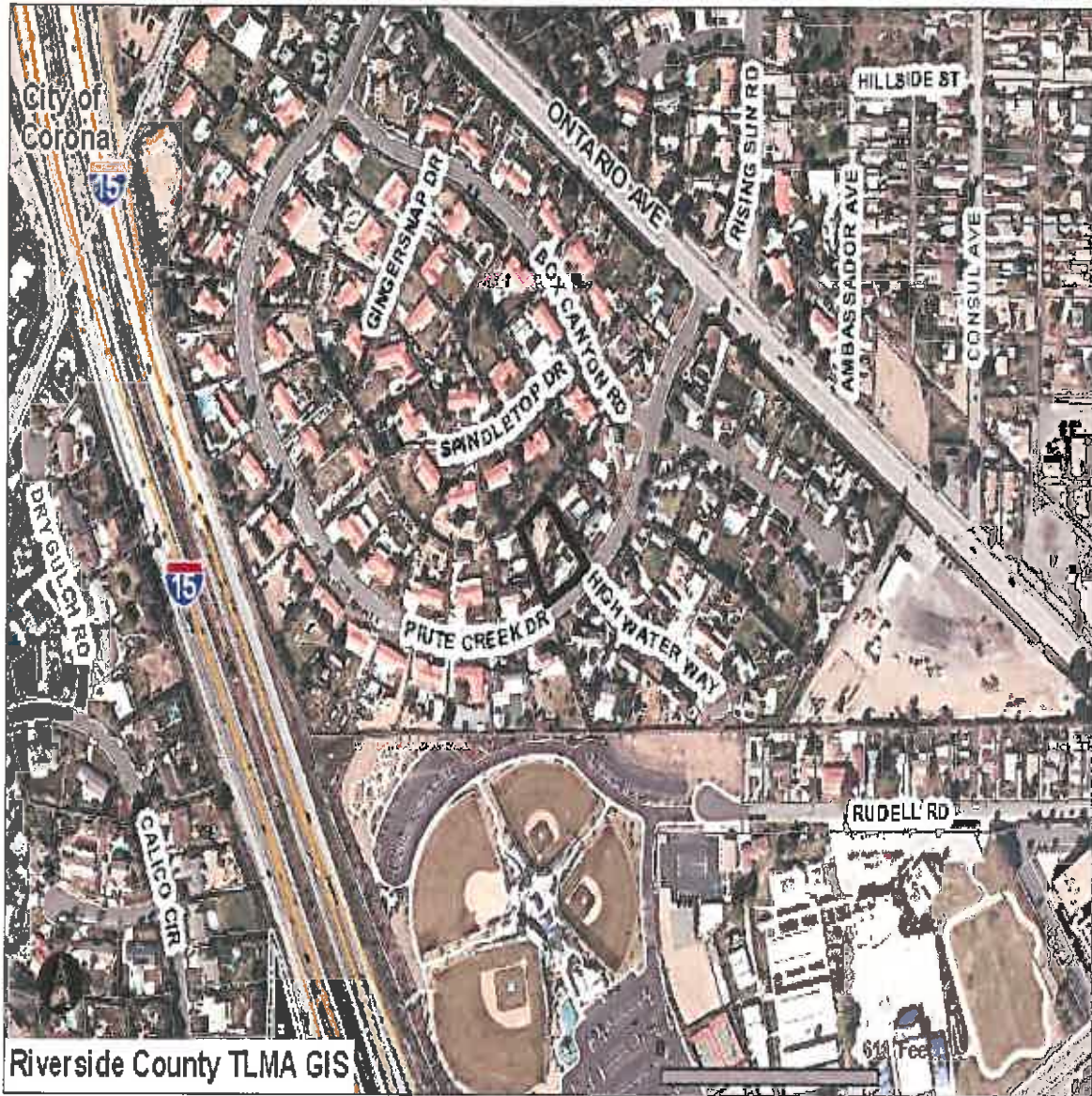
Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, Amd#1, dated June 18, 2014.

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, Amd#1, dated June 18, 2014.

2011 AERIAL



Selected parcel(s):
277-312-017

IMPORTANT

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

REPORT PRINTED ON... Fri Jun 27 09:04:38 2014

Version 131127



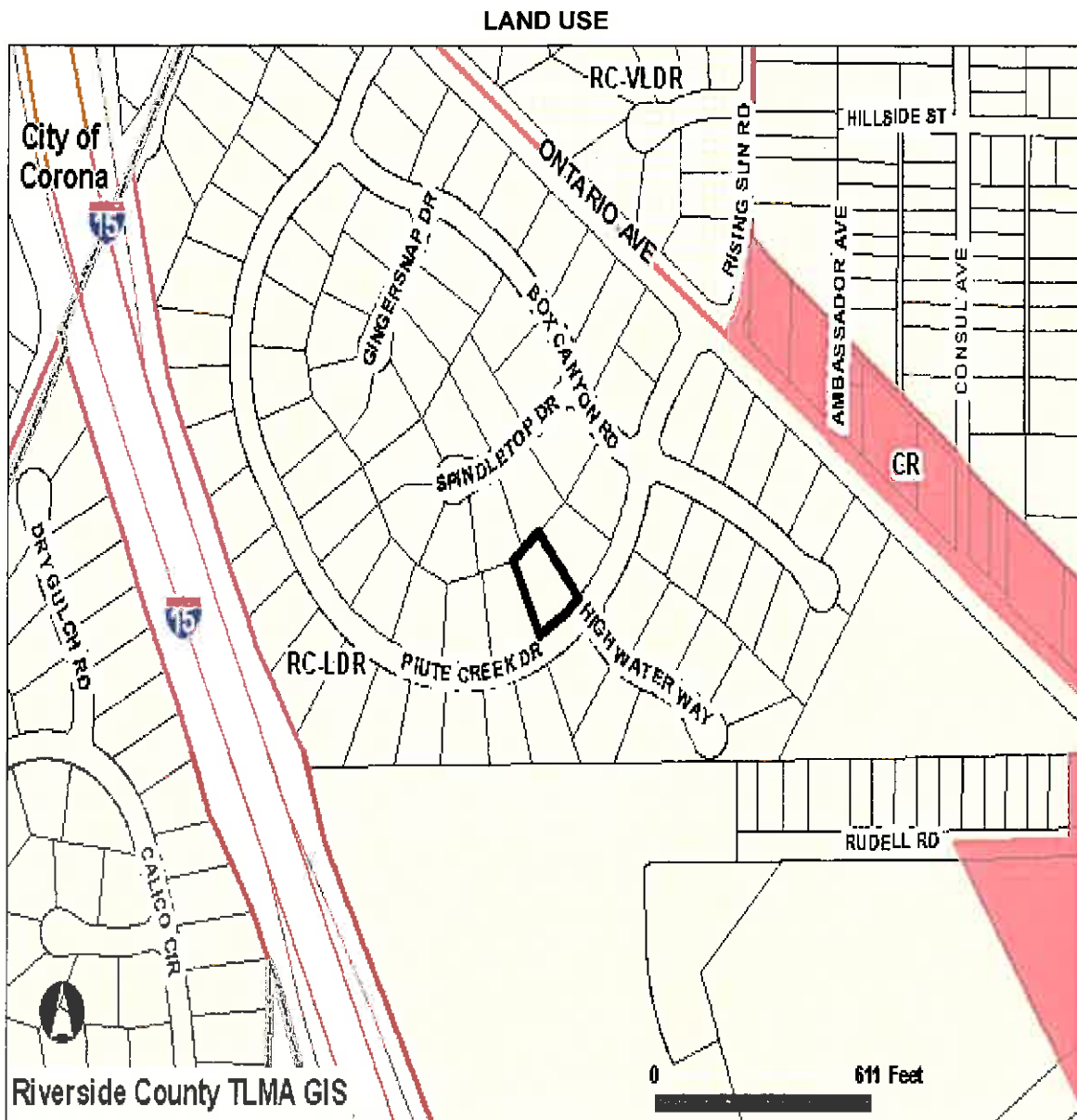
Selected parcel(s):
277-312-017

ZONING

- | | | | |
|-------------|-----------|------------------|-----------------|
| INTERSTATES | HIGHWAYS | PARCELS | ZONING BOUNDARY |
| C-1/C-P | R-1-20000 | R-A-1, R-A-20000 | |


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

REPORT PRINTED ON...Fri Jun 27 09:08:29 2014
Version 131127



Selected parcel(s):
277-312-017

LAND USE

-  INTERSTATES
-  HIGHWAYS
-  CITY
-  PARCELS
-  none

IMPORTANT

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

REPORT PRINTED ON...Fri Jun 27 09:10:10 2014

Version 131127

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/27/2014,

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

APN (s) or case numbers PP 25597 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 2nd Floor

Riverside, Ca. 92502

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

PP25597 (600 feet buffer)



Selected Parcels

277-131-001 277-321-013 277-313-003 277-321-009 277-321-004 277-321-003 277-210-003 277-321-019 277-321-021 277-303-004
 277-321-007 277-321-001 277-321-010 277-312-016 277-321-008 277-312-008 277-312-023 277-312-018 277-312-020 277-312-015
 277-312-014 277-311-004 277-321-020 277-312-012 277-312-013 277-311-005 277-311-006 277-312-009 277-311-003 277-321-011
 277-303-009 277-321-015 277-312-017 277-312-004 277-210-004 277-321-005 277-312-011 277-312-019 277-313-001 277-312-010
 277-312-002 277-313-005 277-312-007 277-313-006 277-311-001 277-321-012 277-303-010 277-312-001 277-312-005 277-311-002
 277-312-021 277-312-006 277-313-004 277-321-014 277-312-022 277-313-002 277-321-022 277-321-002 277-321-006 277-312-003



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

ASMT: 277131001, APN: 277131001
ADALBERTO PEREZ
7510 RUDELL RD
CORONA, CA. 92881

ASMT: 277311002, APN: 277311002
EVELYN LEATHERS, ETAL
7454 PIUTE CREEK DR
CORONA, CA. 92881

ASMT: 277210003, APN: 277210003
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 277311003, APN: 277311003
JOSE VERDUZCO
19258 BOX CANYON RD
CORONA, CA. 92881

ASMT: 277210004, APN: 277210004
OLIVE BRANCH COMMUNITY CHURCH
7702 EL CERRITO RD
CORONA CA 92881

ASMT: 277311004, APN: 277311004
KRISTIN RABBETTS, ETAL
19240 BOX CANYON RD
CORONA, CA. 92881

ASMT: 277303004, APN: 277303004
KATHLEEN CYR, ETAL
7290 GINGERSNAP DR
CORONA, CA. 92881

ASMT: 277311005, APN: 277311005
MICHELLE KRICKL, ETAL
19222 BOX CANYON RD
CORONA, CA. 92881

ASMT: 277303009, APN: 277303009
ESTHER BAEZ, ETAL
7264 PIUTE CREEK DR
CORONA, CA. 92881

ASMT: 277311006, APN: 277311006
JOANNE WILLIAMS, ETAL
19204 BOX CANYON RD
CORONA, CA. 92881

ASMT: 277303010, APN: 277303010
MARY RIGG, ETAL
7272 PIUTE CREEK DR
CORONA, CA. 92881

ASMT: 277312001, APN: 277312001
TODD MCMASTERS, ETAL
9 UNION GROVE RD
GLADSTONE NJ 7934

ASMT: 277311001, APN: 277311001
LORETTA SMITH, ETAL
7480 PIUTE CREEK DR
CORONA, CA. 92881

ASMT: 277312002, APN: 277312002
DIANE BRY, ETAL
7325 GINGERSNAP DR
CORONA, CA. 92881



ASMT: 277312003, APN: 277312003
ANA DELATORRE, ETAL
7315 GINGERSNAP DR
CORONA, CA. 92881

ASMT: 277312010, APN: 277312010
VIRGINIA PAZ, ETAL
7335 SPINDLETOP DR
CORONA, CA. 92881

ASMT: 277312004, APN: 277312004
RAMONA FLACK, ETAL
7305 GINGERSNAP DR
CORONA, CA. 92881

ASMT: 277312011, APN: 277312011
CHRISTINA MOSELEY, ETAL
7341 SPINDLETOP DR
CORONA, CA. 92881

ASMT: 277312005, APN: 277312005
CATHLEEN LARSON, ETAL
19221 BOX CANYON RD
CORONA, CA. 92881

ASMT: 277312012, APN: 277312012
MONTESSA HOLT, ETAL
7359 SPINDLETOP DR
CORONA, CA. 92881

ASMT: 277312006, APN: 277312006
TEODORA LEE
19235 BOX CANYON RD
CORONA, CA. 92881

ASMT: 277312013, APN: 277312013
MONTESSA HOLT, ETAL
7365 SPINDLETOP DR
CORONA, CA. 92881

ASMT: 277312007, APN: 277312007
VICTORIA MCKELVY, ETAL
7362 SPINDLETOP DR
CORONA, CA. 92881

ASMT: 277312014, APN: 277312014
KRISTY CAUGHRAN, ETAL
19283 BOX CANYON RD
CORONA, CA. 92881

ASMT: 277312008, APN: 277312008
MARYANN LUBER, ETAL
7346 SPINDLETOP DR
CORONA, CA. 92881

ASMT: 277312015, APN: 277312015
LAURIE LEDUC, ETAL
7432 PIUTE CREEK DR
CORONA, CA. 92881

ASMT: 277312009, APN: 277312009
EILEEN ZICKEFOOSE, ETAL
7330 SPINDLETOP DR
CORONA, CA. 92881

ASMT: 277312016, APN: 277312016
CARRIE AYARS, ETAL
7410 PIUTE CREEK DR
CORONA, CA. 92881



ASMT: 277312017, APN: 277312017
MELVIN MCGOWAN
7 RESTON WAY
LADERA RANCH CA 92694

ASMT: 277313001, APN: 277313001
JENNIFER MCGOWAN, ETAL
7345 PIUTE CREEK DR
CORONA, CA. 92881

ASMT: 277312018, APN: 277312018
HY CHHUN
7366 PIUTE CREEK DR
CORONA, CA. 92881

ASMT: 277313002, APN: 277313002
LINDA CASTLEMAN, ETAL
7325 PIUTE CREEK DR
CORONA, CA. 92881

ASMT: 277312019, APN: 277312019
JENNIFER MCGOWAN, ETAL
7344 PIUTE CREEK DR
CORONA, CA. 92881

ASMT: 277313003, APN: 277313003
ALEJANDRO ARRICABERRI
P O BOX 78323
CORONA CA 92877

ASMT: 277312020, APN: 277312020
ELSIE KAGIHARA, ETAL
7322 PIUTE CREEK DR
CORONA, CA. 92881

ASMT: 277313004, APN: 277313004
FRANCES CUMMINGS, ETAL
7291 PIUTE CREEK DR
CORONA, CA. 92881

ASMT: 277312021, APN: 277312021
YOLANDA APALATEGUI, ETAL
7300 PIUTE CREEK DR
CORONA, CA. 92881

ASMT: 277313005, APN: 277313005
ROGER MARTINEZ
7285 PIUTE CREEK DR
CORONA, CA. 92881

ASMT: 277312022, APN: 277312022
MARILYN BRIDGES, ETAL
7282 PIUTE CREEK DR
CORONA, CA. 92881

ASMT: 277313006, APN: 277313006
SYDNIA REYNOLDS, ETAL
7279 PIUTE CREEK DR
CORONA, CA. 92881

ASMT: 277312023, APN: 277312023
HELEN FALZONE
7278 PIUTE CREEK DR
CORONA, CA. 92881

ASMT: 277321001, APN: 277321001
MICHELLE OZENNE, ETAL
7351 PIUTE CREEK DR
CORONA, CA. 92881



ASMT: 277321002, APN: 277321002
LYNNE HOUTCHENS, ETAL
7365 PIUTE CREEK DR
CORONA, CA. 92881

ASMT: 277321009, APN: 277321009
FRANK DARNELL, ETAL
19318 HIGH WATER WAY
CORONA, CA. 92881

ASMT: 277321003, APN: 277321003
MAGGIE JENSEN, ETAL
4539 CENTER AVE
NORCO CA 92860

ASMT: 277321010, APN: 277321010
FRANCIS ARIGO
19306 HIGHWATER WAY
CORONA, CA. 92881

ASMT: 277321004, APN: 277321004
CHINQUAPIN BUILDERS INC
STE D2 PMB 545
31103 RANCHO VIEJO RD
SAN JUAN CAPO CA 92675

ASMT: 277321011, APN: 277321011
JULIE SMITH, ETAL
7435 PIUTE CREEK DR
CORONA, CA. 92881

ASMT: 277321005, APN: 277321005
INDELICIA PEREZ, ETAL
19331 HIGH WATER WAY
CORONA, CA. 92881

ASMT: 277321012, APN: 277321012
LISA WELKS, ETAL
19315 BOX CANYON RD
CORONA, CA. 92881

ASMT: 277321006, APN: 277321006
DONNA SERING, ETAL
19350 HIGH WATER WAY
CORONA, CA. 92881

ASMT: 277321013, APN: 277321013
ALBERT SALDIVAR
19325 BOX CANYON RD
CORONA, CA. 92881

ASMT: 277321007, APN: 277321007
SUSAN WIKE, ETAL
19340 HIGH WATER WAY
CORONA, CA. 92881

ASMT: 277321014, APN: 277321014
JO REISDORF, ETAL
19335 BOX CANYON RD
CORONA, CA. 92881

ASMT: 277321008, APN: 277321008
LORENA RANGEL, ETAL
19330 HIGH WATER WAY
CORONA, CA. 92881

ASMT: 277321015, APN: 277321015
KELLY RALPH, ETAL
19345 BOX CANYON RD
CORONA, CA. 92881



ASMT: 277321019, APN: 277321019
MARY ZELLER, ETAL
19330 BOX CANYON RD
CORONA, CA. 92881

ASMT: 277321020, APN: 277321020
MARIA ORDAZ, ETAL
19320 BOX CANYON RD
CORONA, CA. 92881

ASMT: 277321021, APN: 277321021
KAREN SCHULER, ETAL
19310 BOX CANYON RD
CORONA, CA. 92881

ASMT: 277321022, APN: 277321022
MICHELE HART, ETAL
19300 BOX CANYON RD
CORONA, CA. 92881

Agenda Item No.: 2.14
Supervisory District: First/First
Lake Mathews Zoning Area
Lake Mathews/Woodcrest Area Plan
Project Planner: Bahelila Boothe
Director's Hearing: July 21, 2014

PLOT PLAN NO: 25596
Applicant: Brian Falck
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 600 square foot detached shed, associated with the 1,975 square foot primary residence and 720 square foot detached garage located at 11284 Warmington Street on .41 acres.

ISSUES OF RELEVANCE:

The project has been reviewed and conditioned by Riverside County Fire Department.

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

1. The project has a primary dwelling on the parcel where the detached accessory building is proposed.
2. The project site is designated Rural Community: Low Density Residential (1/2 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
3. The detached accessory use is a permitted use in the general plan designation.
4. The detached accessory building is a permitted use, subject to approval of a plot plan in the Residential Agricultural (R-A-20,000) zone.
5. The detached accessory building use is consistent with the development standards set forth in the R-A zone.
6. The 600 square foot shed is considered detached accessory building under Section 18.18 of Ordinance No. 348.
7. The detached 600 square foot shed is compatible with the character of the surrounding community.
8. The detached accessory 600 square foot shed is located more 100 feet from the main building and is compatible with the character of surrounding community.

D.M.

9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The detached accessory building has been determined to be exempt under Section 15303(e) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.

RECOMMENDATIONS:

APPROVAL of **PLOT PLAN NO. 25596**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

PLOT PLAN:ADMINISTRATIVE Case #: PP25596

Parcel: 136-160-010

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 600 square foot detached shed, associated with the 1,975 square foot main residence and 720 square foot detached garage on .41 acres.

10. EVERY. 2 PPA - HOLD HARMLESS RECOMMND

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

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

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

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

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

07/01/14
08:30

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:ADMINISTRATIVE Case #: PP25596

Parcel: 136-160-010

10. GENERAL CONDITIONS

10. EVERY. 3 PPA - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25596 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25596, Exhibit A, dated June 4, 2014. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25596, Exhibit B, dated June 4, 2014. (Elevation)

APPROVED EXHIBIT C = Plot Plan No. 25596, Exhibit C, dated June 4, 2014. (Floor Plan)

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE -BUILDING AND SAFETY

RECOMMND

Proposed project to construct 600 sq ft shed is approved as proposed. No electrical shown. The general condition will be added to insure the permit process for the structure will be completed. Therefore:

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2013 California Building Codes will be in effect as of January 1st 2014, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2014 will be subject to the new updated California Building Code(s).

PERMIT ISSUANCE:

Per section 105.1 (2010 California Building Code, CBC):
Where any owner or authorized agent intends to construct,

PLOT PLAN:ADMINISTRATIVE Case #: PP25596

Parcel: 136-160-010

10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE -BUILDING AND SAFETY (cont.)

RECOMMND

enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - LANDUSE APPROVAL ONLY

RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 25596 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

PLOT PLAN:ADMINISTRATIVE Case #: PP25596

Parcel: 136-160-010

10. GENERAL CONDITIONS

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS

RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

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

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

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

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

10.PLANNING. 3 PPA - SETBACKS IN HIGH FIRE

RECOMMND

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25596

Parcel: 136-160-010

10. GENERAL CONDITIONS

10.PLANNING. 3 PPA - SETBACKS IN HIGH FIRE (cont.) RECOMMND

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

10.PLANNING. 4 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 5 PPA - ACSRY BLD NO HBTBL AREA RECOMMND

No habitable area has been approved with this approval.
The addition of habitable area will require additional
permits.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP RECOMMND

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

07/01/14
08:30

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:ADMINISTRATIVE Case #: PP25596

Parcel: 136-160-010

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 USE-FIRE HYDRANT MET

FIRE HYDRANT VERIFIED BY DAVID YOUNG 6/2014

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

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

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

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

2011 AERIAL



Selected parcel(s):
136-160-010

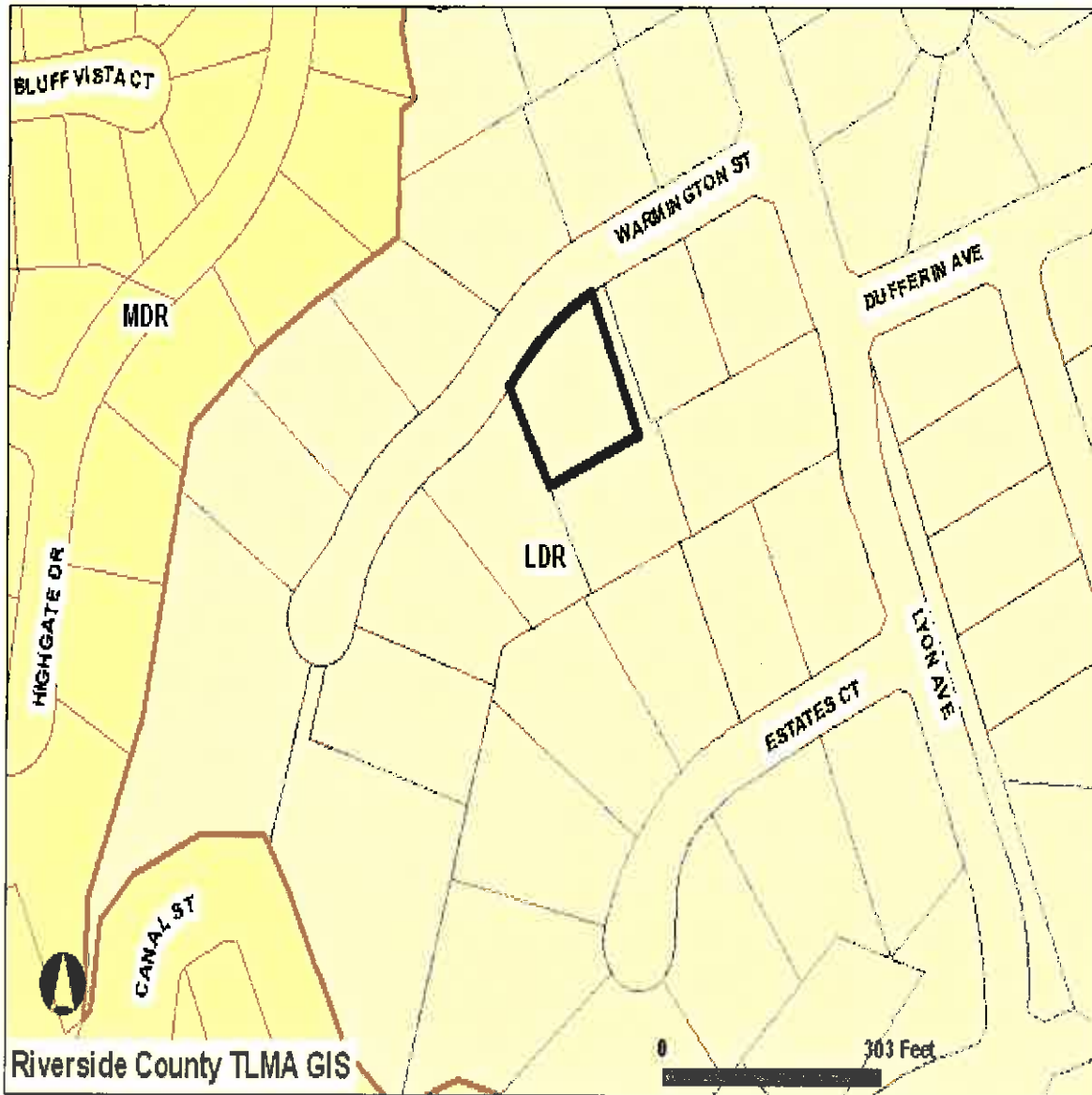
IMPORTANT

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

REPORT PRINTED ON...Wed Jun 25 14:39:43 2014

Version 131127

LAND USE



Selected parcel(s):
136-160-010

LAND USE

- SELECTED PARCEL
- LDR - LOW DENSITY RESIDENTIAL
- INTERSTATES
- HIGHWAYS
- PARCELS
- MDR - MEDIUM DENSITY RESIDENTIAL

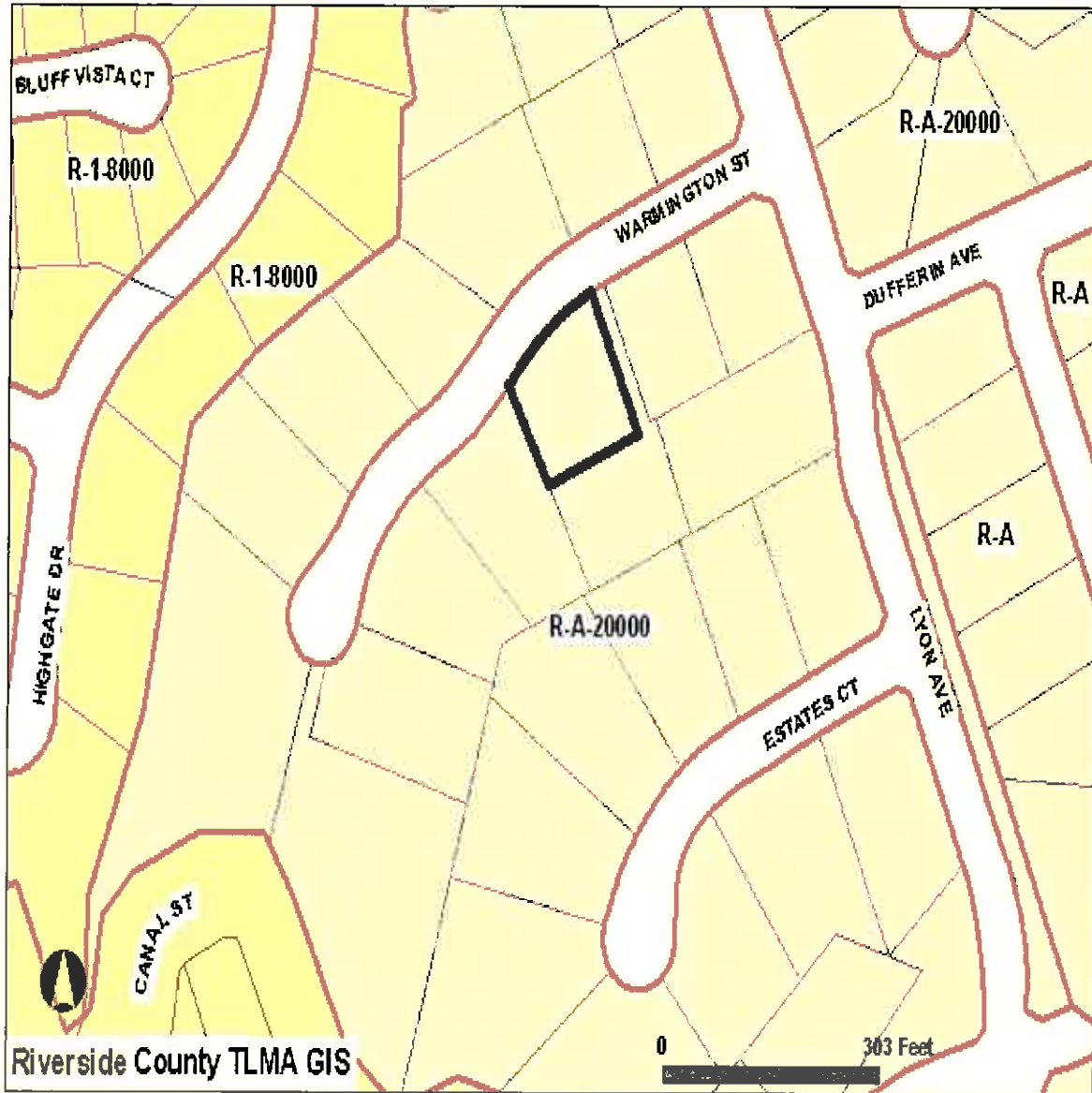
IMPORTANT

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

REPORT PRINTED ON...Wed Jun 25 14:42:16 2014

Version 131127

ZONING



Selected parcel(s):
136-160-010

ZONING

- SELECTED PARCEL
- ZONING BOUNDARY
- N INTERSTATES
- N HIGHWAYS
- PARCELS
- R-1-20000, R-1-8000
- R-A, R-A-20000

IMPORTANT

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

REPORT PRINTED ON...Wed Jun 25 14:43:07 2014

Version 131127

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/26/2014,

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

APN (s) or case numbers PP 25596 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

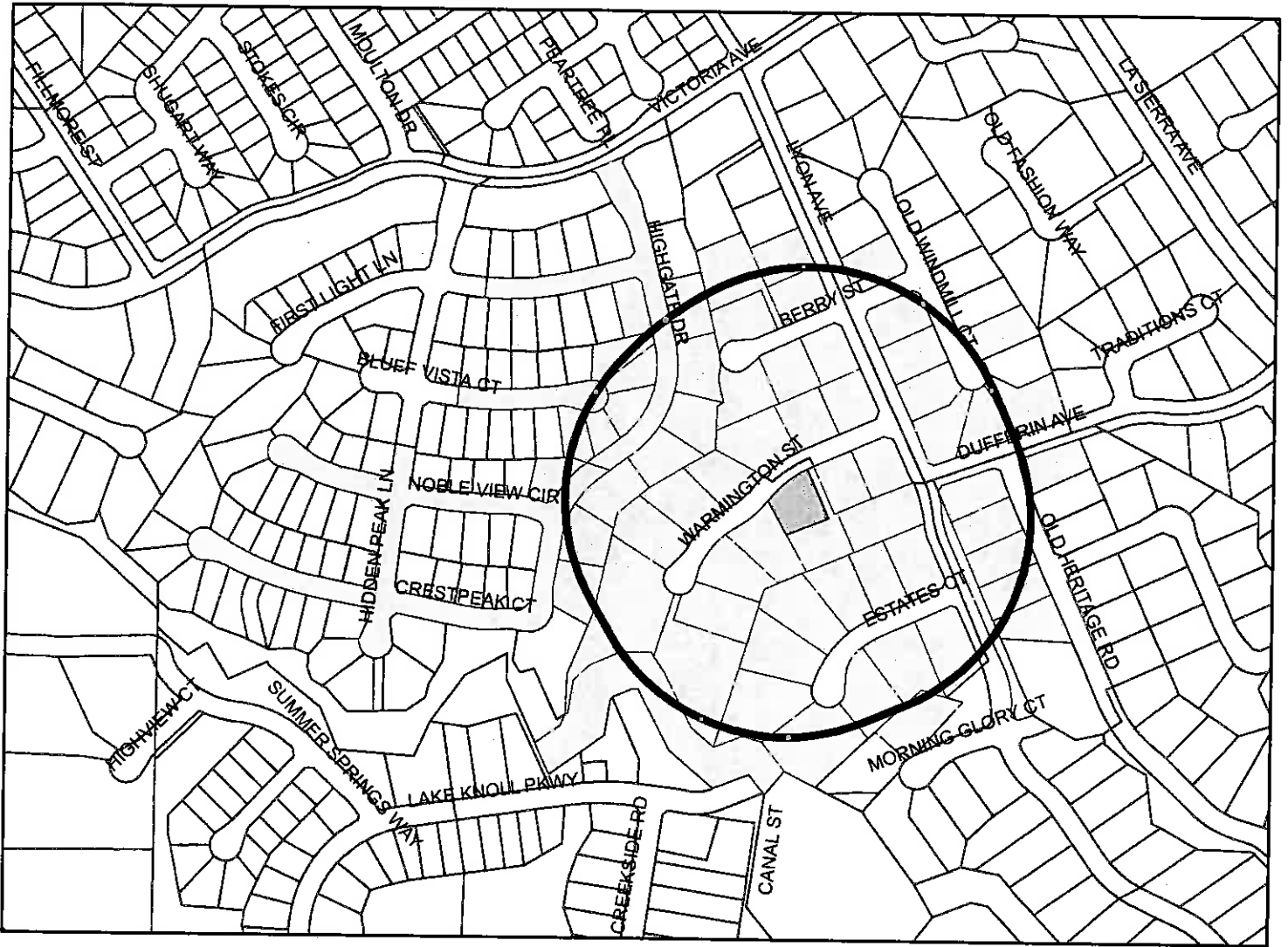
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25596 (600 feet buffer)



Selected Parcels

136-160-002	136-370-004	136-360-002	136-050-037	136-160-010	136-360-017	136-050-033	136-050-028	136-160-007	136-050-039
136-150-014	136-150-010	136-160-004	136-372-001	136-150-007	136-400-004	136-120-013	136-410-014	136-400-013	136-400-015
136-400-014	136-050-029	136-050-036	136-400-016	136-370-003	136-050-032	136-150-013	136-150-009	136-400-003	136-400-029
136-400-017	136-400-006	136-160-008	136-400-036	136-400-037	136-410-053	136-160-001	136-150-011	136-360-018	136-150-005
136-370-001	136-050-035	136-360-004	136-160-003	136-370-002	136-400-005	136-050-031	136-410-002	136-360-028	136-410-001
136-150-016	136-331-001	136-160-006	136-360-029	136-360-016	136-150-015	136-150-012	136-050-030	136-360-019	136-050-034
136-150-008	136-150-006	136-370-005	136-400-007	136-050-038	136-160-009	136-160-005			



375 187.5 0 375 Feet

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

ASMT: 136050028, APN: 136050028
ROXANA IORGONI, ETAL
2416 LYON AVE
RIVERSIDE, CA. 92503

ASMT: 136050035, APN: 136050035
MARTIN LAWRENCE
9171 WILSHIRE BLV STE 300
BEVERLY HILLS CA 90210

ASMT: 136050029, APN: 136050029
STACY JOHNSON, ETAL
11307 ESTATES CT
RIVERSIDE CA 92503

ASMT: 136050036, APN: 136050036
JANIE SCOTT, ETAL
11340 ESTATES CT
RIVERSIDE CA 92503

ASMT: 136050030, APN: 136050030
STEVEN STROBEL
11319 ESTATES CT
RIVERSIDE, CA. 92503

ASMT: 136050037, APN: 136050037
ANGELA FEDORUK, ETAL
11316 ESTATES CT
RIVERSIDE, CA. 92503

ASMT: 136050031, APN: 136050031
JEMAL MCINTYRE, ETAL
11331 ESTATES CT
RIVERSIDE, CA. 92503

ASMT: 136050038, APN: 136050038
CHRISTINA GROZA, ETAL
11304 ESTATES CT
RIVERSIDE, CA. 92503

ASMT: 136050032, APN: 136050032
LISA REECE, ETAL
11343 ESTATES CT
RIVERSIDE, CA. 92503

ASMT: 136050039, APN: 136050039
DIANA PETRUSAN
8305 ENRAMADA AVE
WHITTIER CA 90605

ASMT: 136050033, APN: 136050033
LEA THIRKETTLE, ETAL
11355 ESTATES CT
RIVERSIDE, CA. 92503

ASMT: 136120013, APN: 136120013
GAGE CANAL CO
GAGE CANAL
7452 DUFFERIN AVE
RIVERSIDE CA 92504

ASMT: 136050034, APN: 136050034
ROBERT TAULBEE, ETAL
11367 ESTATES CT
RIVERSIDE, CA. 92503

ASMT: 136150005, APN: 136150005
MARK DAVY
2540 LYON AVE
RIVERSIDE, CA. 92503

ASMT: 136150006, APN: 136150006
TIFFANY SETING
11247 BERRY ST
RIVERSIDE, CA. 92503

ASMT: 136150013, APN: 136150013
SHARRON SCHRENK, ETAL
11265 WARMINGTON ST
RIVERSIDE CA 92503

ASMT: 136150007, APN: 136150007
ELTON ROCKWELL
11261 BERRY ST
RIVERSIDE, CA. 92503

ASMT: 136150014, APN: 136150014
DONNA DRYVA
11289 WARMINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136150008, APN: 136150008
MARILYN BARKER, ETAL
11273 BERRY ST
RIVERSIDE, CA. 92503

ASMT: 136150015, APN: 136150015
FARRELLJO WILSON, ETAL
11262 WARMINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136150009, APN: 136150009
MARGARET AMODEO, ETAL
11282 BERRY ST
RIVERSIDE, CA. 92503

ASMT: 136150016, APN: 136150016
KIMBERLY SLATER, ETAL
11244 WARMINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136150010, APN: 136150010
DOUGLAS GEER
2660 LYON AVE
RIVERSIDE CA 92503

ASMT: 136160001, APN: 136160001
DENISE BONACCI, ETAL
11307 WARMINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136150011, APN: 136150011
LINDA RODRIGUEZ
11244 BERRY ST
RIVERSIDE, CA. 92503

ASMT: 136160002, APN: 136160002
APRIL MARTIN, ETAL
11325 WARMINGTON ST
RIVERSIDE CA 92503

ASMT: 136150012, APN: 136150012
SARAH PENCE, ETAL
11247 WARMINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136160003, APN: 136160003
PATRICIA HARRISON, ETAL
11341 WARMINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136160004, APN: 136160004
JUDITH VESTER, ETAL
11286 WARMINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136331001, APN: 136331001
RIVERSIDE COUNTY FLOOD CONTROL DIST
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 136160005, APN: 136160005
SANDRA GARMAN, ETAL
11363 WARMINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136360002, APN: 136360002
A FAMILY LIVING TRUST, ETAL
2461 OLD WINDMILL CT
RIVERSIDE, CA. 92503

ASMT: 136160006, APN: 136160006
DAVID SERRATO, ETAL
C/O MELACIO SERRATO
1308 BRISTLEWOOD CT
CORONA CA 92882

ASMT: 136360004, APN: 136360004
MARTIN SCHLUSSELBERG
2509 OLD WINDMILL CT
RIVERSIDE, CA. 92503

ASMT: 136160007, APN: 136160007
LISA DODGEN, ETAL
11346 WARMINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136360016, APN: 136360016
DOROTHY WARD, ETAL
2586 OLD WINDMILL CT
RIVERSIDE, CA. 92503

ASMT: 136160008, APN: 136160008
LAUREL POWERS, ETAL
11330 WARMINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136360017, APN: 136360017
JOANNE HARMON, ETAL
2538 OLD WINDMILL CT
RIVERSIDE, CA. 92503

ASMT: 136160009, APN: 136160009
VALERIE RIBAUDO
11306 WARMINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136360018, APN: 136360018
MARGARITA MENDOZA
2514 OLD WINDMILL CT
RIVERSIDE, CA. 92503

ASMT: 136160010, APN: 136160010
ANNIE FALCK, ETAL
11284 WARMINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136360019, APN: 136360019
RANI MALANI, ETAL
2490 OLD WINDMILL CT
RIVERSIDE, CA. 92503

ASMT: 136360028, APN: 136360028
PETRA REYES, ETAL
2466 OLD WINDMILL CT
RIVERSIDE, CA. 92503

ASMT: 136372001, APN: 136372001
DULCE PENA
2413 OLD HERITAGE RD
RIVERSIDE, CA. 92503

ASMT: 136360029, APN: 136360029
JOSE ORIHUELA, ETAL
2442 OLD WINDMILL CT
RIVERSIDE, CA. 92503

ASMT: 136400003, APN: 136400003
KELLY OATES, ETAL
16186 HIGHGATE DR
RIVERSIDE, CA. 92503

ASMT: 136370001, APN: 136370001
IRMA GARCIA, ETAL
2298 OLD HERITAGE RD
RIVERSIDE, CA. 92503

ASMT: 136400004, APN: 136400004
ERIK CHRISTIANSON
16214 HIGHGATE DR
RIVERSIDE, CA. 92503

ASMT: 136370002, APN: 136370002
MINERVA HABIB
C/O EHAB SAMAAAN
2322 OLD HERITAGE RD
RIVERSIDE, CA. 92503

ASMT: 136400005, APN: 136400005
MONICA EVANS, ETAL
16242 HIGHGATE DR
RIVERSIDE, CA. 92503

ASMT: 136370003, APN: 136370003
NANCY JULIS, ETAL
2346 OLD HERITAGE RD
RIVERSIDE, CA. 92503

ASMT: 136400006, APN: 136400006
MARIBEL ARIAS, ETAL
16270 HIGHGATE DR
RIVERSIDE, CA. 92503

ASMT: 136370004, APN: 136370004
MARIA CISNEROS, ETAL
2370 OLD HERITAGE RD
RIVERSIDE, CA. 92503

ASMT: 136400007, APN: 136400007
TINA LEE
16298 HIGHGATE DR
RIVERSIDE, CA. 92503

ASMT: 136370005, APN: 136370005
PANSY LAW, ETAL
2394 OLD HERITAGE RD
RIVERSIDE, CA. 92503

ASMT: 136400013, APN: 136400013
KENDRA VALENTINE, ETAL
17229 BLUFF VISTA CT
RIVERSIDE, CA. 92503



ASMT: 136400014, APN: 136400014
LIZA ABERIN, ETAL
17243 BLUFF VISTA CT
RIVERSIDE, CA. 92503

ASMT: 136410002, APN: 136410002
JENNIFER KING, ETAL
16340 HIGHGATE DR
RIVERSIDE, CA. 92503

ASMT: 136400015, APN: 136400015
AMY KIM, ETAL
17257 BLUFF VISTA CT
RIVERSIDE, CA. 92503

ASMT: 136410014, APN: 136410014
SHARON TSAI, ETAL
26562 HUMMINGBIRD CT
LOMA LINDA CA 92354

ASMT: 136400016, APN: 136400016
JULIE PAREGIEN, ETAL
17264 BLUFF VISTA CT
RIVERSIDE, CA. 92503

ASMT: 136410053, APN: 136410053
LARKSPUR MAINTENANCE ASSN
C/O ENCORE PROP MGMT
P O BOX 1117
CORONA CA 92878

ASMT: 136400017, APN: 136400017
MARIA AISPURO, ETAL
17250 BLUFF VISTA CT
RIVERSIDE, CA. 92503

ASMT: 136400029, APN: 136400029
JENNIFER LEE RODRIGUEZ, ETAL
17251 FIRST LIGHT LN
RIVERSIDE, CA. 92503

ASMT: 136400036, APN: 136400036
LARKSPUR MAINTENANCE ASSN
15 CUSHING
IRVINE CA 92618

ASMT: 136410001, APN: 136410001
CAROL MARZOUK, ETAL
16312 HIGHGATE DR
RIVERSIDE, CA. 92503



Agenda Item No.: 2.5
Supervisorial District: Fifth/First
Meadowbrook Zoning Area
Elsinore Area Plan
Project Planner: Bahelila Boothe
Director's Hearing: July 21, 2014
Continued from: July 7, 2014

PLOT PLAN NO: 25581
Applicant: Jack Roy
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 26 square foot by 34 square foot (884 square feet) detached garage/storage building associated with the 1,740 square foot residence on .49 acres.

ISSUES OF RELEVANCE:

The parcel is located in a State Fire Responsibility Area. The project has been reviewed and conditioned by Riverside County Fire Department. The parcel also has an unpermitted 400 square foot detached shed that has been conditioned to be removed prior final inspection of the 884 square foot garage.

FURTHER PLANNING CONSIDERATIONS:

July 7, 2014

Project was continued from the July 7, 2014 Planning Director's Hearing for planning staff to analysis the location of the detached garage in relation to additional findings regarding Ordinance No. 348 Section 18.18. After further review planning, staff finds the project within the development standards of Ordinance No. 348 Section 18.18 (B)2 and (B)5, and will allow the accessory structure to be placed at a ten (10) side yard setback. Applicant shall correct site plan Exhibit A, dated 5/13/14, to reflect a ten (10) foot side yard setback along Don Juan Street.

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

1. The project has a primary dwelling on the parcel where the detached accessory building is proposed.
2. The project site is designated Community Development: Very Low Density Residential (1 Acre Minimum) on the Elsinore Area Plan.
3. The proposed detached accessory use is a permitted use in the general plan designation.
4. The proposed detached accessory building is a permitted use, subject to approval of a plot plan in the Residential Agricultural, (R-A-20,000) zone.
5. The proposed detached accessory building use is consistent with the development standards set forth in the R-A zone.

J.M.

6. The proposed 884 square foot garage is considered a detached accessory building under Section 18.18 of Ordinance No. 348.
7. The detached accessory 884 square foot garage is compatible with the character of the surrounding community.
8. The detached accessory 884 square foot garage is located 43 feet from the main residence and is consistent with the character of the surrounding community.
9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The detached accessory buildings have been determined to be exempt under Section 15303(e) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.

RECOMMENDATIONS:

APPROVAL of **PLOT PLAN NO. 25581**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

PLOT PLAN:ADMINISTRATIVE Case #: PP25581

Parcel: 347-310-028

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 26 square foot by 34 square foot (884 square feet) detached garage associated with the 1,740 square foot main residence on .49 acres.

10. EVERY. 2 PPA - HOLD HARMLESS RECOMMND

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

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

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

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25581

Parcel: 347-310-028

10. GENERAL CONDITIONS

10. EVERY. 3 PPA - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25581 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25581, Exhibit A, dated May 13, 2014. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25581, Exhibit B, dated May 13, 2014. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25581, Exhibit C, dated May 13, 2014. (Floor Plan)

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILDING & SAFETY

INEFFECT

This proposed project is approved per description. But no plans have been submitted yet and no permits have been issued. The following conditions would therefore apply:

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2013 California Building Codes will be in effect as of January 1st 2014, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2014 will be subject to the new updated California Building Code(s).

PERMIT ISSUANCE:

Per section 105.1 (2010 California Building Code, CBC):
Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any

PLOT PLAN:ADMINISTRATIVE Case #: PP25581

Parcel: 347-310-028

10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - BUILDING & SAFETY (cont.) INEFFECT

electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

FIRE DEPARTMENT

10.FIRE. 1 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. 2 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1000 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site.

10.FIRE. 3 USE-#76-STANDARD FIRE HYDRANT RECOMMND

Approved standard fire hydrant (6"x4"x2 1/2") shall be located within 250 feet of any portion of the lot frontage.

PLOT PLAN:ADMINISTRATIVE Case #: PP25581

Parcel: 347-310-028

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - LANDUSE APPROVAL ONLY

RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 25581 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS

RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

c. A home occupation shall not be conducted in an accessory

PLOT PLAN:ADMINISTRATIVE Case #: PP25581

Parcel: 347-310-028

10. GENERAL CONDITIONS

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

structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

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

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

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

10.PLANNING. 3 PPA - SETBACKS IN HIGH FIRE RECOMMND

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

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

10.PLANNING. 4 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 5 PPA - ACSRY BLD NO HBTBL AREA RECOMMND

No habitable area has been approved with this approval. The addition of habitable area will require additional permits.

PLOT PLAN:ADMINISTRATIVE Case #: PP25581

Parcel: 347-310-028

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP

RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 USE-#51-WATER CERTIFICATION

RECOMMND

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering 1000 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS

RECOMMND

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

07/14/14
17:09

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 7

PLOT PLAN:ADMINISTRATIVE Case #: PP25581

Parcel: 347-310-028

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 PPA REMOVE STORAGE SHED

RECOMMND

Prior to final inspection of the proposed 884 square foot garage, staff will verify that the unpermitted 400 square foot storage shed has been removed from the property.

LAND USE



Selected parcel(s):
347-310-028

LAND USE

- SELECTED PARCEL
- PARCELS
- N INTERSTATES
- LDR - LOW DENSITY RESIDENTIAL
- / HIGHWAYS
- PF - PUBLIC FACILITIES
- CITY
- VLDR - VERY LOW DENSITY RESIDENTIAL

IMPORTANT

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

REPORT PRINTED ON...Mon Jul 14 17:13:49 2014

Version 131127

ZONING



Selected parcel(s):
347-310-028

ZONING

- SELECTED PARCEL
- INTERSTATES
- HIGHWAYS
- CITY
- PARCELS
- ZONING BOUNDARY
- R-A-20000

IMPORTANT

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

REPORT PRINTED ON...Mon Jul 14 17:14:32 2014

Version 131127

RIVERSIDE COUNTY GIS



Selected parcel(s):
347-310-028

IMPORTANT

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

REPORT PRINTED ON... Thu Jul 03 08:32:07 2014
Version 131127

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/10/2014

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP25581 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

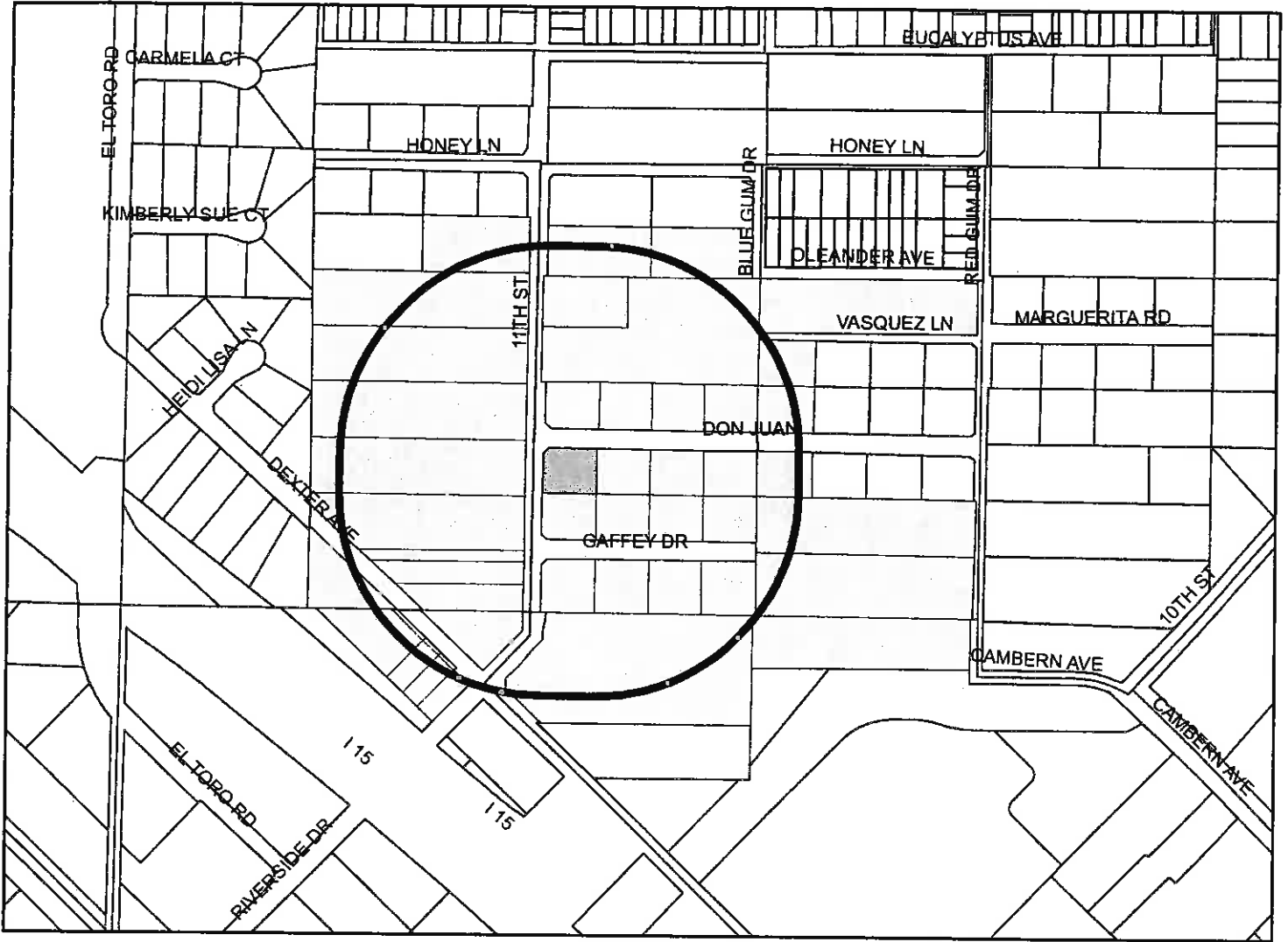
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25581 (600 feet buffer)



Selected Parcels

- | | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 347-310-027 | 347-300-010 | 347-310-032 | 347-310-025 | 347-320-018 | 377-040-020 | 377-050-039 | 347-300-005 | 347-310-035 | 347-310-041 |
| 347-310-036 | 347-320-001 | 347-300-015 | 347-300-032 | 377-050-040 | 347-310-033 | 347-310-047 | 347-310-024 | 347-320-025 | 347-320-026 |
| 377-040-004 | 347-310-034 | 347-310-030 | 347-300-033 | 347-310-026 | 347-310-029 | 347-310-028 | 347-310-022 | 347-310-023 | 347-320-015 |
| 347-320-014 | 347-310-031 | 347-300-011 | 347-300-012 | 377-050-045 | 347-310-042 | 347-300-019 | 347-300-034 | 377-050-034 | 377-050-035 |
| 377-050-041 | 377-050-042 | 347-310-021 | 377-050-043 | 347-300-016 | 347-310-045 | | | | |



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

ASMT: 347300005, APN: 347300005
DIANNE MICKEY, ETAL
28805 11TH ST
LAKE ELSINORE, CA. 92532

ASMT: 347310021, APN: 347310021
JUDY STONER, ETAL
18254 DON JUAN AVE
LAKE ELSINORE, CA. 92532

ASMT: 347300010, APN: 347300010
MARY HERNANDEZ, ETAL
1348 HYATT AVE
WILMINGTON CA 90744

ASMT: 347310022, APN: 347310022
QUANG PHAM
12422 EL REY PL
GARDEN GROVE CA 92840

ASMT: 347300012, APN: 347300012
MARIA CONTRERAS, ETAL
28955 11TH ST
LAKE ELSINORE, CA. 92532

ASMT: 347310023, APN: 347310023
JUANA RAMOS, ETAL
18270 DON JUAN AVE
LAKE ELSINORE, CA. 92532

ASMT: 347300016, APN: 347300016
VANESSA PEREZ, ETAL
5074 BENTREE CIR
LONG BEACH CA 90807

ASMT: 347310024, APN: 347310024
HELEN HOANG
18290 DON JUAN AVE
LAKE ELSINORE, CA. 92532

ASMT: 347300019, APN: 347300019
SHIRLEY DENK
28997 11TH ST
LAKE ELSINORE, CA. 92532

ASMT: 347310025, APN: 347310025
MERRILY LANE, ETAL
18285 DON JUAN ST
LAKE ELSINORE, CA. 92532

ASMT: 347300032, APN: 347300032
GRACIELA SEVILLA
28985 11TH ST
LAKE ELSINORE, CA. 92532

ASMT: 347310026, APN: 347310026
MARIA RAMIREZ
28865 AVD ESTRELLA
MENIFEE CA 92587

ASMT: 347300033, APN: 347300033
LORETTA SMITH, ETAL
28859 11TH ST
LAKE ELSINORE, CA. 92532

ASMT: 347310027, APN: 347310027
MARIA BEDOLLA, ETAL
571 SHARK ST
PERRIS CA 92571



ASMT: 347310028, APN: 347310028
PATRICIA KLAFTA, ETAL
28970 11TH ST
LAKE ELSINORE, CA. 92532

ASMT: 347310035, APN: 347310035
FIDENCIO BEDOLLA
18273 GAFFEY DR
LAKE ELSINORE, CA. 92532

ASMT: 347310029, APN: 347310029
MARY HARVEY, ETAL
18254 GAFFEY DR
LAKE ELSINORE, CA. 92532

ASMT: 347310036, APN: 347310036
FRANK KAIMER
18281 GAFFEY DR
LAKE ELSINORE, CA. 92532

ASMT: 347310030, APN: 347310030
SALLY HERNANDEZ, ETAL
18258 GAFFEY DR
LAKE ELSINORE, CA. 92532

ASMT: 347310041, APN: 347310041
DANETTE HOLMAN, ETAL
28810 11TH ST
LAKE ELSINORE, CA. 92532

ASMT: 347310031, APN: 347310031
RYAN MARCUSE
53038 GALLICA
LAKE ELSINORE CA 92532

ASMT: 347310042, APN: 347310042
SHAWN BOSSICK
28815 BLUE GUM DR
LAKE ELSINORE, CA. 92532

ASMT: 347310032, APN: 347310032
CECILIA CASTANEDA, ETAL
3404 REVERE RD
RIVERSIDE CA 92503

ASMT: 347310045, APN: 347310045
WANDA JENNINGS
28840 11TH ST
LAKE ELSINORE CA 92532

ASMT: 347310033, APN: 347310033
ROSALIE GESKE, ETAL
18253 GAFFY DR
LAKE ELSINORE, CA. 92532

ASMT: 347310047, APN: 347310047
PHUONG DANG, ETAL
40971 BANKHILL ST
LAKE ELSINORE CA 92532

ASMT: 347310034, APN: 347310034
BERTHA BOSQUEZ, ETAL
18255 GAFFEY DR
LAKE ELSINORE, CA. 92532

ASMT: 347320001, APN: 347320001
GRACE COX
18380 VASQUEZ LN
LAKE ELSINORE, CA. 92532

ASMT: 347320015, APN: 347320015
ROGER BLOWERS
15431 PARK POINT AVE
LAKE ELSINORE CA 92532

ASMT: 377050039, APN: 377050039
LYLE WOOLSEY, ETAL
C/O LYLE T WOOLSEY
18169 DEXTER AVE
LAKE ELSINORE, CA. 92532

ASMT: 347320018, APN: 347320018
CONNIE PEREZ
C/O CONNIE RICCI
4720 DENALI AVE
NORTH LAS VEGAS NV 89030

ASMT: 377050040, APN: 377050040
NORMA CERVANTES, ETAL
2514 VALMONTE GLEN
ESCONDIDO CA 92029

ASMT: 347320026, APN: 347320026
WILLIAM STEINBACHER, ETAL
18315 DON JUAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377050042, APN: 377050042
STATE OF CALIFORNIA
DEPT OF TRANSPORTATION
464 W FOURTH ST 6TH FL
SAN BERNARDINO CA 92401

ASMT: 377040004, APN: 377040004
LORENA CASTENEDA, ETAL
28991 RED GUM DR
LAKE ELSINORE, CA. 92532

ASMT: 377050043, APN: 377050043
LINDSEY LOVELESS, ETAL
28913 11TH ST
LAKE ELSINORE, CA. 92532

ASMT: 377040020, APN: 377040020
CORP OF PRES SB ST CH OF JESUS CHRIST L
C/O TAX DIVISION
50 E NORTH TEMPLE ST 22FL
SALT LAKE CITY UT 84150

ASMT: 377050045, APN: 377050045
HEATHER FEARS, ETAL
P O BOX 647
LAKE ELSINORE CA 92531

ASMT: 377050034, APN: 377050034
SHIRLEY LONGO
18159 DEXTER AVE
LAKE ELSINORE, CA. 92532

ASMT: 377050035, APN: 377050035
STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
P O BOX 231
SAN BERNARDINO CA 92403