



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Juan C. Perez*  
*Interim Planning Director*

**1:30 P.M.**

**AUGUST 18, 2014**

## **AGENDA** **RIVERSIDE COUNTY PLANNING DEPARTMENT** **DIRECTOR'S HEARING**

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

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

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

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

### 1.0 CONSENT CALENDAR:

1.1 **NONE**

### 2.0 PUBLIC HEARINGS: 1:30 p.m. or as soon as possible thereafter.

2.1 **REMOVED FROM THE AGENDA**

2.2 **PLOT PLAN NO. 24153** – Intent to Adopt a Negative Declaration – Applicant: Gordon Gilbert – Second/Second Supervisorial District – Location: Northwest corner of La Gloria Street and Temescal Canyon Road – 1.11 Acres - **REQUEST:** The Plot Plan proposes to permit an existing car and tire repair shop. The project includes six existing (permitted and unpermitted) structures: a 295 sq. ft. storage building, a 2,551 sq. ft. car repair and tire storage building, a 1,768 sq. ft. building used for car repair, a 1,130 sq. ft. building used for car repair, a 672 sq. ft. building used for car repair, and a 510 sq. ft. caretaker's residence. The project also proposes 32 parking spaces. Project Planner: Damaris Abraham at (951) 955-5719 or email [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)

- 2.3 **PLOT PLAN NO. 25319** - CEQA Exempt – Applicant: Martha Villagrana – Owner: Jose and Nelida Varela – First/First Supervisorial District – Location: Southerly of Jefferson Street, westerly of Alexander Street, northerly of Warren Road, and easterly of Elizabeth Street - **REQUEST:** The Plot Plan is a proposal to permit an existing unpermitted 2,592 sq. ft. detached garage/storage and an existing unpermitted 392 sq. ft. detached outdoor cabana with kitchen and BBQ, associated with the existing 2,005 sq. ft. residence on 2.29 acres. Project Planner: Bahelila Boothe at (951) 955-8703 or email [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)
- 2.4 **PLOT PLAN NO. 25589** - CEQA Exempt – Applicant: Jack Roy – Owner: Patrick Pollock – Third/Third Supervisorial District – Location: Northerly of Cherokee Court, southerly of Paiute Court, and easterly of Tumbleweed Trail - **REQUEST:** The Plot Plan is a proposal to construct a 1,200 sq. ft. detached private garage on 2.65 acres. Project Planner: Bahelila Boothe at (951) 955-8703 or email [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)

3.0 PUBLIC COMMENTS:

Agenda Item No.: 2.2  
Area Plan: Temescal Canyon  
Zoning District: El Cerrito  
Supervisory District: Second/Second  
Project Planner: Damaris Abraham  
Director's Hearing: August 18, 2014

PLOT PLAN NO. 24153  
Environmental Assessment No. 42184  
Applicant: Gordon Gilbert  
Engineer/Representative: Secutrac  
Engineering

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes to permit an existing car and tire repair shop. The project includes six existing structures: a 295 sq. ft. storage building, a 2,551 sq. ft. car repair and tire storage building, a 1,768 sq. ft. building used for car repair, a 1,130 sq. ft. building used for car repair, a 672 sq. ft. building used for car repair, and a 510 sq. ft. caretaker's residence. The project also proposes 32 parking spaces.

The project is located at the northwesterly corner of La Gloria Street and Temescal Canyon Road.

### ISSUES OF POTENTIAL CONCERN:

The project site has a current Code Violation (CV0809248). This project will correct the unpermitted business violation by bringing the unpermitted buildings into building code compliance, and completing the conditions of approval associated with this permit will satisfy the corrections listed in the code violation.

### SUMMARY OF FINDINGS:

- |                                       |  |
|---------------------------------------|--|
| 1. Existing General Plan Land Use:    | Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio)  |
| 2. Surrounding General Plan Land Use: | Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) to the north and east<br>Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) to the west<br>City of Corona to the south |
| 3. Existing Zoning:                   | Manufacturing-Service Commercial (M-SC)  |
| 4. Surrounding Zoning:                | General Commercial (C-1/C-P) to the north and east<br>Manufacturing-Service Commercial (M-SC) to the west<br>City of Corona to the south   |
| 5. Existing Land Use:                 | Unpermitted car and tire repair shop   |
| 6. Surrounding Land Use:              | Industrial and commercial uses, and residences   |
| 7. Project Data:                      | Total Acreage: 1.11<br>Total Building Square Footage: 6,926<br>Total Parking Spaces: 32  |
| 8. Environmental Concerns:            | See attached environmental assessment  |

**RECOMMENDATIONS:**

**ADOPTION** of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42184**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVAL** of **PLOT PLAN NO. 24153**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) on the Temescal Canyon Area Plan.
2. The Light Industrial land use designation allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. The project proposes to permit an existing car and tire repair shop.
3. The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) to the north and east, and Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) to the west and which are located in the City of Corona to the south.
4. The zoning for the subject site is Manufacturing-Service Commercial (M-SC).
5. The project proposes a car and tire repair shop. A vehicle repair shop is a permitted use, subject to approval of a plot plan in the M-SC zone, in accordance with Section 11.2.b. (2) (i). of Ordinance No. 348. A tire repair shop, is not a specifically listed permitted use, subject to approval of a plot plan in the Manufacturing-Service Commercial (M-SC). However, the proposed use is similar in to vehicle repair shops. In accordance with the provisions of Ordinance No. 348 section 11.2(g) the Planning Director finds that this use is substantially the same in character and intensity as the vehicle repair use listed in the designated subsection.
6. The proposed project, as designed and conditioned, complies with development standards (for lot size, setbacks, height requirements, walls, landscaping, parking areas, outside storage areas, and lighting) set forth in the M-SC zone.
7. The project site is surrounded by properties which are zoned General Commercial (C-1/C-P) to the north and east, Manufacturing-Service Commercial (M-SC) to the west and which are located in the City of Corona to the south.
8. Similar uses have been constructed and are operating in the project vicinity.
9. The project site is located within a criteria cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). The Environmental Programs Division (EPD) review did not identify biological or MSCHP issues as the project site has been previously disturbed and the project was not required to go through the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or the Joint Project Review (JPR) process.

10. This project is within the City Sphere of Influence of Corona. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project does conform to the MOU.
11. Environmental Assessment No. 42184 concluded that there are no potentially significant impacts from the project proposal.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Manufacturing-Service Commercial (M-SC) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. An Airport Influence area;
  - b. A Fault Zone;
  - c. A Flood Zone;
  - d. A High Fire area; or,
  - e. The Stephens Kangaroo Rat Fee Area.
3. The project site is located within:
  - a. An area susceptible Subsidence;
  - b. The City of Corona Sphere of Influence;
  - c. An Area with very low to moderate liquefaction potential; and,
  - d. The boundaries of the Corona-Norco Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 279-062-012.



PP24153



**Selected parcel(s):**  
279-062-012

**LEGEND**

- SELECTED PARCEL
- N INTERSTATES
- N HIGHWAYS
- PARCELS
- CITY

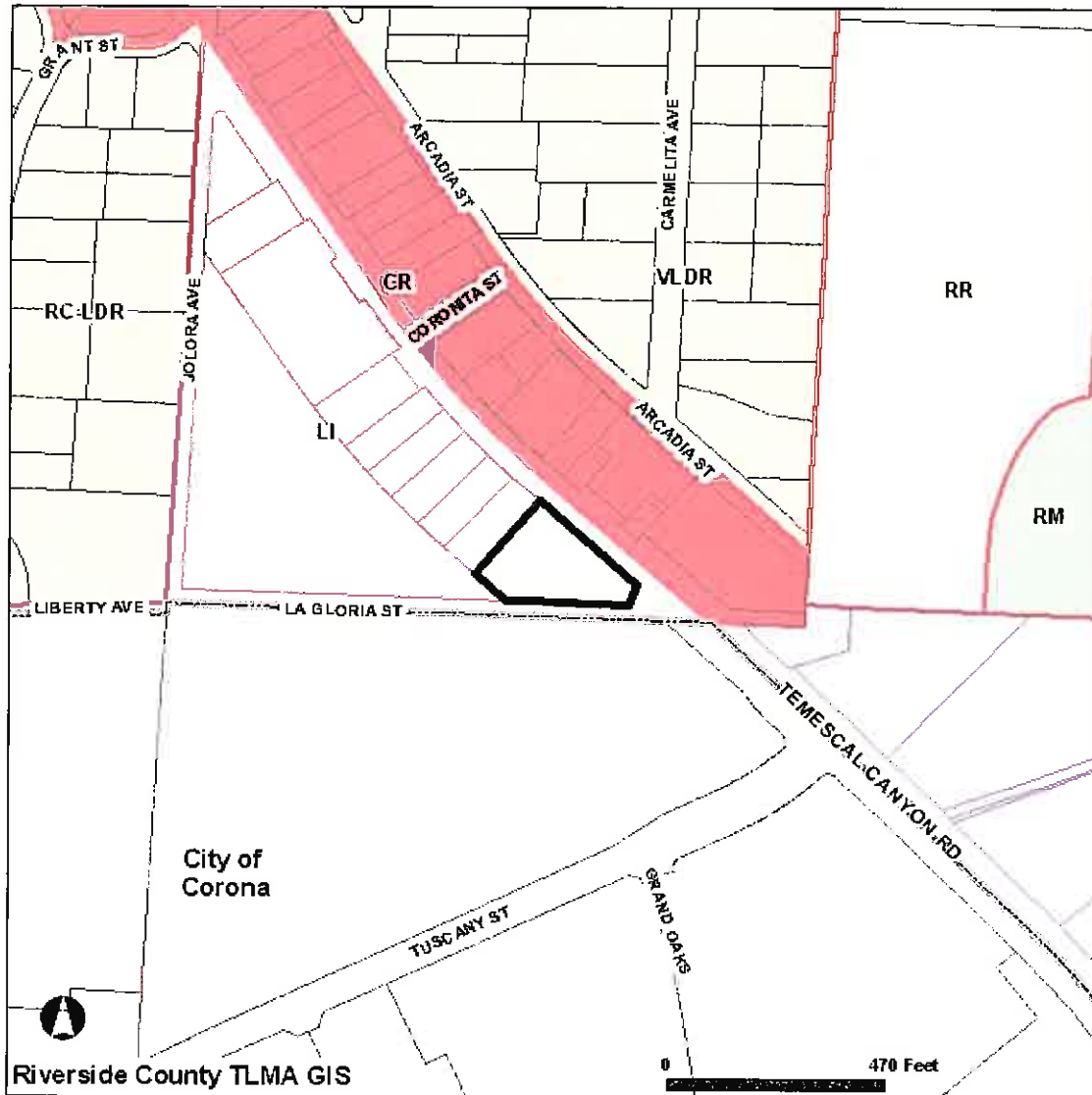
**\*IMPORTANT\***

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

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Version 131127

PP24153



Selected parcel(s):  
279-062-012

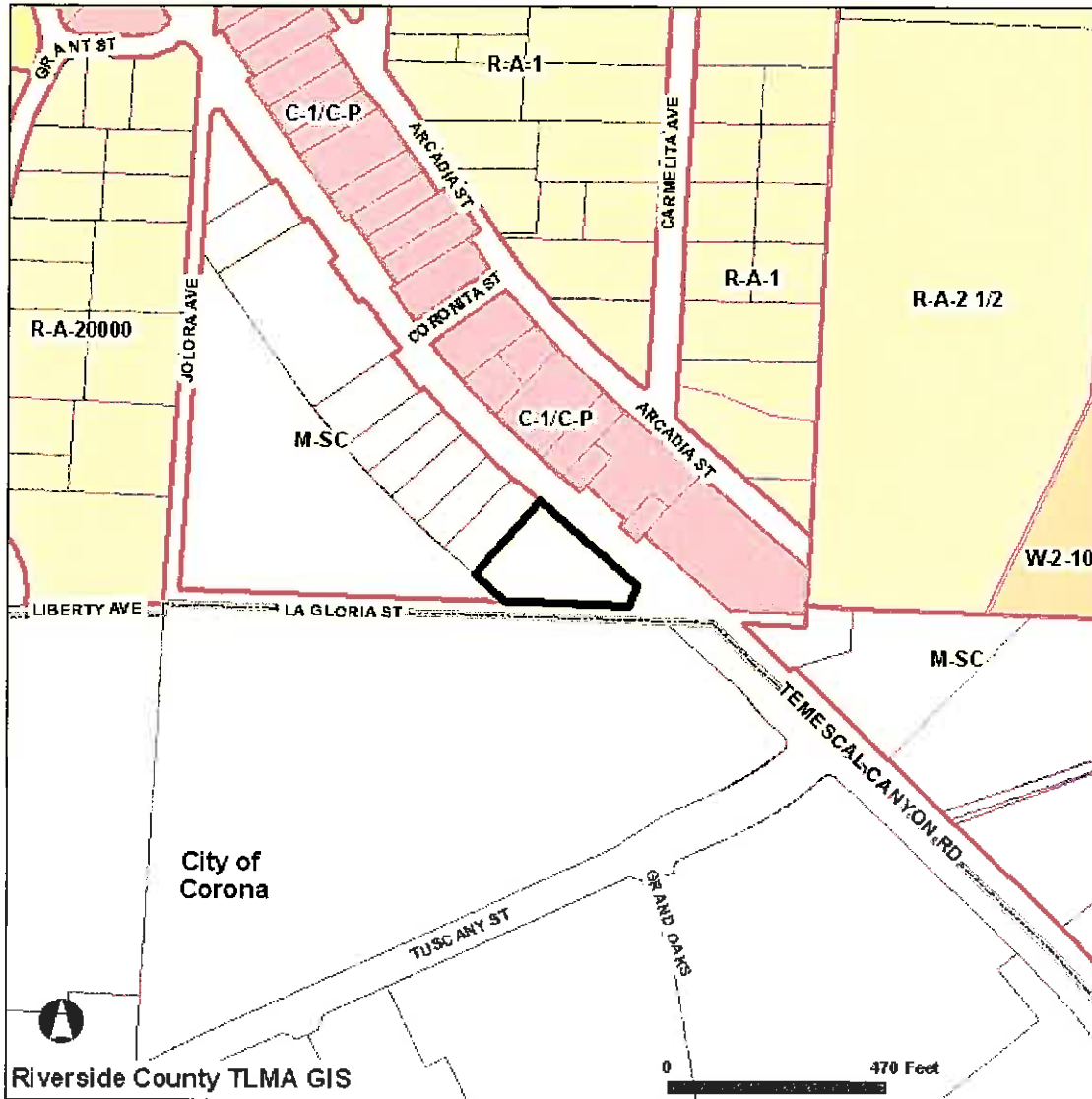
LAND USE

- |                        |                        |                                     |  |
|------------------------|------------------------|-------------------------------------|--|
| SELECTED PARCEL        | INTERSTATES            | HIGHWAYS                            | CITY   |
| PARCELS                | CR - COMMERCIAL RETAIL | LI - LIGHT INDUSTRIAL               | LDR-RC - RURAL COMMUNITY - LOW DENSITY RESIDENTIAL |
| RM - RURAL MOUNTAINOUS | RR - RURAL RESIDENTIAL | VLDR - VERY LOW DENSITY RESIDENTIAL |  |

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PP24153



**Selected parcel(s):**  
279-062-012

**ZONING**

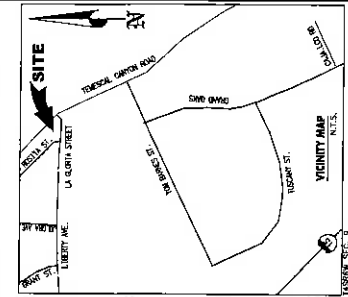
- |                 |                             |          |      |
|-----------------|-----------------------------|----------|------|
| SELECTED PARCEL | INTERSTATES                 | HIGHWAYS | CITY |
| PARCELS         | ZONING BOUNDARY             | C-1/C-P  | M-SC |
| R-1-20000       | R-A-1, R-A-2 1/2, R-A-20000 | W-2-10   |      |

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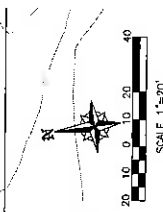
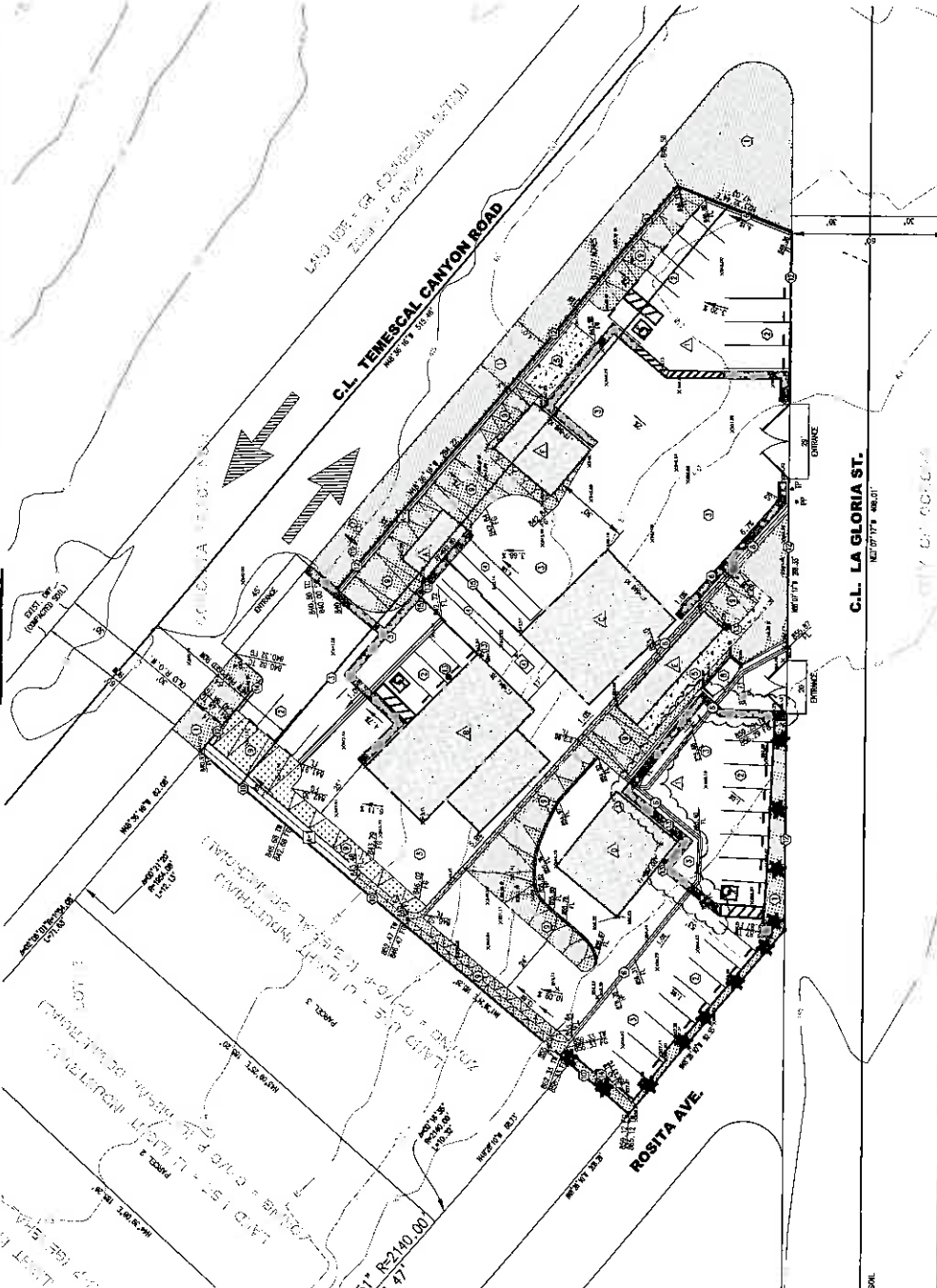


PLOT PLAN NO. 24153



- BUILDING NOTES:**
- 1. 12' 7 1/2" O. LUMBER FRAME WITH STEEL DECKING, STAINLESS STEEL FLASHING (NOT APPLICABLE) TO BE INSTALLED AT ALL ROOF EDGES. TOTAL BUILDING AREA = 282,300 S.F.
  - 2. 60' 0" O.D. STEEL BEAMS WITH 18" DEEP SPACING, PROBABLY USED FOR CAN RAYS TO SUPPORT THE ROOF. TOTAL BUILDING AREA = 282,300 S.F.
  - 3. THE SOURCE BUILDING PERMIT NO. 231410 FOR THE 19965 TEMESCAL CANYON ROAD PROJECT IS UNDER REVIEW. CONSULT PERMIT NO. 231410 FOR CAN RAYS.
  - 4. TOTAL BUILDING AREA = 1,148,200 S.F.
  - 5. 28' 0" O.D. STEEL BEAMS WITH STEEL DECKING TO BE INSTALLED AT ALL ROOF EDGES. TOTAL BUILDING AREA = 1,148,200 S.F.
  - 6. 60' 0" O.D. STEEL BEAMS WITH 18" DEEP SPACING, PROBABLY USED FOR CAN RAYS, UNDER BUILDING PERMIT NO. 231410. TOTAL BUILDING AREA = 1,148,200 S.F.
  - 7. 12' 7 1/2" O. LUMBER FRAME WITH STEEL DECKING, STAINLESS STEEL FLASHING (NOT APPLICABLE) TO BE INSTALLED AT ALL ROOF EDGES. TOTAL BUILDING AREA = 282,300 S.F.
  - 8. 60' 0" O.D. STEEL BEAMS WITH 18" DEEP SPACING, PROBABLY USED FOR CAN RAYS TO SUPPORT THE ROOF. TOTAL BUILDING AREA = 282,300 S.F.
  - 9. THE SOURCE BUILDING PERMIT NO. 231410 FOR THE 19965 TEMESCAL CANYON ROAD PROJECT IS UNDER REVIEW. CONSULT PERMIT NO. 231410 FOR CAN RAYS.
  - 10. TOTAL BUILDING AREA = 1,148,200 S.F.
  - 11. 28' 0" O.D. STEEL BEAMS WITH STEEL DECKING TO BE INSTALLED AT ALL ROOF EDGES. TOTAL BUILDING AREA = 1,148,200 S.F.
  - 12. 60' 0" O.D. STEEL BEAMS WITH 18" DEEP SPACING, PROBABLY USED FOR CAN RAYS, UNDER BUILDING PERMIT NO. 231410. TOTAL BUILDING AREA = 1,148,200 S.F.
- CONSTRUCTION NOTES:**
- 1. LANDSCAPE AREAS SHALL BE 10% OF THE TOTAL SITE AREA.
  - 2. BUILDING SHALL BE 10% OF THE TOTAL SITE AREA.
  - 3. CONCRETE SHALL BE 10% OF THE TOTAL SITE AREA.
  - 4. LANDSCAPED AREA SHALL BE 10% OF THE TOTAL SITE AREA.
  - 5. TOTAL LANDSCAPED AREA = 28,230 S.F.
  - 6. TOTAL CONCRETE AREA = 28,230 S.F.
  - 7. TOTAL BUILDING AREA = 282,300 S.F.
  - 8. TOTAL SITE AREA = 2,823,000 S.F.
  - 9. TOTAL LANDSCAPED AREA = 28,230 S.F.
  - 10. TOTAL CONCRETE AREA = 28,230 S.F.
  - 11. TOTAL BUILDING AREA = 282,300 S.F.
  - 12. TOTAL SITE AREA = 2,823,000 S.F.

**CASE: PP24153, AMD #3**  
**EXHIBIT: A**  
**DATE: 3/3/14**  
**PLANNER: D. ABRAHAM**



**SITE DATA**  
 SHELL/GERBAUS  
 510 TOWN DR  
 TELSON, CA 94557  
 TELEPHONE NO. (925) 441-1728  
 FAX NO. (925) 441-1728  
 EMAIL: SHELL@GERBAUS.COM

**DATE EXHIBIT PREPARED:** SEPTEMBER 2010

**PROJECT DESCRIPTION:** 19965 TEMESCAL CANYON ROAD, CORONA, CA 92881. PROJECT NO. 774, ORD #4- YEAR 2009.

**DESIGNED BY:** SHELL/GERBAUS  
**CHECKED BY:** SHELL/GERBAUS  
**APPROVED BY:** SHELL/GERBAUS

**ZONING:** M-30 MANUFACTURING AND SERVICE COMMERCE  
 1. 19965 TEMESCAL CANYON ROAD, CORONA, CA 92881. PROJECT NO. 774, ORD #4- YEAR 2009.

**PERMITS:** 1. 19965 TEMESCAL CANYON ROAD, CORONA, CA 92881. PROJECT NO. 774, ORD #4- YEAR 2009.

**CONTRACTS:** 1. 19965 TEMESCAL CANYON ROAD, CORONA, CA 92881. PROJECT NO. 774, ORD #4- YEAR 2009.

**ADDITIONAL NOTES:** 1. 19965 TEMESCAL CANYON ROAD, CORONA, CA 92881. PROJECT NO. 774, ORD #4- YEAR 2009.

**WOP INCORPORATION TRENCHES**  
 1. 19965 TEMESCAL CANYON ROAD, CORONA, CA 92881. PROJECT NO. 774, ORD #4- YEAR 2009.

**ADDITIONAL NOTES:** 1. 19965 TEMESCAL CANYON ROAD, CORONA, CA 92881. PROJECT NO. 774, ORD #4- YEAR 2009.

**LEGEND:**

- 1. BUILDING AREA
- 2. CONCRETE AREA
- 3. LANDSCAPED AND BMP AREA
- 4. AGGREGATE BASE OVER COMPACTED SOIL
- 5. ACCESSIBLE PATH OF TRAVEL

**SCALES:**

- 1. SLOPE (2% MAX)
- 2. PERCENT OF GRADE
- 3. FLOW LINE
- 4. PROPERTY LINE
- 5. CENTER LINE
- 6. CONTOUR LINE
- 7. CHANNEL FENCE
- 8. FINISH FLOOR ELEVATION (FT)

**DO NOT DIG UNTIL YOU CALL UNDERGROUND SERVICE ALERT**  
 TOLL FREE 1-800-4-A-UTILITY  
 1-800-422-2600

**DESIGNED BY:** SHELL/GERBAUS  
**CHECKED BY:** SHELL/GERBAUS  
**APPROVED BY:** SHELL/GERBAUS

<b>PLOT PLAN NO. 24153</b> 19965 TEMESCAL CANYON ROAD CORONA, CA 92881	
<b>BENCH MARK</b> 1" 7" PLS 431 TUB ELEV. 111.25 N. 241,782.3 E. 11,895.0	<b>GRADING NOTE</b> SITE PREVIOUSLY DRAINED PROPOSED SITE BALANCED
<b>SCALE:</b> 1" = 20' <b>DATE:</b> 3/3/14 <b>PLANNER:</b> D. ABRAHAM	<b>PROJECT NO.:</b> 774 <b>ORDER NO.:</b> 4-2009
<b>DESIGNED BY:</b> SHELL/GERBAUS <b>CHECKED BY:</b> SHELL/GERBAUS <b>APPROVED BY:</b> SHELL/GERBAUS	<b>DATE:</b> 3/3/14 <b>DATE:</b> 3/3/14
<b>DESIGNED BY:</b> SHELL/GERBAUS <b>CHECKED BY:</b> SHELL/GERBAUS <b>APPROVED BY:</b> SHELL/GERBAUS	<b>DATE:</b> 3/3/14 <b>DATE:</b> 3/3/14

**REFERENCE:**  
 1. 19965 TEMESCAL CANYON ROAD, CORONA, CA 92881. PROJECT NO. 774, ORD #4- YEAR 2009.

**CONTRACT NO.:** 774  
**ORDER NO.:** 4-2009

**DESIGNED BY:** SHELL/GERBAUS  
**CHECKED BY:** SHELL/GERBAUS  
**APPROVED BY:** SHELL/GERBAUS



**DESIGNED BY:** SHELL/GERBAUS  
**CHECKED BY:** SHELL/GERBAUS  
**APPROVED BY:** SHELL/GERBAUS

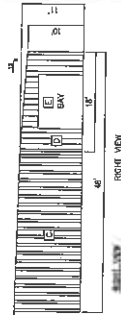
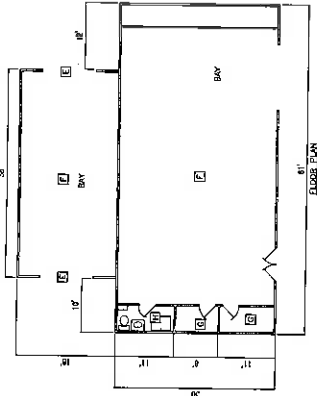
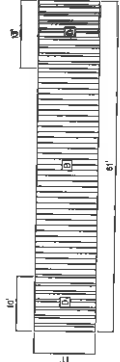
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**DESIGNED BY:** SHELL/GERBAUS  
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**APPROVED BY:** SHELL/GERBAUS

**DATE:** 3/3/14  
**DATE:** 3/3/14

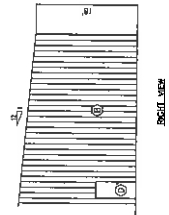
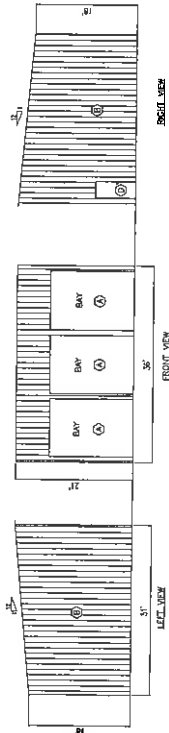
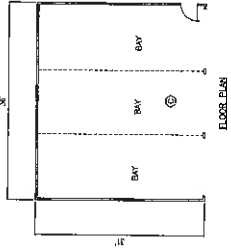
# ELEVATIONS OF EXISTING BUILDINGS

**BUILDING 2**



CASE: P24153, AMD #3  
 EXHIBIT: B&C (Sheets 1-4)  
 DATE: 3/31/14  
 PLANNER: D. ABRAHAM

**BUILDING 1**



ID	QTY	DESCRIPTION
A	1	12' x 10'-10" OPENING BAY ENTRANCE
B	-	CORRUGATED SHEET METAL COLOR BLUE
C	-	CORRUGATED SHEET METAL COLOR GRAY
D	1	TRUSS FRAMING WITH GRAY CORRUGATED SHEET METAL
E	1	8'-0" x 8'-0" OPENING BAY ENTRANCE
F	1	CONCRETE SLAB
G	2	OFFICE
H	1	BATHROOM WITH SHOWER STALL



ID	QTY	DESCRIPTION
A	1	12' x 10'-10" OPENING BAY ENTRANCE
B	-	CORRUGATED SHEET METAL COLOR BLUE
C	-	CORRUGATED SHEET METAL COLOR GRAY
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F	1	CONCRETE SLAB
G	2	OFFICE
H	1	BATHROOM WITH SHOWER STALL



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA UNDERGROUND SERVICE ALERT (CUSA) REQUIREMENTS. SEE THE CUSA MANUAL FOR MORE INFORMATION. THE CUSA MANUAL IS AVAILABLE AT: [www.cusa.com](http://www.cusa.com). THE CUSA MANUAL IS A REQUIREMENT FOR ALL CONSTRUCTION PROJECTS IN CALIFORNIA. THE CUSA MANUAL IS A REQUIREMENT FOR ALL CONSTRUCTION PROJECTS IN CALIFORNIA. THE CUSA MANUAL IS A REQUIREMENT FOR ALL CONSTRUCTION PROJECTS IN CALIFORNIA.

REVISIONS	DATE	BY	REASON

DATE: 3/31/14  
 DRAWN BY: [Blank]  
 CHECKED BY: [Blank]  
 APPROVED BY: [Blank]  
 RECOMMENDED BY: [Blank]

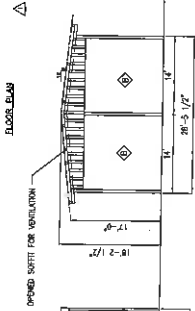
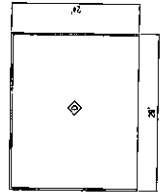
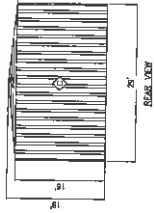
**Capitlan ENGINEERING**  
 19965 TEMESCAL CANYON ROAD  
 CORONA, CA 92881  
 TEL: (951) 234-5151  
 FAX: (951) 234-5151  
 www.capitlanengineering.com

**ELEVATIONS**  
 19965 TEMESCAL CANYON ROAD  
 CORONA, CA 92881

SHEET NO. 1  
 OF 3 SHEETS

# ELEVATIONS OF EXISTING BUILDINGS

**BUILDING #**



**REAR VIEW**

**FRONT VIEW**

**LEFT VIEW**

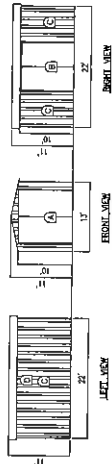
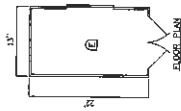
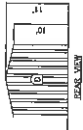
**RIGHT VIEW**

**ACCESSORY SCHEDULE**

ID	QTY	DESCRIPTION
1	1	24'-0" x 24'-0" STEEL SAILING
2	2	24'-0" OPEN BRIMMING #1 STEEL COL.
3	1	COMPOSITE SHEET METAL COLOR DARK GRAY
4	1	CONCRETE SLAB



**BUILDING #**



**REAR VIEW**

**FRONT VIEW**

**LEFT VIEW**

**RIGHT VIEW**

**ACCESSORY SCHEDULE**

ID	QTY	DESCRIPTION
1	1	9'-0" x 9'-0" OPENING BRIMMING
2	1	15'-0" x 15'-0" SLANG HOOD
3	1	COMPOSITE SHEET METAL COLOR GRAY
4	1	STEEL STORAGE SHACK
5	1	COMPOSITE SOIL



**REVISIONS**

NO.	BY	DATE	DESCRIPTION

**APPROVED BY:** \_\_\_\_\_ DATE: \_\_\_\_\_

**DESIGNED BY:** \_\_\_\_\_

**CHECKED BY:** \_\_\_\_\_

**DOWN BY:** \_\_\_\_\_

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**ELEVATIONS**

19965 TEMESCAL CANYON ROAD

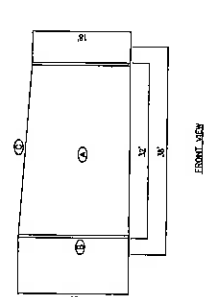
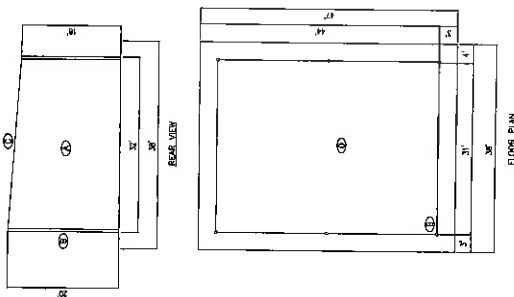
CORONAL, CA 92881

SHEET NO. 1

OF 4 SHEETS

# ELEVATIONS OF EXISTING BUILDINGS

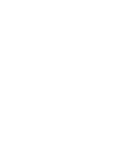
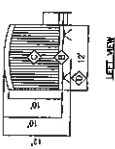
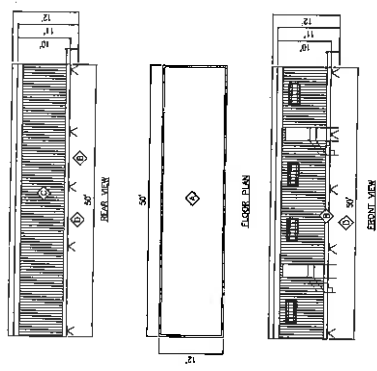
**BUILDING C**



ID	QTY	DESCRIPTION
①	1	31'-1/4" x 43'-0" STEEL GANTRY
②	2	8" STEEL TUBING COLUMN
③	-	POURCAST SHED METAL ROOF WITH TRUSS JOISTS
④	1	CONCRETE SLAB



SCALE: 1"=10'



ID	QTY	DESCRIPTION
①	1	11'-0" x 43'-0" WOODEN TRUSS TRAILER
②	1	STEEL BASE FRAMING OVER STEEL JOISTS
③	-	TRUSS STRUCTURE WITH WOOD JOIST
④	1	COMPACTED SOIL
⑤	1	AIR CONDITIONING UNIT



SCALE: 1"=10'

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NO.	BY	DATE	DESCRIPTION

DESIGNED BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_



**Scott Hines**  
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**ELEVATIONS**  
 19965 TEMESCAL CANYON ROAD  
 CORONA, CA 92881

SHEET NO. **3**  
 OF 1 SHEETS





# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42184  
**Project Case Type (s) and Number(s):** Plot Plan No. 24153  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Damaris Abraham  
**Telephone Number:** (951) 955-5719  
**Applicant's Name:** Gordon Gilbert  
**Applicant's Address:** 516 Tewell Dr., Hemet, CA 92545  
**Engineer's Name:** Secutrac Engineering  
**Engineer's Address:** 43300 Business Park Dr., #205, Temecula, CA 92590

### I. PROJECT INFORMATION

**A. Project Description:** The plot plan proposes to permit an existing car and tire repair shop. The project includes six existing structures: a 295 sq. ft. storage building, a 2,551 sq. ft. car repair and tire storage building, a 1,768 sq. ft. building used for car repair, a 1,130 sq. ft. building used for car repair, a 672 sq. ft. building used for car repair, and a 510 sq. ft. caretaker's residence. The project also proposes 32 parking spaces.

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

**C. Total Project Area:** 1.11 gross acre

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b> 1	<b>Lots:</b> 1	<b>Sq. Ft. of Bldg. Area:</b> 6,926	<b>Est. No. of Employees:</b>
<b>Other:</b>			

**D. Assessor's Parcel No(s):** 279-062-012

**E. Street References:** Northwesterly corner of La Gloria Street and Temescal Canyon Road.

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

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is currently contains an unpermitted car and tire repair shop and is surrounded by industrial and commercial uses, and residences.

### I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

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

- 1. Land Use:** The proposed project meets the requirements of the Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) general plan land use designation. The proposal meets all other applicable land use policies.

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

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

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

**D. Land Use Designation(s):** Light Industrial (LI) (0.25 to 0.60 Floor Area Ratio)

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

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

**G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) to the north and east, and Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) to the west and which are located in the City of Corona to the south.

**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:** Manufacturing-Service Commercial (M-SC)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned General Commercial (C-1/C-P) to the north and east, Manufacturing-Service Commercial (M-SC) to the west and which are located in the City of Corona to the south.

## II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics                     | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Agriculture & Forest Resources | <input 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 type="checkbox"/> Noise                         | <input type="checkbox"/> Other:                             |
| <input type="checkbox"/> Geology / Soils                | <input type="checkbox"/> Population / Housing          | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions       | <input type="checkbox"/> Public Services               |   |

## III. DETERMINATION

On the basis of this initial evaluation:

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

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

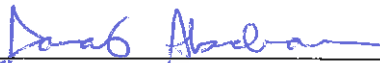
### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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



Signature

July 7, 2014

Date

Damaris Abraham

Printed Name

For Juan C. Perez, Interim Planning  
Director

**IV. ENVIRONMENTAL ISSUES ASSESSMENT**

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

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

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

Findings of Fact:

- a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore the project will have no significant impact.
- b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; or obstruct any prominent scenic vista, as these features do not exist on the project site. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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

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

Findings of Fact:

- a) According to GIS database, the project site is located 49.73 miles away from Mt. Palomar Observatory. The project is located outside the 45-mile radius defined by Ordinance No. 655 and is



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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not subject to any special lighting policies that protect the Mt. Palomar Observatory. The project will have no significant impact.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed project may result in a new source of light which would accompany any limited commercial development; however the new source of light is not anticipated to be of significant levels due to the size of the project. The proposed project would not create a significant new source of light or glare in the area and will not expose residential property to unacceptable light levels. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.

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

- a) The project is located on land designated as "Urban-Built up Land" under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.
- b) According to GIS database, the project is not located within an Agricultural Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.
- c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D, and C/V). Therefore, 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**

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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

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

Source: SCAQMD CEQA Air Quality Handbook

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

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

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Temescal Canyon Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**BIOLOGICAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>7. Wildlife &amp; Vegetation</b>				
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project site is located within a criteria cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRC-MSHCP). The Environmental Programs Division (EPD) did not require the project to go through the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or the Joint Project Review (JPR) process because the site is mostly developed and there are no proposed improvements on site. Therefore, the project will not conflict with the provisions of the WRMSHCP.

b) The project site is developed and there are no new improvements proposed. The project will not 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). Therefore, the impact is considered less than significant.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project site is developed and there are no new improvements proposed. The project will not 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. Therefore, the impact is considered less than significant.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, the impact is considered less than significant.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, the impact is considered less than significant.

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, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**CULTURAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>8. Historic Resources</b>				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) The site is fully disturbed with the car and tire repair shop existing on site. And the project does not propose the disturbance of a historic site or the demolishing of historic structures. The project will not 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 a less than 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
<b>9. Archaeological Resources</b>				
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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-b) Site disturbance has already occurred from grading for the use of the car and tire repair shop existing on site and it is not anticipated that the proposed project will alter or destroy an archaeological site. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. (COA 10.PLANNING.4) Therefore, the project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource.

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

d) There are no known sacred or religious uses or sacred uses within the potential impact area. Therefore, there is no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**10. Paleontological Resources**

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"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", County Geologist Review

Findings of Fact:

a) The site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). The project does not propose grading; however, if grading is required, a Paleontological Resources Impact Mitigation Program (PRIMP) shall be submitted and approved by the County Geologist. (COA 60.PLANNING.1) A copy of the Paleontological Monitoring Report prepared for site grading operations at this site shall be submitted to the County Geologist prior to grading final inspection. (COA 70.PLANNING.1) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Therefore, the project will have less than 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
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**GEOLOGY AND SOILS** Would the project

<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<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?				
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 Geologist review

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>12. Liquefaction Potential Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?				

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

Findings of Fact:

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

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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 Geologist review

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**14. Landslide Risk**

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

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

Findings of Fact:

a) The project site is relatively flat and according to Figure S-5, the project site is located in an area with slopes less than 15%; therefore, there is no potential for landslides. The project site and surrounding area does not consist of rocky terrain therefore the project is not subject to rock fall hazards. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Ground Subsidence**

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

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

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

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

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

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

**16. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Project Application Materials, County Geologist review

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 a volcanic hazard. The project will have no significant impact.

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

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

**17. Slopes**

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 does not propose grading and will not change topography or ground surface relief features. The project will have no significant 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 does not result in grading that affects or negates subsurface sewage disposal systems.

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



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

**18. Soils**

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

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

a) The project is an existing car and tire repair shop in existing structures. No new construction or grading is proposed with this project. The project will not result in substantial soil erosion or the loss of topsoil.

b) The project may be located on expansive soil; however, the project site contains an existing car and tire repair shop in existing structures. No new construction or grading is proposed with this project. 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 has an existing septic system that was C42 certified by Wayne C. Rice Enterprises (CA Lic# 583643) on September 8, 2011. (COA 10.E HEALTH. 3) The project does not have soils incapable of supporting use of septic tanks. The project will have less than significant impact.

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 checked="" type="checkbox"/>	<input 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 project site is not located near the channel of a river, or stream, or the bed of a lake. Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project may result in an increase in water erosion either on or off site. However, BMPs will be implemented for maintaining water quality and reducing erosion.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Project application materials

Findings of Fact:

a-b) The project is an existing car and tire repair shop in existing structures. No construction is proposed at this time. Possible greenhouse gas producing elements of the proposed use will include onsite vehicle idling and the delivery of tires to the site. Both of these elements will produce less than significant amounts of additional greenhouse gasses, and both are permitted by the Land Use and zoning designations identified by the General Plan, therefore maintaining consistency with any existing applicable plan.

Mitigation: No mitigation measures are required.

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

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
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, Department of Environmental Health Review and Fire Department Review

Findings of Fact:

a-b) The project is an existing car and tire repair shop in existing structures. No new construction or grading is proposed with this project. The project is not anticipated to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials or create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. However, the Department of Environmental Health has required 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 materials (COA 90.E HEALTH.1). This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Therefore, the project will have less than significant impact.

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

d) The project site is not located within one-quarter mile of an existing or proposed school.

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.

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

Monitoring: No monitoring measures are required.

**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

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**24. Hazardous Fire Area**

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) The project site is not located in a high fire area. The project will have no significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, Department of Building and Safety: Grading Review and Transportation Department Review

Findings of Fact:

a) The project site contains an existing car and tire repair shop in existing structures. No new construction is proposed. There are no streams or rivers within the project site. The project is not anticipated to 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The project will not violate any water quality standards or waste discharge requirements, and has been conditioned to comply with standard water quality conditions of approval.
- c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.
- d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
- e-f) The project site contains an existing car and tire repair shop in existing structures. No new construction is proposed. The project site is not within a flood prone area as shown on the Elsinore Area Plan Flood Hazards Map.
- g) The project site contains an existing car and tire repair shop in existing structures. No new construction is proposed. The proposed project will not violate any water quality standards or waste discharge requirements.
- h) The project site contains an existing car and tire repair shop in existing structures. No new construction is proposed. The project does not 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).

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

- a) The project site contains an existing car and tire repair shop in existing structures. No new construction is proposed. The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.
- b) The project will not substantially change absorption rates or the rate and amount of surface runoff.
- c) The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.
- d) The project will not cause changes in the amount of surface water in any water body.

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

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

**LAND USE/PLANNING** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>27. Land Use</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:**

- a) The project proposes a car and tire repair shop. The project site is currently designated Community Development: Light Industrial (CD:LI) (0.20 to 0.60 Floor Area Ratio) on the Temescal Canyon Area Plan. A wide variety of light industrial uses and related uses, including, but not limited to, assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers and supporting retail uses are allowed within the Community Development: Light Industrial (CD:LI) (0.20 to 0.60 Floor Area Ratio) Land Use designation. The proposed project is in conformance with the land use designation; therefore, the project shall not result in the substantial alteration of the present or planned land use of an area. Therefore, there is no significant impact.
- b) The project is located within the City of Corona sphere of influence. The project has been transmitted to the City of Corona. The City has provided comments and the comments were incorporated into the design of the project. Therefore, the proposed project would not affect land uses within Corona.

**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
<b>28. Planning</b>				
a) Be consistent with the site's existing or proposed	<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
zoning?				
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed project is consistent with the site's existing zoning of Manufacturing - Service Commercial (M-SC). A vehicle repair shop is a permitted use, subject to approval of a plot plan in the M-SC zone, in accordance with Section 11.2.b. (2) (i). of Ordinance No. 348. A tire repair shop, is not a specifically listed permitted use, subject to approval of a plot plan in the Manufacturing-Service Commercial (M-SC). However, the proposed use is similar in to vehicle repair shops. The zoning ordinance allows the director to make a finding that a non-listed use is similar to one listed, and therefore permissible. Such a finding has been added to the staff report.

b) The surrounding zoning is General Commercial (C-1/C-P) to the north and east, Manufacturing-Service Commercial (M-SC). The project will be compatible with the surrounding zoning classifications.

c) The project site is designated Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) and surrounding properties are designated Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the north and east, and Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) to the west. There are existing Industrial and commercial uses surrounding the project site. The project is compatible with existing and planned surrounding land uses.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MINERAL RESOURCES** Would the project

**29. Mineral Resources**

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

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

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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**30. Airport Noise**

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

NA  A  B  C  D

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>31. Railroad Noise</b>				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>32. Highway Noise</b>				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is located adjacent to Temescal Canyon Road and La Gloria Street. However, the project is for a car and tire repair shop that does not create a noise sensitive use. The existing highway noise will not have a significant impact on the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

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

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

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

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

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

**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 will not necessitate the construction or replacement of housing elsewhere; although the project currently has existing caretaker's residence on site, no displacement of existing housing will occur.
- 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 proposed project includes caretaker's residence, and will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.
- d) The project will not affect a County Redevelopment Project Area.
- e) The project will not cumulatively exceed official regional or local population projections.
- f) Development of the project site will have a less than significant impact on inducing substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

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

Monitoring: No monitoring measures are required.

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

**36. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.31) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.31) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Schools**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Corona-Norco Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Corona-Norco Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.20) 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

Findings of Fact:

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.31) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Health Services**

Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

- a) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no significant impact.
- b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no significant impact.
- c) The project is not located within a County Service Area and commercial projects are not required to pay Quimby fees. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**42. Recreational Trails**

Source: Riverside County General Plan

Findings of Fact: The project 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>43. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 Transportation Department has determined that the project is exempt from traffic study requirements (COA 10.TRANS.1). The impact is less than significant.

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no significant impact.

e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no significant impact.

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**44. Bike Trails**

Source: Riverside County General Plan

Findings of Fact: The project does not create a need or 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.

**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?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

a) The City of Corona Department of Water and Power currently services the project with potable water. The Riverside County Department of Environmental Health has reviewed this project. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, the impact is considered less than significant.

b) The project will have sufficient water supplies available to serve the project by City of Corona Department of Water and Power pursuant to the arrangement of financial agreements. Therefore, the impact is considered less than significant.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health (DEH) Review

Findings of Fact:

a-b) The project has an existing septic system that was C42 certified by Wayne C. Rice Enterprises (CA Lic# 583643) on September 8, 2011. (COA 10.E HEALTH. 3) The project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**47. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**48. Utilities**

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

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

Source: Riverside County General Plan

Findings of Fact:

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

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

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

g) The project will not require additional governmental services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**49. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

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

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

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

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any: Not Applicable

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

**VII. AUTHORITIES CITED**

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

Revised: 7/14/2014 10:59 AM  
 File: EA.PP24153

PLOT PLAN:TRANSMITTED Case #: PP24153

Parcel: 279-062-012

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is to permit an existing car and tire repair shop. The project includes six existing structures: a 295 sq. ft. storage building, a 2,551 sq. ft. car repair and tire storage building, a 1,768 sq. ft. building used for car repair, a 1,130 sq. ft. building used for car repair, a 672 sq. ft. building used for car repair, and a 510 sq. ft. caretaker's residence. The project also proposes 32 parking spaces.

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 #: PP24153

Parcel: 279-062-012

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. 24153 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24153, Exhibit A, Amended No. 3, dated March 3, 2014.

APPROVED EXHIBIT B&C = Plot Plan No. 24153, Exhibit B&C (Sheets 1-4), Amended No. 3, dated March 3, 2014.

APPROVED EXHIBIT L = Plot Plan No. 24153, Exhibit L, Amended No. 2, dated July 16, 2012.

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

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11:40

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:TRANSMITTED Case #: PP24153

Parcel: 279-062-012

10. GENERAL CONDITIONS

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 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



PLOT PLAN:TRANSMITTED Case #: PP24153

Parcel: 279-062-012

10. GENERAL CONDITIONS

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

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. 13                  USE - SLOPE SETBACKS                   RECOMMND

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

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

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

10.BS GRADE. 20                  USE - RETAINING WALLS                   RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by

PLOT PLAN:TRANSMITTED Case #: PP24153

Parcel: 279-062-012

10. GENERAL CONDITIONS

10.BS GRADE. 20                   USE - RETAINING WALLS (cont.)                   RECOMMND

the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23                   USE - MANUFACTURED SLOPES                   RECOMMND

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

10.BS GRADE. 24                   USE - FINISH GRADE                   RECOMMND

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

BS PLNCK DEPARTMENT

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

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 #: PP24153

Parcel: 279-062-012

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 CITY OF CORONA - POTABLE WATER

RECOMMND

Plot Plan#24153 is currently receiving potable water service from the City of Corona Department of Water and Power. It is the responsibility of the property owner to ensure that all requirements to continue receiving potable water service are met with all applicable agencies.

10.E HEALTH. 3 PP#24153 - COMMENTS

RECOMMND

Plot Plan#24153 is proposing a tire repair and service facility. There are two existing buildings which contain plumbing:

Building "B" - Tire Repair and Service Building

One (1) Lavatory Sink  
One (1) Water Closet

Total Fixture Unit Count = 7 Fixture Units

\*Note: No floor drains shall be permitted in any vehicle service bay unless these buildings connect to the sanitary sewer.

Building "E" - Mobile Home of Caretaker

One (1) Lavatory Sink  
One (1) Shower  
One (1) Water Closet

Total Fixture Unit Count = 9 Fixture Units

Both Building "B" and Building "E" are connected to the same onsite wastewater treatment system (OWTS) consisting of:

One (1) 750 Gallon Septic Tank  
Two (2) 40 foot long leach lines

This existing septic system was C42 Certified by Wayne C. Rice Enterprises (CA Lic#583643) on September 8, 2011.

FURTHER OWTS NOTES:

No additional proposed plumbing fixtures shall be allowed

PLOT PLAN:TRANSMITTED Case #: PP24153

Parcel: 279-062-012

10. GENERAL CONDITIONS

10.E HEALTH. 3

PP#24153 - COMMENTS (cont.)

RECOMMND

to connect to this existing OWTS without the approval of the Department of Environmental Health (DEH) and/or the Santa Ana Regional Water Quality Control Board.

No vehicles shall be permitted to park and/or drive over the existing OWTS.

No hazardous materials and/or chemicals shall be allowed to be discharged into the existing OWTS and shall be handled in an approved manner.

Any replacement or repair of the existing OWTS shall comply with all applicable local and state regulations.

SEWER AVAILABILITY:

This project shall connect to the sanitary sewer for the disposal of all wastewater within 60 days of it becoming available. It shall be considered available when the sewer main is in the street in front of the property (or the sewer runs along any portion of the property boundary) and is active.

This project shall waive any objections to the formation and joinder in a CFD or such other financing vehicle for sewer to pay it's fair share upon sewer availability.

The project shall meet all sewer connection requirements from the sewer purveyor and all other applicable agencies.

The existing OWTS shall be properly removed/abandoned under permit with DEH upon connecting to the sanitary sewer.

10.E HEALTH. 4

CONTACT CAL RECYCLE

RECOMMND

The applicant shall contact CAL RECYCLE and obtain any necessary permits for the proposed tire repair / service operation.

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

PLOT PLAN:TRANSMITTED Case #: PP24153

Parcel: 279-062-012

10. GENERAL CONDITIONS

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

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. Fire flow is based on type VB construction per the 2007 CBC.

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 165 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 under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

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.

10.FIRE. 6 USE-#25-GATE ENTRANCES RECOMMND

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning

PLOT PLAN:TRANSMITTED Case #: PP24153

Parcel: 279-062-012

10. GENERAL CONDITIONS

10.FIRE. 6 USE-#25-GATE ENTRANCES (cont.) RECOMMND

radius shall be used.

10.FIRE. 7 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be

automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

PLANNING DEPARTMENT

10.PLANNING. 3 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

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

PLOT PLAN:TRANSMITTED Case #: PP24153

Parcel: 279-062-012

10. GENERAL CONDITIONS

10.PLANNING. 4

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

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.

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

2.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.

3.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. 5

USE- LANDSCAPE REQUIREMENTS

RECOMMND

The developer/ permit holder shall:

- 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

PLOT PLAN:TRANSMITTED Case #: PP24153

Parcel: 279-062-012

10. GENERAL CONDITIONS

10.PLANNING. 5 USE- LANDSCAPE REQUIREMENTS (cont.) RECOMMND

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

- 1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 6 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 7 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. 8 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.



PLOT PLAN:TRANSMITTED Case #: PP24153

Parcel: 279-062-012

10. GENERAL CONDITIONS

10.PLANNING. 9 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 12 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), automobile repair and service shops.

10.PLANNING. 14 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. 20 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. 21 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. 22 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence except the caretaker's dwelling as shown on the APPROVED EXHIBIT A. No person, except the caretaker and members of the caretaker's family, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

PLOT PLAN:TRANSMITTED Case #: PP24153

Parcel: 279-062-012

10. GENERAL CONDITIONS

10.PLANNING. 24 USE - EXTERIOR NOISE LEVELS

RECOMMND

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

10.PLANNING. 25 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. 27 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.

PLOT PLAN:TRANSMITTED Case #: PP24153

Parcel: 279-062-012

10. GENERAL CONDITIONS

10.PLANNING. 28 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 29 USE - IND OCCUPANT CHANGE RECOMMND

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial use, the permit holder shall provide a letter from the Planning Department to Building & Safety verifying no need for further environmental, hazardous materials or air quality review as a result of the change.

10.PLANNING. 34 USE - PERMIT SIGNS RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 37 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 38 USE - PERMIT "USED" RECOMMND

The effective date of the issuance of this permit is the Planning Department's approval date. This permit shall be considered "used" as of the day of the effective date. The permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees, for any plan check as determined by the Building and Safety Department, in order to ensure compliance with all applicable requirements of Ordinance Nos. 348 (Land Use & Zoning) and 457 (Building Code) and the conditions of approval of this permit. The permit holder shall pursue diligently to completion all necessary permits and obtain final

PLOT PLAN:TRANSMITTED Case #: PP24153

Parcel: 279-062-012

10. GENERAL CONDITIONS

10.PLANNING. 38 USE - PERMIT "USED" (cont.)

RECOMMND

inspection approval thereof.

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT

RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 3 USE-STD INTRO 3 (ORD 460/461)

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 Ordinance 460 and 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. These ordinances 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. 4 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. 6 USE - NO ADD'L ROAD IMPRVMENTS

RECOMMND

No additional road improvements will be required at this time along Temescal Canyon Road at this time.

PLOT PLAN:TRANSMITTED Case #: PP24153

Parcel: 279-062-012

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 5 USE - EXPIRATION CODE ENFORCE

RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required document fees for any plan check review as determined by the Director of Building and Safety, to ensure all buildings, structures and uses are in compliance with the applicable requirements of Ordinance Nos. 457 (Building Code) and 348 (Land Use) and the conditions of approval of this permit. A lock shall be placed on the permit to take effect on the sixtieth day, which shall not be released unless compliance with the above provision has occurred. THE PERMIT HOLDER SHALL PURSUE DILIGENTLY TO COMPLETION ALL NECESSARY PERMITS AND OBTAIN FINAL INSPECTION APPROVAL THEREOF WITHIN ONE (1) YEAR OF THE EFFECTIVE DATE OF THIS PERMIT (additional time may be requested pursuant to Section 18.43 of Ordinance No. 348). A lock shall be placed on any building permit to take effect on the expiration date, and shall not be removed unless compliance with the above provision has occurred. Notwithstanding the above, any circumstance within the property threatening the public health and safety shall be immediately corrected.

20.PLANNING. 6 USE - LNDSCPNG MINOR PLOT PLAN

RECOMMND

Within sixty days of the effective date of this permit, and prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

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

PLOT PLAN:TRANSMITTED Case #: PP24153

Parcel: 279-062-012

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE - NPDES/SWPPP (cont.)

RECOMMND

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

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

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

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

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP24153

Parcel: 279-062-012

60. PRIOR TO GRADING PRMT ISSUANCE

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 n 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 necessary to perform the grading herein proposed.

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

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

60.BS GRADE. 11                  USE - APPROVED WQMP                   RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP24153

Parcel: 279-062-012

60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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

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

RECOMMND

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

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.

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



PLOT PLAN:TRANSMITTED Case #: PP24153

Parcel: 279-062-012

60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard 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.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

6.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

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

8.Fossil identification and curation procedures to be employed.

9.Identification of the permanent repository to receive any recovered fossil material. \* The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.All pertinent exhibits, maps and references.

11.Procedures for reporting of findings.

PLOT PLAN:TRANSMITTED Case #: PP24153

Parcel: 279-062-012

60. PRIOR TO GRADING PRMT ISSUANCE

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

12. 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.

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. 11 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 24153, 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.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALEO PRIMP & MONITOR RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all

PLOT PLAN:TRANSMITTED Case #: PP24153

Parcel: 279-062-012

70. PRIOR TO GRADING FINAL INSPECT

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

RECOMMND

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.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

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

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

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

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

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

Prior to release for building permit, the applicant shall

PLOT PLAN:TRANSMITTED Case #: PP24153

Parcel: 279-062-012

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2                   USE - ROUGH GRADE APPROVAL (cont.)                   RECOMMND

have met all rough grade requirements to obtain Building and Safety Department clearance.

BS PLNCK DEPARTMENT

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

ACCESSIBLE PATH OF TRAVEL:

The applicant shall provide a site plan to indicate the required continuous paved accessible path of travel. The accessible path of travel details shall include;

- 1.Accessible path construction type (Asphalt or concrete).
- 2.Accessible path width.
- 3.Accessible path directional slope % and cross slope %.
- 4.All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

- 1.Connect to the public R.O.W.
- 2.Connect to all building(s).
- 3.Connect to all accessible parking loading/unloading areas.
- 4.Connect to accessible sanitary facilities.
- 5.Connect to areas of public accommodation.

80.BS PLNCK. 2                   USE - GREEN BUILD REQUIREMENT                   RECOMMND

Included within the building plans,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.

PLOT PLAN:TRANSMITTED Case #: PP24153

Parcel: 279-062-012

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - E.HEALTH CLEARANCE REQ.

RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE  
ISSUANCE OF THIS BUILDING PERMIT.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$

RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be  
paid in a check or money order to the Riverside County Fire  
Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS

RECOMMND

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

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

PLANNING DEPARTMENT

80.PLANNING. 1 USE- LANDSCAPE PROJECT SPECIF

RECOMMND

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

1.Shading plan with calculations based on tree canopy over  
the parking spaces. Tree canopy after 15 years growth  
shading the parking spaces only. Shading requirements are  
in Ordinance No. 348 Section 18.12. Sizes of trees could  
be found in the Riverside County Guide to Friendly  
Landscape.

2.Install a 12" concrete walkout next to a 6" curb, a total  
of 18" for all planters next to parking spaces. A painted  
line does not meet this requirement.

3.Detail of tree ties to show ties on 2 places of the tree

PLOT PLAN:TRANSMITTED Case #: PP24153

Parcel: 279-062-012

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2

USE- LANDSCAPE PLOT PLAN

RECOMMND

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

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

When applicable, plans shall include the following components:

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

NOTE:

- 1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.
- 2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

PLOT PLAN:TRANSMITTED Case #: PP24153

Parcel: 279-062-012

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 USE- LANDSCAPE PLOT PLAN (cont.) RECOMMND

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

80.PLANNING. 3 USE- LANDSCAPE SECURITIES RECOMMND

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

NOTE:

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

80.PLANNING. 6 USE - CONFORM TO ELEVATIONS RECOMMND

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

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Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 27

PLOT PLAN:TRANSMITTED Case #: PP24153

Parcel: 279-062-012

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 7 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 20 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 21 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 and the Riverside County Comprehensive General Plan.

80.PLANNING. 22 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 24153, 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. 4 USE - IRREVOCABLE DEDICATION RECOMMND

Prior to the issuance of any building permit, the project proponent shall file and complete an Irrevocable Offer of Dedication (IOD) for road rights-of-way with Survey Division (SUR13004). The IOD shall be for an additional 34' of road right-of-way along the project's frontage of Temescal Canyon Road. The IOD shall include a provision as follows:

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



PLOT PLAN:TRANSMITTED Case #: PP24153

Parcel: 279-062-012

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE - IRREVOCABLE DEDICATION (cont.) RECOMMND

or as approved the Director of Transportation.

80.TRANS. 6 USE - MAP CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit ' C ' of the Countywide Design Guidelines.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION RECOMMND

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

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

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

90.BS GRADE. 3 USE - BMP GPS COORDINATES RECOMMND

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

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment

PLOT PLAN:TRANSMITTED Case #: PP24153

Parcel: 279-062-012

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4                   USE - BMP REGISTRATION (cont.)                   RECOMMND

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 - REQ'D GRADING INSP'S                   RECOMMND

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

1.Sub-grade inspection prior to base placement.

2.Base inspection prior to paving.

3.Precise grade inspection of entire permit area.

a.Inspection of Final Paving

b.Precise Grade Inspection

c.Inspection of completed onsite storm drain facilities

d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6                   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.

PLOT PLAN:TRANSMITTED Case #: PP24153

Parcel: 279-062-012

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6                      USE - PRECISE GRDG APPROVAL (cont.)                      RECOMMND

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.

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.

90.E HEALTH. 4                      USE- E.HEALTH CLEARANCE REQ                      RECOMMND

Environmental Health Clearance prior to final inspection.

PLOT PLAN:TRANSMITTED Case #: PP24153

Parcel: 279-062-012

90. PRIOR TO BLDG FINAL INSPECTION

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-#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. 1 USE- LANDSCAPE INSPECT DEP RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 2 USE- LANDSCAPE INSPECT REQUIRE RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and

PLOT PLAN:TRANSMITTED Case #: PP24153

Parcel: 279-062-012

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE- LANDSCAPE INSPECT REQUIRE (cont.) RECOMMND

comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 3 USE- COMPLY W/ LAND & IRRIGATE RECOMMND

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

90.PLANNING. 6 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of thirty two (32) 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 decomposed granite to current standards as approved by the Department of Building and Safety.

90.PLANNING. 7 USE - ACCESSIBLE PARKING RECOMMND

A minimum of three (3) 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

PLOT PLAN:TRANSMITTED Case #: PP24153

Parcel: 279-062-012

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 USE - ACCESSIBLE PARKING (cont.)

RECOMMND

porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

90.PLANNING. 11 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. 15 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. 19 USE - EXISTING STRUCTURES

RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP24153

Parcel: 279-062-012

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 21 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

90.PLANNING. 22 USE - WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 27 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. 30 USE - ORD 810 O S FEE RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 24153 is calculated to be 0.95 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. 31 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

07/14/14  
11:40

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 35

PLOT PLAN:TRANSMITTED Case #: PP24153

Parcel: 279-062-012

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 31 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 24153 has been calculated to be 0.95 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. 5 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.



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

DATE: July 7, 2009

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Dept. of Bldg. & Safety - Grading  
Regional Parks & Open Space District.  
Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones

P.D. Trails Section-J. Jolliffe  
P.D. Landscaping Section-R. Dyo  
P.D. Archaeology Section-L. Mouriquand  
Riverside Transit Agency  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
Riv. Co. EDA Redevelopment  
2nd District Supervisor

2nd District Planning Commissioner  
Corona/Norco Unified School Dist.  
City of Corona  
Western Municipal Water Dist.  
Southern California Edison  
Southern California Gas Co.

**PLOT PLAN NO. 24153** – EA42184 – Applicant: Gilbert Gordon – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan – Community Development: Light Industrial (CD: LI) (0.25-0.60 floor area ratio) – 1.11 gross acres – Location: Northerly of La Gloria Street and westerly of Temescal Canyon Road. – Zoning: Manufacturing Service Commercial (M-SC) – **REQUEST:** The plot plan proposes to permit an existing unauthorized towing, golf cart repair and sales, tire sales and repair, and medical supply warehouse business. The project includes six existing structures: a 672 sq. ft. caretaker's unit, a 1,080 sq. ft. building, a 1,800 sq. ft. building, a 1,170 sq. ft. carport/shed, a 200 sq. ft. storage building, and an open carport. Thirty-six (36) parking spaces are proposed. - APN: 279-062-012 – Related cases: CV077573 (Construction without permits), CV0808425 (Land use without Planning Dept. approval), and CV0809248 (Mobile home installed without permit).

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on July 30, 2009**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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 **Lisa Sheldon, Project Planner**, at (951) 955-5719 or email at [lseldon@rctlma.org](mailto:lseldon@rctlma.org) / **MAILSTOP# 1070**.

COMMENTS:

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

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

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

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

**LAND DEVELOPMENT COMMITTEE**  
**2ND CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: December 7, 2010

TO:

Riv. Co. Transportation Dept.

Riv. Co. Environmental Health Dept.

Riv. Co. Public Health Dept. – Industrial Hygiene

Riv. Co. Flood Control District

Riv. Co. Fire Dept.

Riv. Co. Dept. of Building & Safety – Grading

Riv. Co. Dept of Building & Safety–Plan Check

Riv. Co. Parks & Open Space District

Riv. Co. Environmental Programs Dept.

P.D.. Geology Section-D. Jones

P.D. Landscaping Section-R Dyo

P. D. Archeology

**PLOT PLAN NO. 24153, AMENDED NO. 1 – EA42184 – Applicant: Gilbert Gordon – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan – Community Development: Light Industrial (CD: LI) (0.25-0.60 floor area ratio) – 1.11 gross acres – Location: Northerly of La Gloria Street and westerly of Temescal Canyon Road. – Zoning: Manufacturing Service Commercial (M-SC) – **REQUEST:** The plot plan proposes to permit an existing unauthorized towing, golf cart repair and sales, tire sales and repair, and medical supply warehouse business. The project includes six existing structures: a 672 sq. ft. caretaker's unit, a 1,080 sq. ft. building, a 1,800 sq. ft. building, a 1,170 sq. ft. carport/shed, a 200 sq. ft. storage building, and an open carport. Thirty-six (36) parking spaces are proposed - APN: 279-062-012 – Related cases: CV077573 (Construction without permits), CV0808425 (Land use without Planning Dept. approval), and CV0809248 (Mobile home installed without permit).**

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **January 6, 2011 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Wendell Bugtai, Project Planner**, at **(951) 955-2419**, or e-mail at **wbugtai@rctlma.org / MAILSTOP #: 1070**

COMMENTS:

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

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

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

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

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

DATE: February 14, 2012

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health-Industrial Hygiene  
Riv. Co. Flood Control District

Riv. Co. Fire Dept.  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Riv. Co. Parks & Open Space District

Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones  
P.D. Landscaping Section-R Dyo  
P.D. Archaeology Section-L. Mouriquand

**PLOT PLAN NO. 24153, AMENDED NO. 2 – EA42184 – Applicant: Gilbert Gordon – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan – Community Development: Light Industrial (CD: LI) (0.25-0.60 floor area ratio) – 1.11 gross acres – Location: Northerly of La Gloria Street and westerly of Temescal Canyon Road. – Zoning: Manufacturing Service Commercial (M-SC) – REQUEST: The plot plan proposes to permit an existing unauthorized towing, golf cart repair and sales, tire sales and repair, and medical supply warehouse business. The project includes six existing structures: a 672 sq. ft. caretaker's unit, a 1,080 sq. ft. building, a 1,800 sq. ft. building, a 1,170 sq. ft. carport/shed, a 200 sq. ft. storage building, and an open carport. Thirty-two (32) parking spaces are proposed - APN: 279-062-012 – Related cases: CV077573 (Construction without permits), CV0808425 (Land use without Planning Dept. approval), and CV0809248 (Mobile home installed without permit).**

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **March 15, 2012 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Wendell Bugtai, (951) 955-2419**, Project Planner, or e-mail at **WBUGTAI@rctlma.org / MAILSTOP #: 1070**

COMMENTS:

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

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

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

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

**LAND DEVELOPMENT COMMITTEE**  
**CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: August 27, 2012

TO:  
Landscaping Section-R Dyo

**PLOT PLAN NO. 24153** – EA42184 – Applicant: Gilbert Gordon – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan – Community Development: Light Industrial (CD: LI) (0.25-0.60 floor area ratio) – 1.11 gross acres – Location: Northerly of La Gloria Street and westerly of Temescal Canyon Road. – Zoning: Manufacturing Service Commercial (M-SC) – **REQUEST:** The plot plan proposes to permit an existing unauthorized towing, golf cart repair and sales, tire sales and repair, and medical supply warehouse business. The project includes six existing structures: a 672 sq. ft. caretaker's unit, a 1,080 sq. ft. building, a 1,800 sq. ft. building, a 1,170 sq. ft. carport/shed, a 200 sq. ft. storage building, and an open carport. Thirty-two (32) parking spaces are proposed - APN: 279-062-012 – Related cases: CV077573 (Construction without permits), CV0808425 (Land use without Planning Dept. approval), and CV0809248 (Mobile home installed without permit).

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

COMMENTS:

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

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

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

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

**LAND DEVELOPMENT COMMITTEE**  
**CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: March 10, 2014

TO:

Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check

**PLOT PLAN NO. 24153, AMENDED NO. 3 – EA42184 – Applicant: Gilbert Gordon – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan – Community Development: Light Industrial (CD: LI) (0.25-0.60 floor area ratio) – 1.11 gross acres – Location: Northerly of La Gloria Street and westerly of Temescal Canyon Road. – Zoning: Manufacturing Service Commercial (M-SC) – REQUEST:** The plot plan proposes to permit an existing car and tire repair business. The project includes six existing structures: a 295 sq. ft. storage building, a 2,551 sq. ft. car repair and tire storage building, a 1,768 sq. ft. building used for car repair, a 1,130 sq. ft. building used for car repair, a 510 sq. ft. caretaker's residence, and a 672 sq. ft. building used for car repair. Thirty-two (32) parking spaces are proposed. - APN: 279-062-012 – Related cases: CV077573, CV0808425, and CV0809248.

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

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.*

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

CC005112

**APPLICATION FOR LAND USE AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP 24153                      DATE SUBMITTED: 6-19-09

APPLICATION INFORMATION                      EA 92184                      CFB 05540

Applicant's Name: Gordon Gilbert                      E-Mail: Gordon@Gordons Custom DESIGN  
COR

Mailing Address: 516 Tewell Dr  
Hemet                      CA                      92545  
City                      Street                      State                      ZIP

Daytime Phone No: (951) 926-5619                      Fax No: (951) 926-4534

Engineer/Representative's Name: Gordon Gilbert                      E-Mail: Gordon@Gordons  
Custom DESIGNS.COM

Mailing Address: 516 Tewell Dr  
Hemet                      CA                      92545  
City                      Street                      State                      ZIP

Daytime Phone No: (951) 926-5619                      Fax No: (951) 926-4534

Property Owner's Name: Sheryl A. Gilbert                      E-Mail: Ø

Mailing Address: 516 Tewell Dr  
Hemet                      CA                      92545  
City                      Street                      State                      ZIP

Daytime Phone No: (951) 926-5619                      Fax No: (951) 926-4534

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

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

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

Gordon G. Gilbert

PRINTED NAME OF APPLICANT

*Gordon G. Gilbert*

SIGNATURE OF APPLICANT

6-19-2009

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

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

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

Sheryl A Gilbert

PRINTED NAME OF PROPERTY OWNER(S)

*Sheryl A Gilbert*

SIGNATURE OF PROPERTY OWNER(S)

6-19-09

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 279-062-012

Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

Approximate Gross Acreage: 1.11 acreage

General location (nearby or cross streets): North of Gloria St / Liberty, South of Coronita St, East of Temescal Cyn, West of Roseita Ave

Thomas Brothers map, edition year, page number, and coordinates: Page 774-A4

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

Towing / Golf Cart Repairs & Sales / Tire Sales  
and Repair / Medical Supply Warehouse  
SALES OF UNPAID STORE VEHICLES.

Related cases filed in conjunction with this request:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

If yes, provide Case No(s). \_\_\_\_\_ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide a copy: \_\_\_\_\_

Is water service available at the project site: Yes  No

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

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes  No

Is sewer service available at the site? Yes  No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 0

Estimated amount of fill = cubic yards 0

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

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_



**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

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

How many anticipated truckloads? \_\_\_\_\_ truck loads.

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

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

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

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

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

Check answer:

- Santa Ana River       Santa Margarita River       San Jacinto River       Colorado River

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) *John J. Gilbert* Date 6/19/09  
Owner/Representative (2) *Sheryl F. Gilbert* Date 6/19/09

# PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/21/2014

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

APN (s) or case numbers PP 24153 For

Company or Individual's Name Planning Department,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

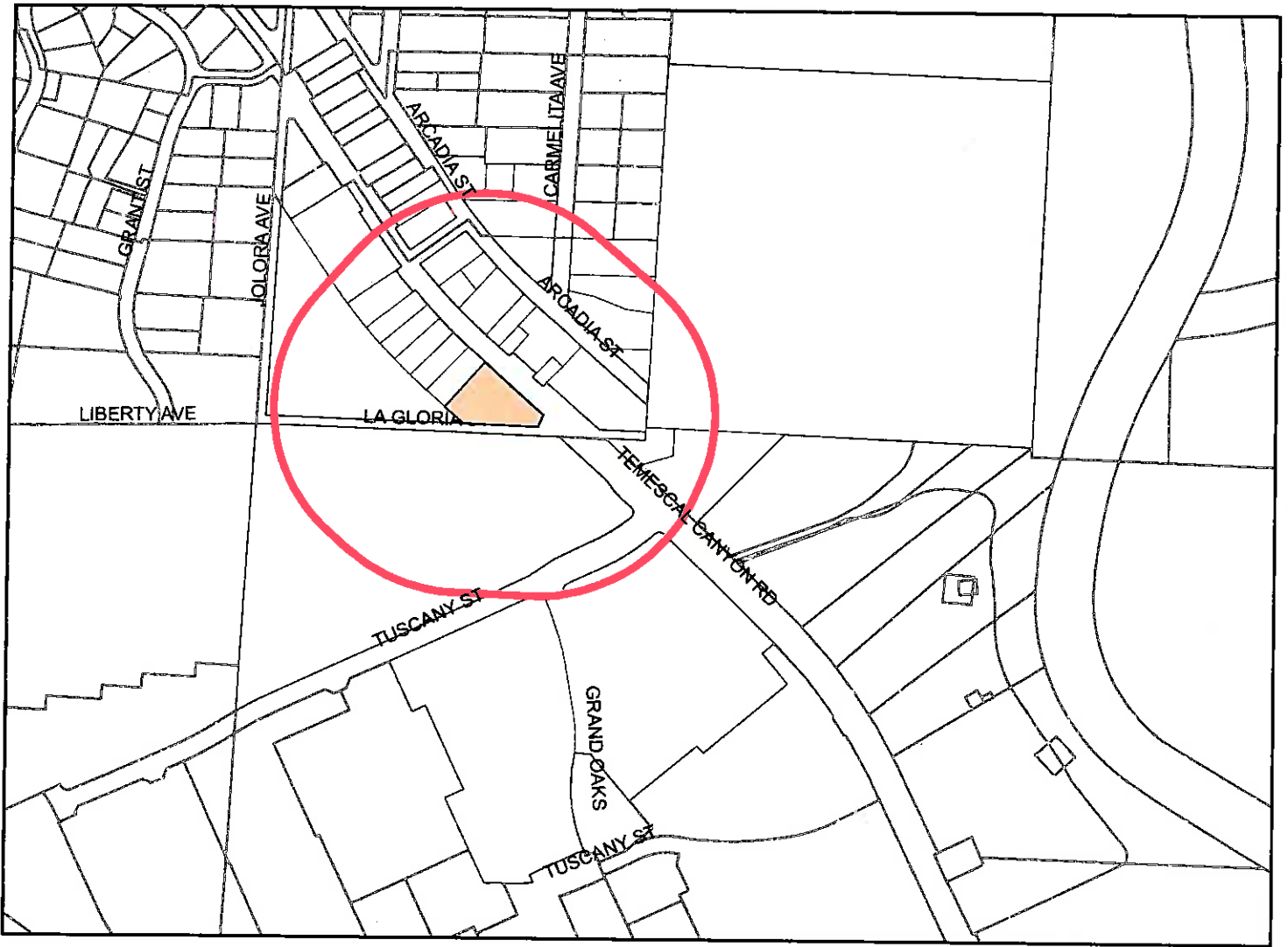
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

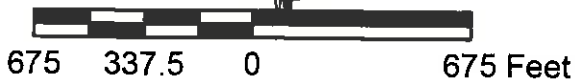
*LSA  
express  
11/21/2014*

**PP24153 (600 feet buffer)**



**Selected Parcels**

279-063-007 279-065-001 279-065-004 279-065-008 279-231-026 279-231-054 279-062-015 279-064-012 279-064-004 279-064-011  
 279-053-033 279-062-017 279-053-027 279-062-018 279-064-005 279-053-003 279-062-013 279-053-032 279-064-001 279-064-002  
 279-064-006 279-054-009 279-070-033 279-231-044 279-062-019 279-052-001 279-065-007 279-064-003 279-062-014 279-065-005  
 279-052-014 279-062-012 279-061-002 279-231-024 279-064-009 279-231-016



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: 279052001, APN: 279052001  
ANGELA LOPEZ, ETAL  
610 GREGORY CIR  
CORONA CA 92881

ASMT: 279061002, APN: 279061002  
MORTARS INC, ETAL  
C/O CARLOS FLORES CFO  
1502 SW 2ND PL  
POMPANO BEACH FL 33069

ASMT: 279052014, APN: 279052014  
SFR 2012 1 U S WEST  
C/O COLONY AMERICAN HOMES  
9305 E VIA DE VENTURA 201  
SCOTTSDALE AZ 85258

ASMT: 279062012, APN: 279062012  
SHERYL GILBERT  
516 TEWELL DR  
HEMET CA 92545

ASMT: 279053003, APN: 279053003  
SUSANNE COOPER, ETAL  
C/O JEREMY COOPER  
374 COLFAX  
CORONA CA 92880

ASMT: 279062013, APN: 279062013  
JOHN KENNELLY  
19921 TEMESCAL CANYON RD  
CORONA, CA. 92881

ASMT: 279053027, APN: 279053027  
MARIA GARCIA, ETAL  
8130 ARCADIA ST  
CORONA, CA. 92881

ASMT: 279062014, APN: 279062014  
SUSAN CUSTER, ETAL  
19931 TEMESCAL CANYON RD  
CORONA, CA. 92881

ASMT: 279053032, APN: 279053032  
MARIANNE MINOR, ETAL  
2457 N HELIOTROPE  
SANTA ANA CA 92706

ASMT: 279062015, APN: 279062015  
DEAN BRUCE  
3521 THORNLAKE ST  
LONG BEACH CA 90808

ASMT: 279053033, APN: 279053033  
FRIEDHILD BRAINARD  
8160 ARCADIA ST  
CORONA, CA. 92881

ASMT: 279062017, APN: 279062017  
G F SERVICES  
1871 CALIFORNIA AVE  
CORONA CA 92881

ASMT: 279054009, APN: 279054009  
MAXINE HENRY  
19850 CARMELITA AVE  
CORONA, CA. 92881

ASMT: 279062018, APN: 279062018  
LINDA BOICE, ETAL  
1515 COLONY WAY  
CORONA CA 92881



ASMT: 279062019, APN: 279062019  
OLD TEMESCAL CANYON  
22053 HIGHLAND ST  
WILDOMAR CA 92595

ASMT: 279064011, APN: 279064011  
EILEEN VINK  
8139 ARCADIA ST  
CORONA, CA. 92881

ASMT: 279063007, APN: 279063007  
19885 TEMESCAL CANYON  
19618 S SUSANA RD  
RANCHO DOMINGUEZ CA 90221

ASMT: 279064012, APN: 279064012  
TANYA ANDERSON, ETAL  
19060 RISING SUN RD  
CORONA CA 92881

ASMT: 279064003, APN: 279064003  
RON RINGEN, ETAL  
5222 HIGHLAND AVE  
YORBA LINDA CA 92886

ASMT: 279065001, APN: 279065001  
ABAD BARBARA L ESTATE OF  
C/O RACHELLE GILLERMAN  
6850 E KENTUCKY AVE  
ANAHEIM HILLS CA 92807

ASMT: 279064004, APN: 279064004  
DORIS FOX  
43231 WHITTIER AVE  
HEMET CA 92544

ASMT: 279065005, APN: 279065005  
JULIA OLIVEROS, ETAL  
8190 ARCADIA ST  
CORONA, CA. 92881

ASMT: 279064005, APN: 279064005  
JAN WANG  
13 VANTIS DR  
ALISO VIEJO CA 92656

ASMT: 279065007, APN: 279065007  
RICK ABAD  
19896 CARMELITA AVE  
CORONA, CA. 92881

ASMT: 279064006, APN: 279064006  
GUILLERMINA CORTEZ, ETAL  
C/O LEO CORTEZ  
20050 LAYTON ST  
CORONA CA 92881

ASMT: 279065008, APN: 279065008  
DIANE PRIEST, ETAL  
19912 CARMELITA AVE  
CORONA, CA. 92881

ASMT: 279064009, APN: 279064009  
WALTER DOUGHTY  
4040 HANCOCK ST  
SAN DIEGO CA 92110

ASMT: 279070033, APN: 279070033  
MANUFACTURING CO, ETAL  
C/O TAX DIVISION  
P O BOX 33441  
ST PAUL MN 55133



ASMT: 279231016, APN: 279231016  
WMWD  
P O BOX 5286  
RIVERSIDE CA 92517

ASMT: 279231024, APN: 279231024  
TARGET CORP  
RE EXISTING PURCHASE AGREEMENT CALIF  
1000 NICOLLET MALL TPN 12  
MINNEAPOLIS MN 55403

ASMT: 279231026, APN: 279231026  
COOKE CORONA CROSSINGS I INC, ETAL  
P O BOX 11165  
BAKERSFIELD CA 93389

ASMT: 279231044, APN: 279231044  
MURDOCK REALTY  
C/O LAURA WHITAKER  
10000 STOCKDALE STE 300  
BAKERSFIELD CA 93311

ASMT: 279231054, APN: 279231054  
CHANDLER REAL PROP  
4010 W CHANDLER  
SANTA ANA CA 92704

City of Corona  
Community Development  
400 S. Vicentia Ave.  
Corona, CA 92882

Corona-Norco Unified School District  
2820 Clark Ave.  
Norco, CA 91760

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

Southern California Gas Company  
3460 Orange St.  
Riverside, CA 92506

Applicant/Owner:  
Gordon Gilbert  
516 Tewell Drive  
Hemet, CA 92545

Eng-Rep:  
Secutrac Engineering  
Attn: Leonard Urquiza  
43300 Business Park Drive, Ste. 205  
Temecula, CA 92590

Applicant/Owner:  
Gordon Gilbert  
516 Tewell Drive  
Hemet, CA 92545

Eng-Rep:  
Secutrac Engineering  
Attn: Leonard Urquiza  
43300 Business Park Drive, Ste. 205  
Temecula, CA 92590



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
*Interim Planning Director*

**TO:**  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

**FROM:** Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

EA42184/Plot Plan No. 24153  
*Project Title/Case Numbers*

Damaris Abraham  
*County Contact Person*

951-955-5719  
*Phone Number*

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

Gordon Gilbert  
*Project Applicant*

516 Tewell Dr., Hemet, CA 92545  
*Address*

The project is located at the northwesterly corner of La Gloria Street and Temescal Canyon Road.  
*Project Location*

The plot plan proposes to permit an existing car and tire repair shop. The project includes six existing structures: a 295 sq. ft. storage building, a 2,551 sq. ft. car repair and tire storage building, a 1,768 sq. ft. building used for car repair, a 1,130 sq. ft. building used for car repair, a 672 sq. ft. building used for car repair, and a 510 sq. ft. caretaker's residence. The project also proposes 32 parking spaces.  
*Project Description*

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on August 18, 2014, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT 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.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature* Project Planner *Title* August 18, 2014 *Date*

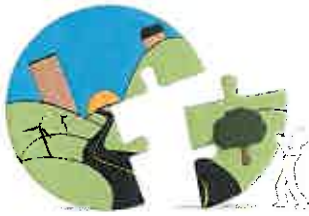
Date Received for Filing and Posting at OPR: \_\_\_\_\_

DM/dm Revised 5/16/2014  
Y:\Planning Case Files-Riverside office\PP24153\DH-PC-BOS Hearings\PP24153.NOD Form.docx

Please charge deposit fee case#: ZEA42184 ZCFG5540 \$.2,231.25

**FOR COUNTY CLERK'S USE ONLY**





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Juan C. Perez*  
*Interim Planning Director*

## NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 24153

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).

**COMPLETED/REVIEWED BY:**

By: Damaris Abraham Title: Project Planner Date: July 7, 2014

Applicant/Project Sponsor: Gordon Gilbert Date Submitted: June 19, 2009

**ADOPTED BY:** Planning Director

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 Damaris Abraham at (951) 955-5719.

Revised: 10/16/07  
Y:\Planning Case Files-Riverside office\PP24153\DH-PC-BOS Hearings\PP24153.Negative Declaration.docx

Please charge deposit fee case#: ZEA42184 ZCFG5540 \$.2,231.25  
**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* R0908976

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: GILBERT GORDON \$64.00  
paid by: CK 725  
CA F&G FEE FOR EA42184  
paid towards: CFG05540 CALIF FISH & GAME: DOC FEE  
at parcel: 19965 TEMESCAL CANYON RD COR  
appl type: CFG3

By \_\_\_\_\_ Jun 19, 2009 15:39  
MGARDNER posting date Jun 19, 2009

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R1406017

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: GILBERT GORDON \$2,181.25  
paid by: CK 1087  
CA F&G FEE FOR EA42184  
paid towards: CFG05540 CALIF FISH & GAME: DOC FEE  
at parcel: 19965 TEMESCAL CANYON RD COR  
appl type: CFG3

By \_\_\_\_\_ Jun 11, 2014 10:19  
MGARDNER posting date Jun 11, 2014

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,181.25

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

Agenda Item No.: 2.3  
Supervisory District: First/First  
Mead Valley Zoning District  
Mead Valley Area Plan  
Project Planner: Bahelila Boothe  
Director's Hearing: August 18, 2014

PLOT PLAN NO: 25319  
Applicant: Martha Villagrana  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to permit an existing unpermitted 2,592 square foot detached garage/storage and an existing unpermitted 392 square foot detached enclosed cabana with kitchen and bbq, associated with the existing 2,005 square foot existing residence on 2.29 acres

### ISSUES OF RELEVANCE:

The project has been reviewed by Riverside County Building and Safety, which applicant has applied for building permits (BAS140084, BAS140085). Project has also been reviewed and conditioned by Riverside County Health Department. A condition has added that at no time whatsoever shall the detached cabana with kitchen and bbq be rented for special occasions or events.

**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 Mead Valley Area Plan.
3. The detached accessory uses are a permitted use in the general plan designation.
4. The detached accessory buildings are a permitted use, subject to approval of a plot plan in the Light Agricultural (A-1-1) zone.
5. The detached accessory building uses are consistent with the development standards set forth in the A-1-1 zone.
6. The existing unpermitted 2,592 square foot garage/storage and the 293 square foot detached cabana with kitchen and bbq are considered detached accessory buildings under Section 18.18 of Ordinance No. 348.
7. The detached 2,592 square foot garage/storage and 392 square foot cabana with kitchen and bbq are compatible with the character of the surrounding community.

*P.M.*

8. The detached accessory 2,592 square foot garage/storage building is located 60 feet from the main residence and the detached cabana with kitchen and bbq is located 55 feet from the main building and is compatible with the character of 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 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. 25319**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

PLOT PLAN:ADMINISTRATIVE Case #: PP25319

Parcel: 295-080-045

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                    PPA - PROJECT DESCRIPTION                    RECOMMND

The use hereby permitted is a proposal to permit an existing unpermitted 2,592 square foot detached garage/storage building and a 392 square foot detached cabana with kitchen and bbq, associated with the 2,005 square foot main residence on 2.29 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 #: PP25319

Parcel: 295-080-045

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. 25319 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25319, Exhibit A, Amd #2, dated July 3, 2014. (Site Plan - Garage/Cabana)

APPROVED EXHIBIT B = Plot Plan No. 25319, Exhibit B, Amd#2, dated July 3, 2014. (Elevations - Garage/Cabana)

APPROVED EXHIBIT C = Plot Plan No. 25319, Exhibit C, Amd#2, dated July 3, 2014. (Floor Plan - Garage/Cabana)

10. EVERY. 4 PPA - NO COMMERCIAL USE RECOMMND

At no time whatsoever shall the owner or successor in interest be allowed to rent these structures on this parcel for special occasions or events, nor shall it be used for any commercial use/business.

BS PLNCK DEPARTMENT

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

The conditional approval is based on the building plan (BAS140084 & BAS140085) approvals and subsequent required approved final inspections from the building department within 90 days of the current plot plan approval.

E HEALTH DEPARTMENT

10.E HEALTH. 1 PP 25319 - COMMENTS RECOMMND

Plot Plan 25319 is proposing to construct a 2,592 square foot detached garage WITHOUT any plumbing as well as a 392 square foot detached cabana with kitchen and bbq. The location of the primary residence's existing septic system was verified by a C42 Certification performed by Davis Plumbing on 8/2/13.

Prior to the Issuance of a Building Permit, the applicant shall address the following:

1) Provide a floor plan of the detached 392 square foot detached outdoor cabana with kitchen and bbq.

PLOT PLAN:ADMINISTRATIVE Case #: PP25319

Parcel: 295-080-045

10. GENERAL CONDITIONS

10.E HEALTH. 1                    PP 25319 - COMMENTS (cont.)                    RECOMMND

2) If plumbing is proposed in the 392 square foot detached cabana with kitchen and bbq, a dedicated onsite wastewater treatment system shall be required. The applicant must submit an original copy of soils percolation report along with a detailed contoured plot plan showing the location of all required detail as specified in the Department of Environmental Health's (DEH) Technical Guidance Manual.

3) Applicable fees shall apply.

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. 25319 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:



PLOT PLAN:ADMINISTRATIVE Case #: PP25319

Parcel: 295-080-045

10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25319

Parcel: 295-080-045

10. GENERAL CONDITIONS

10.PLANNING. 4 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

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.

20.PLANNING. 2 PPA - EXISTING STRUCTURE (1) RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS  
PERMIT, the permittee or the permittee's successors-in-  
interest shall apply to the Building and Safety Department  
for all necessary permits, including the submission of all  
required documents and fees for any plan check review as  
determined by the Director of the Department of Building  
and Safety, to ensure that all existing buildings,  
structures and uses are in compliance with Ordinance No.  
348 and Ordinance No. 457 and the conditions of approval

PLOT PLAN:ADMINISTRATIVE Case #: PP25319

Parcel: 295-080-045

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 PPA - EXISTING STRUCTURE (1) (cont.) RECOMMND  
of this permit.

20.PLANNING. 4 PPA - UNPERMITTED STRUCTURE RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits related to the unpermitted 2,592 square foot detached garage/storage and the 392 square foot detached cabana with kitchen and bbq, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety.

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - E.HEALTH CLEARANCE REQ. RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING 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 #2, dated July 3, 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 #2, dated July 3, 2014.

80.PLANNING. 3 PPA - EXISTING STRUCTURE RECOMMND

PRIOR TO BUILDING PERMIT ISSUANCE, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance

07/17/14  
15:22

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 7

PLOT PLAN:ADMINISTRATIVE Case #: PP25319

Parcel: 295-080-045

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3                    PPA - EXISTING STRUCTURE (cont.)                    RECOMMND

with Ordinance No. 348 and Ordinance No. 457 and the  
conditions of approval of this permit.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1                    USE- E.HEALTH CLEARANCE REQ                    RECOMMND

Environmental Health Clearance prior to final inspection.

RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
295-080-045

**LEGEND**

SELECTED PARCEL

INTERSTATES

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.

STANDARD WITH PERMITS REPORT

**APNs**

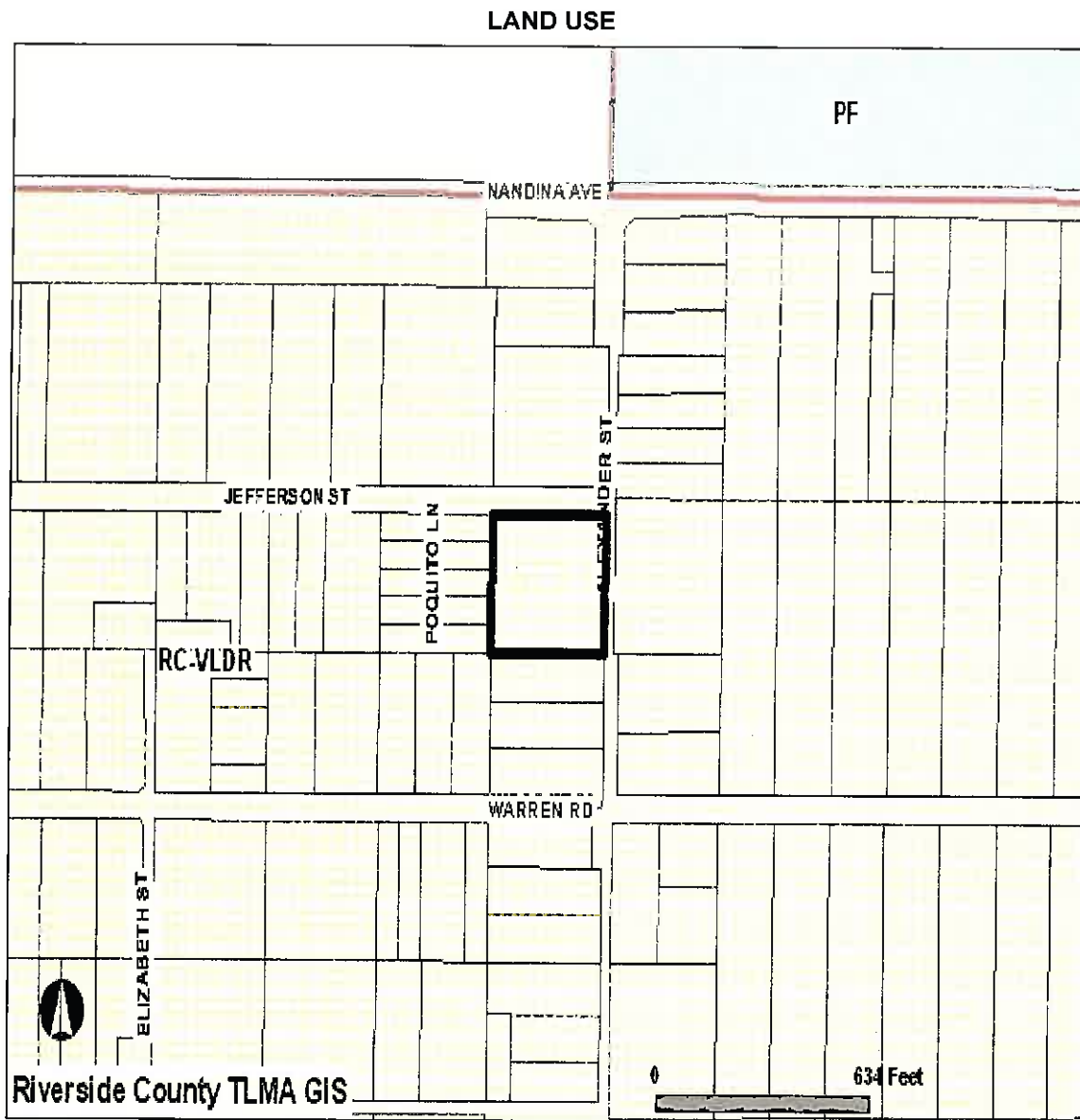
295-080-045-3

**OWNER NAME**

NOT AVAILABLE ONLINE

**ADDRESS**

295-080-045  
17681 ALEXANDER ST



**Selected parcel(s):**  
295-080-045

**LAND USE**

- SELECTED PARCEL
- INTERSTATES
- HIGHWAYS
- PARCELS
- PF - PUBLIC FACILITIES
- 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...Wed Jul 16 12:18:33 2014

Version 131127





**Selected parcel(s):**  
295-080-045

**ZONING**

- SELECTED PARCEL
- ZONING BOUNDARY
- N INTERSTATES
- A-1-1
- N HIGHWAYS
- R-R, R-R-1, R-R-1/2
- PARCELS

**\*IMPORTANT\***

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

STANDARD WITH PERMITS REPORT

**APNs**

295-080-045-3

**OWNER NAME**

NOT AVAILABLE ONLINE

**ADDRESS**



**COUNTY OF RIVERSIDE  
DEPARTMENT OF ENVIRONMENTAL HEALTH**

**CERTIFICATION OF EXISTING SUBSURFACE DISPOSAL SYSTEM**

**Land Use & Water Resources**

Western Riverside County  
3880 Lemon Street • Suite 200 • Riverside • CA • 92502  
Phone: (951) 955-8980 • Fax: (951) 955-8988

Eastern Riverside County  
47-950 Arabia Street • Suite A • Indio • CA • 92201  
Phone: (760) 863-7570 • Fax: (760) 863-7013

Property Information: APN: 295-080-045 Date of Inspection: 8/2/13  
1. Owner: Jose E. Varela Address: 17681 Alexander St City: Perris

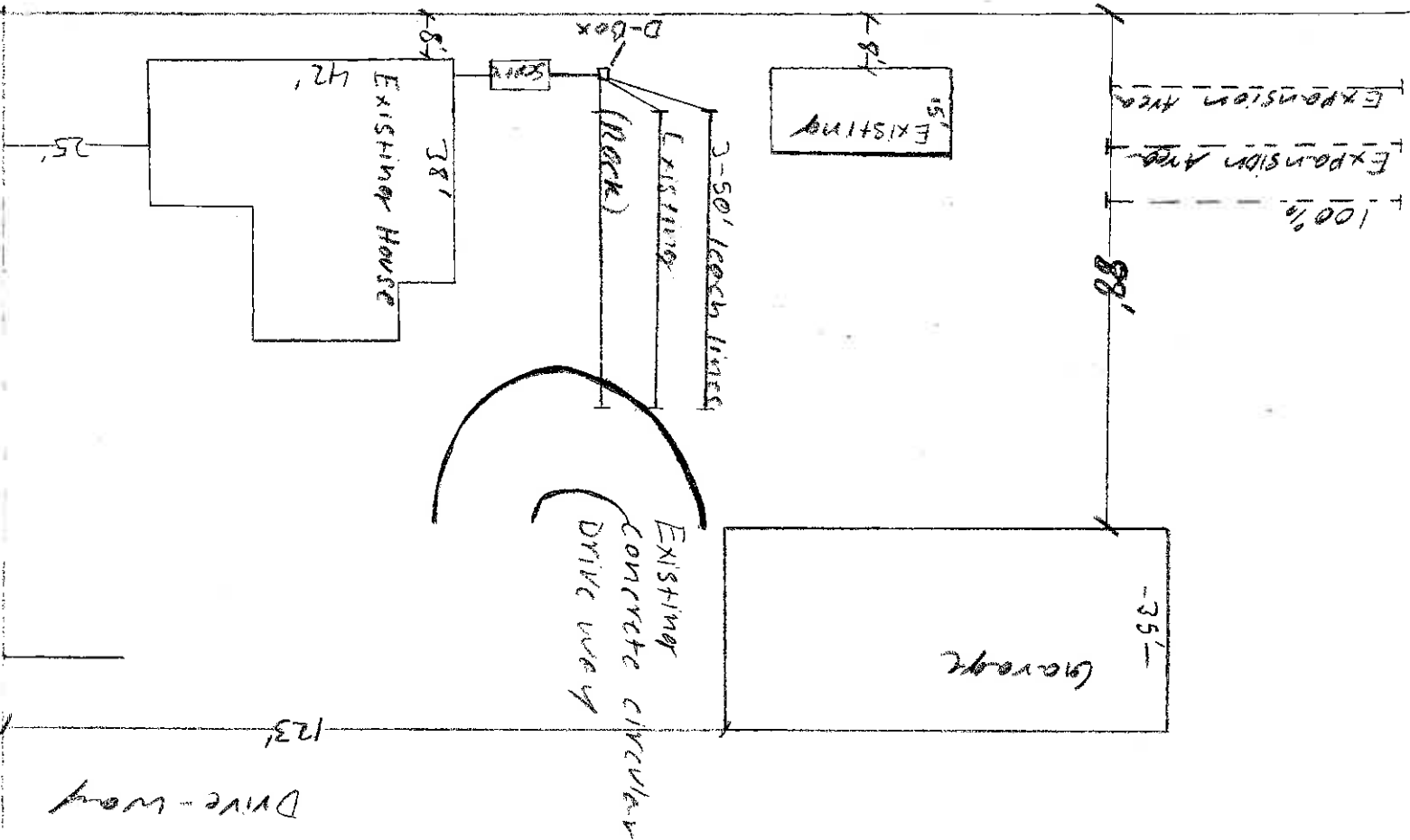
**FAILURE TO PROVIDE ALL REQUIRED INFORMATION SHALL PREVENT OWNER FROM OBTAINING ENVIRONMENTAL HEALTH APPROVAL**

2. Show design and location on a scale of 1:20 or 1:40 of the sewage disposal system and 100% expansion area in relation to attached dwellings, structures, wells, rocks, watercourses, etc.
3. a. I examined existing subsurface sewage disposal system at the above location on 8/2/13 and determined that the tank capacity is 1200 gallons and that there is 450 sq. ft. of leach line bottom area. There are bedrooms in the dwelling and there are 23 fixture units.  
 b. There are 3 leach line(s), each 50 ft. long.  Rock  Plastic Chamber  
 d. There are \_\_\_\_\_ Seepage pit(s), each \_\_\_\_\_ in. diameter, and \_\_\_\_\_ ft. TD. \_\_\_\_\_ ft. BI  
 e. The leach bed is \_\_\_\_\_ ft. by \_\_\_\_\_ ft., total \_\_\_\_\_ sq. ft. of leached area.
4. a. Construction of septic tank (Please check one of the following):  
 Concrete  Fiberglass  Steel  Other: \_\_\_\_\_  
 b. Internal dimensions of septic: Length 8 ft. Width 6 ft. Depth 5 ft.  
 c. Condition of tank (please check yes or no for each question):  
 Inlet Tee present?  Yes  No  
 Tank Structure deteriorated?  Yes  No  
 Outlet Tee present?  Yes  No  
 Effluent Filter Present?  Yes  No  
 Two compartments?  Yes  No  
 d. Condition of D-Box: Level?  Yes  No Replaced?  Yes  No Septic Effluent?  Yes  No
5. a. While pumping the tank, did effluent flow back into tank from absorption system?  Yes  No  
 b. Prior to pumping, was the liquid level in the tank above the outlet tee?  Yes  No  
 c. Was the area around the lids oxidized?  Yes  No  
 d. Is design of system gravity feed?  Yes  No  
 e. Were well(s) observed on this or adjacent property?  Yes  No  
 If yes, indicate distance of well from: Septic tank \_\_\_\_\_ ft. Leach lines \_\_\_\_\_ Seepage Pits \_\_\_\_\_ ft.  
 f. Distance from springs, lakes, and natural water courses (check all that apply)  
 Septic Tank \_\_\_\_\_ ft.  Leach lines \_\_\_\_\_ ft.  Seepage Pits \_\_\_\_\_ ft.  
 g. Is sewer is within 200 ft. of system and abuts property line?  Yes  No  
 Additional Comments: \_\_\_\_\_
- h. How long has dwelling been vacant? (if applicable) \_\_\_\_\_ months \_\_\_\_\_ weeks  N/A
6. a.  It is my opinion that the system appears to be in good working order and can be expected to function properly with proper maintenance. No repairs are necessary at this time.  
 b.  It is my opinion that the system is not in good working order and will not function properly without the following repairs: \_\_\_\_\_

I certify under penalty of perjury that the foregoing is true and correct.

Signature: Davis Plumbing Print Name: \_\_\_\_\_  
 Contractor License No. PO Box 871 • Perris, CA 92572 Expiration Date: \_\_\_\_\_  
(951) 657-0393 • Fax (951) 943-4632  
 Pumper Co.: Lic. #365794 • Exp. Nov. 30, 2013 Phone Number: \_\_\_\_\_  
 Address: Norman Davis, Jr. City: \_\_\_\_\_ Zip: \_\_\_\_\_





Owner:  
 Jose E. Varela  
 17681 Alexander St.  
 Perris CA 92570  
 951-722-5569

Property:  
 3 - Bedroom  
 1200 Gallon Septic Tank  
 450 sq Bottom Area  
 3 Lines 50' Long 3' Wide  
 + 100% Expansion  
 150 Linear Ft. of 3' Trench

**Davis Plumbing**  
 Norman Davis Jr.  
 PO Box 871 • Perris, CA 92572  
 (951) 657-0393 • Fax (951) 943-4632  
 Lic. #365794 • exp. Nov. 30, 2015  
 8/2/15

← Property continues

334' Ft.

## PROPERTY OWNERS CERTIFICATION FORM

I, Stella Spadafora certify that on July 17, 2014,

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

APN (s) or case numbers PP25319 For

Company or Individual's Name RCIT - GIS,

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.

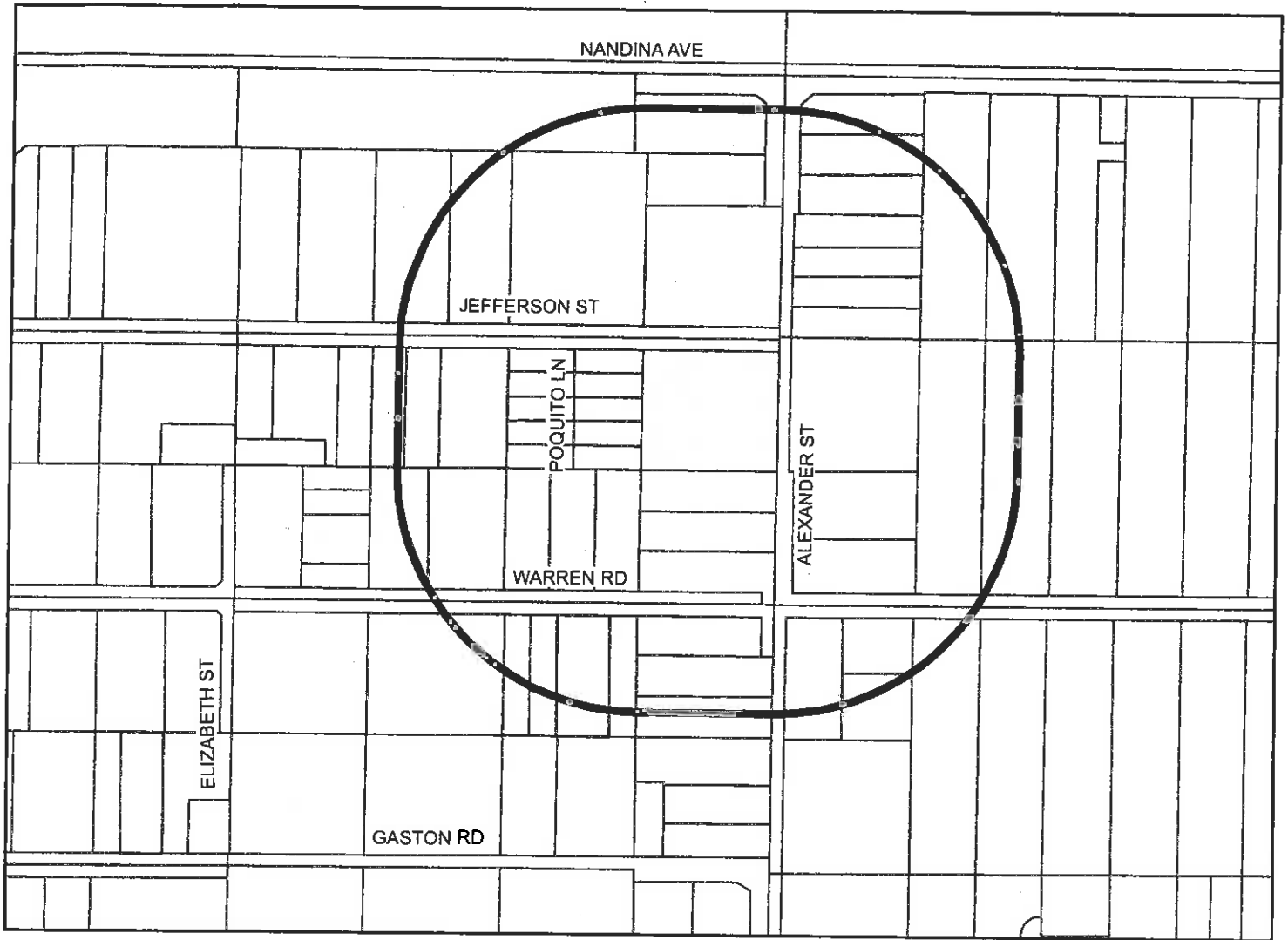
TITLE GIS Analyst Signature : \_\_\_\_\_

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-3288

**PP25319**  
**(600 Feet Radius)**



**Selected Parcels**

295-090-009	295-070-010	295-080-014	295-080-015	295-130-005	295-090-020	295-080-029	295-080-040	295-070-011	295-130-003
295-130-002	295-080-020	295-120-004	295-080-017	295-090-021	295-080-010	295-080-043	295-110-015	295-080-016	295-110-003
295-080-011	295-070-012	295-080-019	295-080-012	295-120-009	295-110-007	295-090-023	295-080-045	295-070-014	295-080-042
295-110-005	295-110-004	295-120-010	295-110-008	295-130-001	295-080-034	295-070-013	295-080-044	295-070-001	295-120-001
295-090-008	295-090-025	295-110-017	295-110-016	295-120-005	295-070-015	295-090-022	295-080-036	295-080-041	295-110-006
295-090-024	295-080-046	295-080-047	295-080-035	295-080-009					



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ASMT: 295070001, APN: 295070001  
ROSALIE BLACKBURN, ETAL  
20197 NANDINA AVE  
PERRIS CA 92570

ASMT: 295080009, APN: 295080009  
AVANELL KERR, ETAL  
P O BOX 1060  
WINCHESTER CA 92596

ASMT: 295070010, APN: 295070010  
GLORIA MENDOZA, ETAL  
17515 ALEXANDER ST  
PERRIS, CA. 92570

ASMT: 295080010, APN: 295080010  
FRANK BURLING  
P O BOX 2314  
SUN CITY CA 92586

ASMT: 295070011, APN: 295070011  
CESAR RODRIQUEZ  
17521 ALEXANDER ST  
PERRIS, CA. 92570

ASMT: 295080011, APN: 295080011  
JAMESETTA HODGENS, ETAL  
17675 POQUITO LN  
PERRIS, CA. 92570

ASMT: 295070012, APN: 295070012  
MARGARITA ARCINIEGA, ETAL  
2195 SAINT LAWRENCE ST  
RIVERSIDE CA 92504

ASMT: 295080012, APN: 295080012  
LISA MILLER, ETAL  
17687 POQUITO LN  
PERRIS, CA. 92570

ASMT: 295070013, APN: 295070013  
LUTHER WINZER  
20450 JEFFERSON AVE  
PERRIS, CA. 92570

ASMT: 295080014, APN: 295080014  
ALICIA RAMIREZ  
21095 KINNEY ST  
PERRIS CA 92570

ASMT: 295070014, APN: 295070014  
JUAN RENTERIA  
20344 JEFFERSON ST  
PERRIS, CA. 92570

ASMT: 295080015, APN: 295080015  
ALICIA RAMIREZ  
17664 POQUITO LN  
PERRIS, CA. 92570

ASMT: 295070015, APN: 295070015  
RICARDO JIMENEZ  
20320 JEFFERSON ST  
PERRIS, CA. 92570

ASMT: 295080016, APN: 295080016  
KIMBER WINTERS, ETAL  
20200 GASTON RD  
PERRIS CA 92570



ASMT: 295080017, APN: 295080017  
SHERRY ALLEN, ETAL  
29368 LAKE HILLS DR  
MENIFEE CA 92585

ASMT: 295080040, APN: 295080040  
BENSON HERBERT ESTATE OF  
C/O REGINALD LYDIA  
20231 JEFFERSON ST  
PERRIS CA 92570

ASMT: 295080019, APN: 295080019  
DONNA WILLIAMS, ETAL  
17701 ALEXANDER ST  
PERRIS, CA. 92570

ASMT: 295080041, APN: 295080041  
TERRY RYE  
5417 GRIDLEY WAY  
RIVERSIDE CA 92505

ASMT: 295080020, APN: 295080020  
SUSANA RAMIREZ, ETAL  
17711 ALEXANDER ST  
PERRIS, CA. 92570

ASMT: 295080042, APN: 295080042  
JUAN RENTERIA  
20343 JEFFERSON ST  
PERRIS, CA. 92570

ASMT: 295080029, APN: 295080029  
BARBARA MARTIN  
381 S 3RD ST  
KERMAN CA 93630

ASMT: 295080043, APN: 295080043  
HELEN KERR, ETAL  
26541 HEMPSTEAD CT  
SUN CITY CA 92586

ASMT: 295080034, APN: 295080034  
LOUISE TUCKER  
20378 WARREN RD  
PERRIS, CA. 92570

ASMT: 295080044, APN: 295080044  
MAXINE PIERSON  
15181 VAN BUREN NO 208  
RIVERSIDE CA 92504

ASMT: 295080035, APN: 295080035  
VIVIAN ANAYA  
20410 WARREN RD  
PERRIS, CA. 92570

ASMT: 295080045, APN: 295080045  
NELIDA VARELA, ETAL  
17681 ALEXANDER ST  
PERRIS, CA. 92570

ASMT: 295080036, APN: 295080036  
ROBERT VALENZUELA  
20430 WARREN RD  
PERRIS, CA. 92570

ASMT: 295080047, APN: 295080047  
ANNA MUSGRAVE, ETAL  
20102 JEFFERSON ST  
PERRIS CA 92570



ASMT: 295090008, APN: 295090008  
PATRICIA IBARRA  
17773 ALEXANDER ST  
PERRIS, CA. 92570

ASMT: 295090025, APN: 295090025  
PO WU  
11620 ALLEN  
TUSTIN CA 92782

ASMT: 295090009, APN: 295090009  
AGUSTIN ANDALON  
17787 ALEXANDER ST  
PERRIS, CA. 92570

ASMT: 295110003, APN: 295110003  
YECENIA SANCHEZ, ETAL  
17562 ALEXANDER ST  
PERRIS CA 92570

ASMT: 295090020, APN: 295090020  
JULIA SANCHEZ, ETAL  
20353 WARREN RD  
PERRIS, CA. 92570

ASMT: 295110004, APN: 295110004  
LA MARSHALL  
20389 HAINES ST  
PERRIS CA 92570

ASMT: 295090021, APN: 295090021  
ELSA RAMIREZ  
1460 CARON CT  
PERRIS CA 92571

ASMT: 295110005, APN: 295110005  
ESTHER VALDEZ, ETAL  
21450 VIA LIAGO DR  
PERRIS CA 92570

ASMT: 295090022, APN: 295090022  
RLLPSP  
C/O RANDOLPH L LEVIN  
P O BOX 784  
SOLANA BEACH CA 92075

ASMT: 295110006, APN: 295110006  
CASEE TALLEY, ETAL  
17590 ALEXANDER ST  
PERRIS, CA. 92570

ASMT: 295090023, APN: 295090023  
CLEOTILDE UGALDE, ETAL  
20435 WARREN RD  
PERRIS, CA. 92570

ASMT: 295110007, APN: 295110007  
BRENDA NEU, ETAL  
20621 NANDINA AVE  
PERRIS, CA. 92570

ASMT: 295090024, APN: 295090024  
BONNIE OLIPHANT, ETAL  
19472 NANDINA  
RIVERSIDE CA 92508

ASMT: 295110008, APN: 295110008  
SHIRLEY GREEN, ETAL  
20633 NANDINA AVE  
PERRIS, CA. 92570



ASMT: 295110015, APN: 295110015  
MARY STODDARD, ETAL  
400 MT SHASTA DR  
NORCO CA 92860

ASMT: 295120010, APN: 295120010  
MARIA TORRES, ETAL  
13305 CRENSHAW BLV NO 5  
HAWTHORNE CA 90250

ASMT: 295110016, APN: 295110016  
RAFAEL SERRANO  
17520 ALEXANDER ST  
PERRIS, CA. 92570

ASMT: 295130001, APN: 295130001  
ELMER BRUSH, ETAL  
22914 VIA SANTANA  
NUEVO CA 92567

ASMT: 295110017, APN: 295110017  
MARIA GONZALEZ, ETAL  
17540 ALEXANDER ST  
PERRIS, CA. 92570

ASMT: 295130002, APN: 295130002  
MARTHA RANGEL, ETAL  
6136 ANDALUSIA AVE  
RIVERSIDE CA 92509

ASMT: 295120001, APN: 295120001  
BIBI SHENGHUR, ETAL  
17660 ALEXANDER ST  
PERRIS, CA. 92570

ASMT: 295130003, APN: 295130003  
DANA MANCINELLI  
21981 PALM LANE ST  
PERRIS CA 92570

ASMT: 295120004, APN: 295120004  
PATRICIA BATES, ETAL  
20600 WARREN RD  
PERRIS, CA. 92570

ASMT: 295130005, APN: 295130005  
DEBORAH DIGHERA, ETAL  
20581 WARREN RD  
PERRIS, CA. 92570

ASMT: 295120005, APN: 295120005  
RAUL DELEON  
20620 WARREN RD  
PERRIS, CA. 92570

ASMT: 295120009, APN: 295120009  
MARIA ROBLES, ETAL  
17690 ALEXANDER ST  
PERRIS, CA. 92570



Agenda Item No.: 204  
Supervisory District: Third/Third  
Cahuilla Zoning Area  
RMAP Area Plan  
Project Planner: Bahelila Boothe  
Director's Hearing: August 18, 2014

PLOT PLAN NO: 25589  
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 1,200 square foot detached private garage, associated with the existing 2,152 square foot main residence with attached garage on 2.65 acres, located at 49555 Paiute Court, Aguanga.

### ISSUES OF RELEVANCE:

The project has been reviewed and conditioned by Riverside County Fire Department and Riverside County Health Department

FINDINGS: The following findings are incorporated herein.

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: Estate Density Residential (2 Acres Minimum) REMAP Area Plan.
3. The detached accessory use is consistent with the general plan designation and all other sections of the General Plan.
4. The detached accessory building is a permitted use, subject to approval of a plot plan in the One Family Dwelling Residential (R-1-2 ½) zone.
5. The detached accessory building use is consistent with the development standards set forth in the R-A-2 ½ zone.
6. The proposed 1,200 square foot private garage is considered detached accessory buildings under Section 18.18 of Ordinance No. 348. Project is also consistent with the setbacks and heights of zone.
7. The detached accessory 1,200 square foot private garage is located 90 feet from the main building and is compatible with the character of surrounding community.

MS



8. 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. 25589**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

PLOT PLAN:ADMINISTRATIVE Case #: PP25589

Parcel: 584-060-006

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                    PPA - PROJECT DESCRIPTION                    RECOMMND

The use hereby permitted is proposal to construct a 1,200 square foot detached private garage, associated with the existing 2,152 square foot main residence with attached garge on 2.65 acres, located at 49555 Paiute Court, Aguanga.

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.

07/25/14  
13:26

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:ADMINISTRATIVE Case #: PP25589

Parcel: 584-060-006

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 lot Plan No. 25589 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25589, Exhibit A, Amd#1, dated July 17, 2014. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25589, Exhibit B, Amd#1, dated July 17, 2014. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25589, Exhibit C, Amd#1, dated July 17, 2014. (Floor Plan)

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE -BUILDING & SAFETY INEFFECT

Approval to build a 1200 sq ft garage is approved as described. But the permit process has not been started yet, so the following conditions will apply to complete the process:

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 #: PP25589

Parcel: 584-060-006

10. GENERAL CONDITIONS

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

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NO PLUMBING INEFFECT

No plumbing allowed in detached garage.

FIRE DEPARTMENT

10.FIRE. 1 USE SETBACK REQUIREMENT RECOMMND

GARAGE TO BE SETBACK 30 FEET FROM PROPERITY LINES.

10.FIRE. 2 USE-#21-HAZARDOUS FIRE AREA RECOMMND

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.1.

10.FIRE. 3 USE-#005-ROOFING MATERIAL RECOMMND

All buildings shall be constructed with class B roofing material as per the California Building Code.

PLOT PLAN:ADMINISTRATIVE Case #: PP25589

Parcel: 584-060-006

10. GENERAL CONDITIONS

10.FIRE. 4 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. 5 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. 6 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 building.

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. 25589 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.

PLOT PLAN:ADMINISTRATIVE Case #: PP25589

Parcel: 584-060-006

10. GENERAL CONDITIONS

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

RECOMMND

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.

Fire Department Planning  
2300 Market Street, Suite 150  
Riverside, CA 92501

PLOT PLAN:ADMINISTRATIVE Case #: PP25589

Parcel: 584-060-006

10. GENERAL CONDITIONS

10.PLANNING. 3            PPA - SETBACKS IN HIGH FIRE (cont.)            RECOMMND  
                         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.

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

07/25/14  
13:26

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 7

PLOT PLAN:ADMINISTRATIVE Case #: PP25589

Parcel: 584-060-006

80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1 USE-#51-WATER CERTIFICATION (cont.) RECOMMND

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, Amd#1, dated July 17, 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 July 17, 2014.



RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
584-060-006

**\*IMPORTANT\***

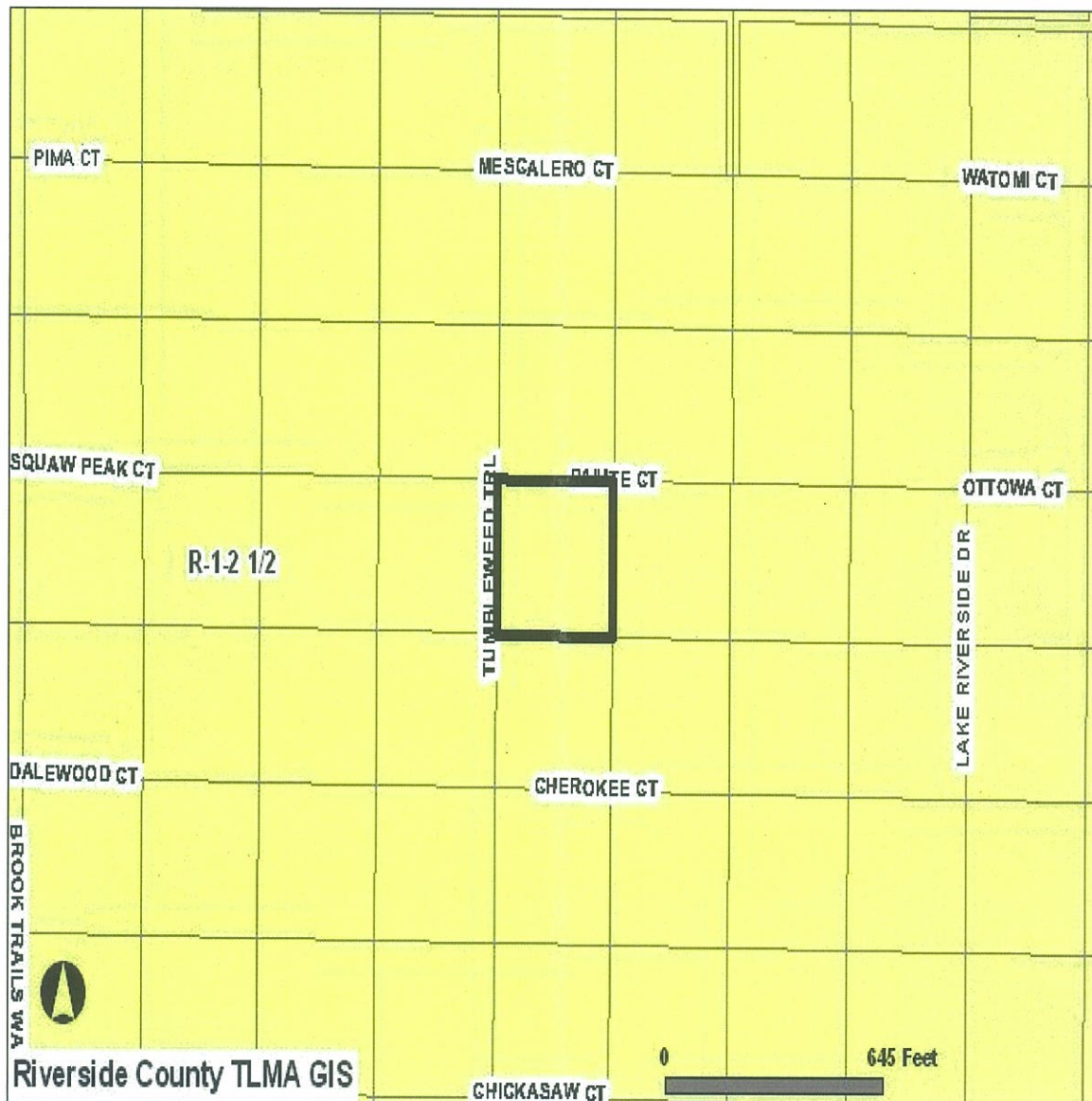
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness 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 Jul 25 13:24:43 2014

Version 131127



2014 ZONING



Selected parcel(s):  
584-060-006

ZONING

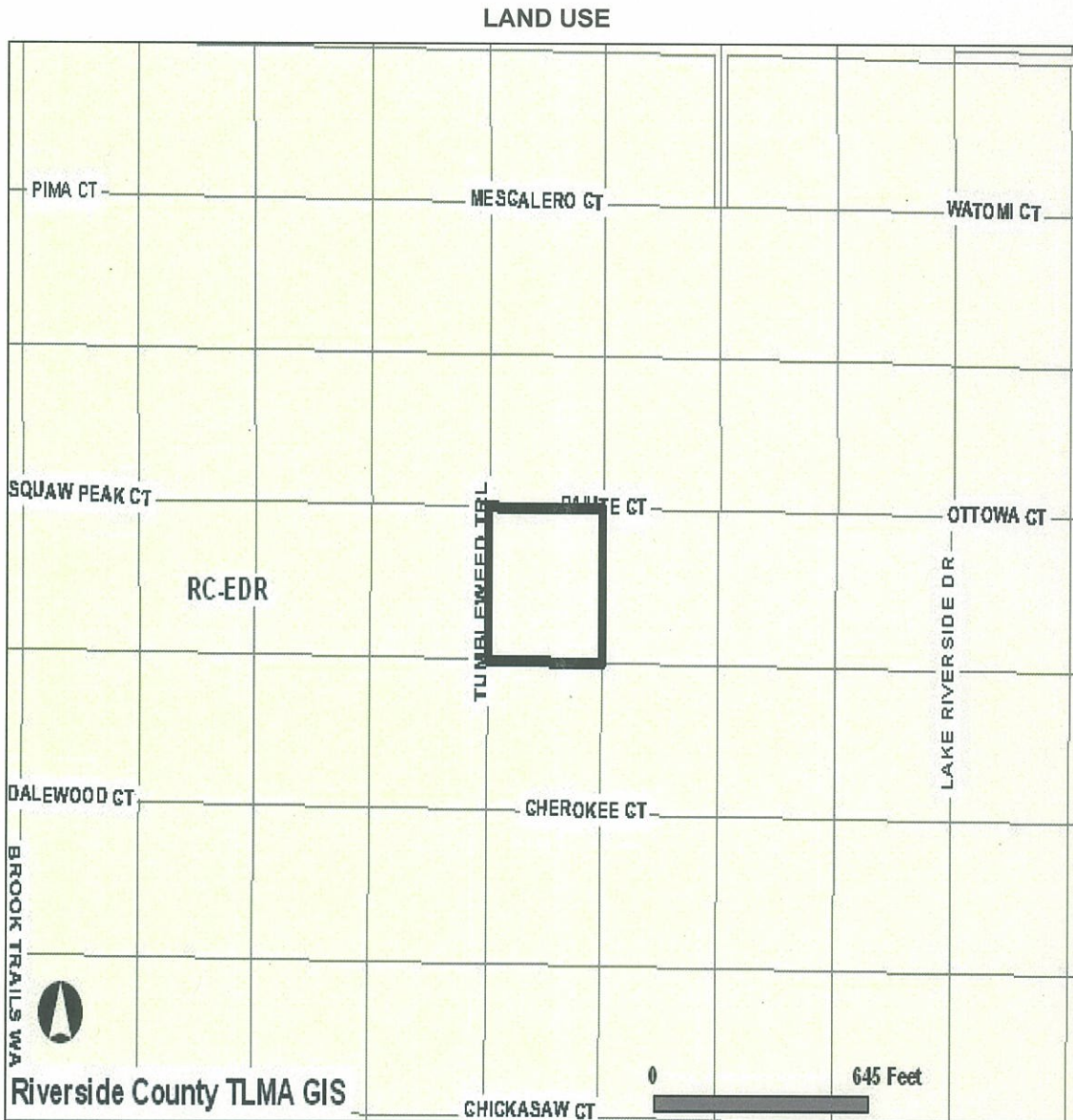
- SELECTED PARCEL
- ZONING BOUNDARY
- N INTERSTATES
- M HIGHWAYS
- R-1-2 1/2
- PARCELS

**\*IMPORTANT\***

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

REPORT PRINTED ON...Fri Jul 25 13:26:33 2014

Version 131127



Selected parcel(s):  
584-060-006

LAND USE

- SELECTED PARCEL
- N INTERSTATES
- M HIGHWAYS
- PARCELS
- EDR-RC - RURAL COMMUNITY
- ESTATE DENSITY
- RESIDENTIAL

**\*IMPORTANT\***

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REPORT PRINTED ON...Fri Jul 25 13:27:23 2014

Version 131127

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/22/2014.

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

APN (s) or case numbers PP 25589 For

Company or Individual's Name Planning Department,

Distance buffered 800'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

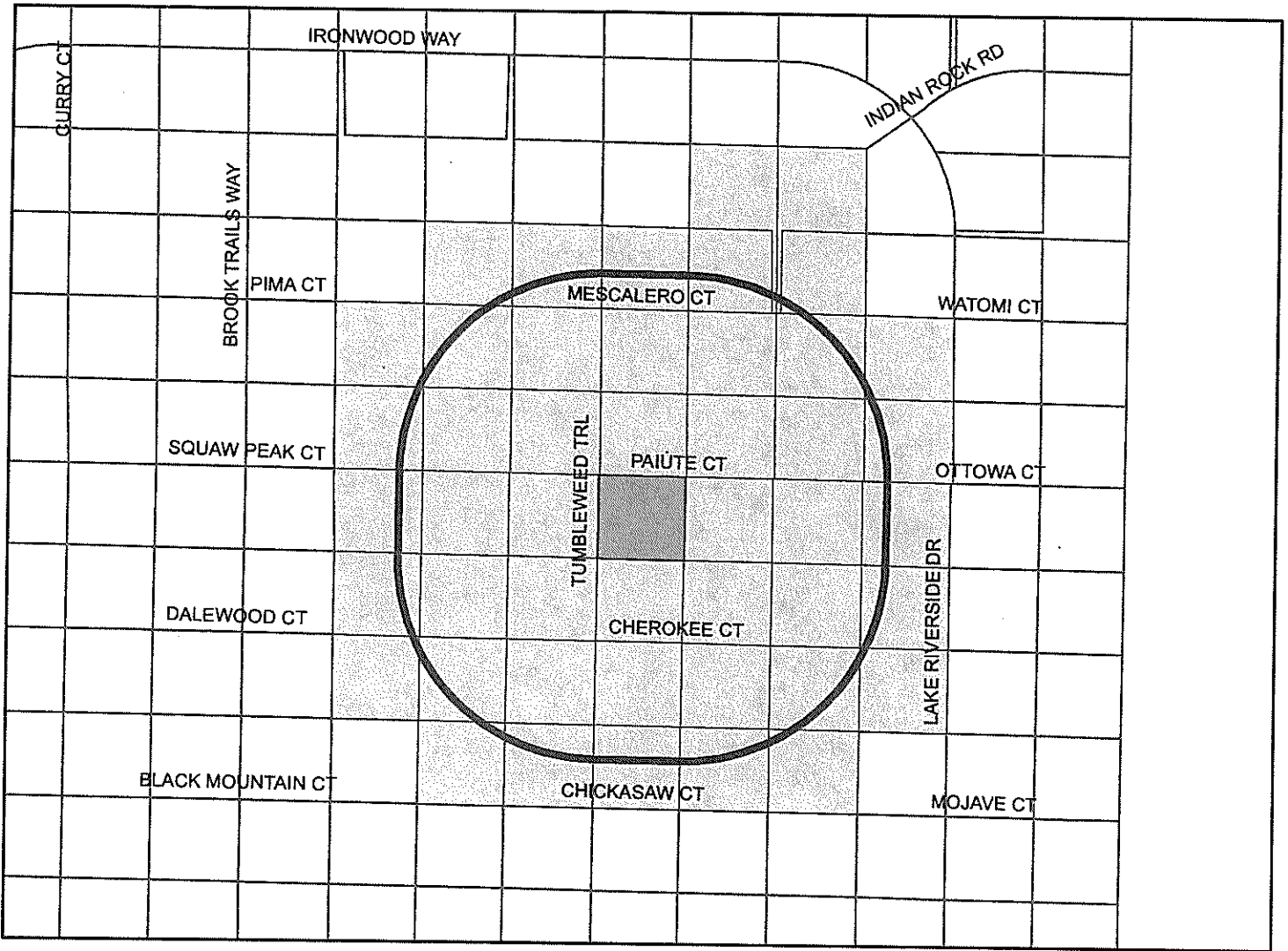
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

**PP25589 (800 feet buffer)**



**Selected Parcels**

584-070-001 584-050-019 584-050-010 584-050-011 584-060-028 584-070-012 584-060-010 584-050-029 584-060-005 584-050-012  
 584-060-004 584-050-020 584-060-024 584-060-020 584-050-021 584-060-012 584-050-009 584-060-008 584-070-013 584-060-011  
 584-060-027 584-060-026 584-050-026 584-050-027 584-050-023 584-060-014 584-060-021 584-060-029 584-050-005 584-060-006  
 584-060-007 584-060-003 584-060-022 584-050-022 584-050-030 584-060-009 584-060-023 584-060-013 584-040-028 584-040-015  
 584-060-019 584-050-025 584-060-025 584-050-004 584-050-013 584-050-024 584-050-028



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ASMT: 584040015, APN: 584040015  
SCOTT RICHARDSON  
26426 ARBORETUM WY NO 805  
MURRIETA CA 92563

ASMT: 584050012, APN: 584050012  
JANICE COLEMAN, ETAL  
49650 MESCALERO CT  
AGUANGA, CA. 92536

ASMT: 584040028, APN: 584040028  
S JAMES  
49458 SQUAW PEAK CT  
AGUANGA, CA. 92536

ASMT: 584050013, APN: 584050013  
REBECCA PACKARD, ETAL  
49730 MESCALERO CT  
AGUANGA CA 92536

ASMT: 584050004, APN: 584050004  
REBECCA PACKARD, ETAL  
49730 MESCALERO RD  
AGUANGA, CA. 92536

ASMT: 584050019, APN: 584050019  
LUIS RAYA, ETAL  
40407 LAKE RIVERSIDE DR  
AGUANGA, CA. 92536

ASMT: 584050005, APN: 584050005  
PATRICK NEWLANDER  
49700 MESCALERO CT  
AGUANGA, CA. 92536

ASMT: 584050020, APN: 584050020  
DAVID CUTLER, ETAL  
49775 MESCALERO CT  
AGUANGA, CA. 92536

ASMT: 584050009, APN: 584050009  
YVETTE BELL, ETAL  
20880 BELL AVE  
NUEVO CA 92567

ASMT: 584050021, APN: 584050021  
JANICE PETTY, ETAL  
49705 MESCALERO CT  
AGUANGA, CA. 92536

ASMT: 584050010, APN: 584050010  
BARBARA GARLOCK  
49525 MESCALERO CT  
AGUANGA, CA. 92536

ASMT: 584050022, APN: 584050022  
JUDITH MORGAN, ETAL  
23890 VIA SEGOVIA  
MURRIETA CA 92562

ASMT: 584050011, APN: 584050011  
BETH SHOOK  
49554 MESCALERO CT  
AGUANGA, CA. 92536

ASMT: 584050023, APN: 584050023  
DONNA CLAYTOR, ETAL  
P O BOX 813  
SANTA YNEZ CA 93460





ASMT: 584050024, APN: 584050024  
VICTORIA ROTH LISBERG  
PMB 315  
73280 EL PASEO STE 5  
PALM DESERT CA 92260

ASMT: 584060003, APN: 584060003  
RENE LOPEZ  
40520 LAKE RIVERSIDE DR  
AGUANGA, CA. 92536

ASMT: 584050025, APN: 584050025  
STELLA REYES  
809 AUZERAIS AVE UNT 434  
SAN JOSE CA 95126

ASMT: 584060004, APN: 584060004  
REBECCA ANNE HARVEY, ETAL  
49655 PAIUTE CT  
AGUANGA, CA. 92536

ASMT: 584050026, APN: 584050026  
GLORIA MUCHEMORE, ETAL  
44588 LA PAZ RD  
TEMECULA CA 92592

ASMT: 584060005, APN: 584060005  
BRENDA ADAMS, ETAL  
27115 AVA MONTE  
MISSION VIEJO CA 92692

ASMT: 584050027, APN: 584050027  
MARSHA HOULE  
49554 PAIUTE CT  
AGUANGA, CA. 92536

ASMT: 584060006, APN: 584060006  
PATRICK POLLOCK  
49555 PAIUTE CT  
AGUANGA, CA. 92536

ASMT: 584050028, APN: 584050028  
MICHELE WEARSCH, ETAL  
C/O CLINTON G NORTON  
49702 PAIUTE CT  
AGUANGA, CA. 92536

ASMT: 584060007, APN: 584060007  
JACK STREETER, ETAL  
49505 PAIUTE CT  
AGUANGA, CA. 92536

ASMT: 584050029, APN: 584050029  
BETH DOMENICHINI, ETAL  
4901 PURCELL DR NE  
ALBUQUERQUE NM 87111

ASMT: 584060008, APN: 584060008  
JESUS CAMARENA  
4731 MACLURA AVE  
OCEANSIDE CA 92056

ASMT: 584050030, APN: 584050030  
JULIA TORRICELLI, ETAL  
13814 TEMPLE ST  
POWAY CA 92064

ASMT: 584060009, APN: 584060009  
PAULA GAUTHIER, ETAL  
49478 CHEROKEE CT  
AGUANGA CA 92536

ASMT: 584060010, APN: 584060010  
DONNA GAGE, ETAL  
40685 TUMBLEWEED TR  
AGUANGA, CA. 92536

ASMT: 584060011, APN: 584060011  
JOHN CRONK  
P O BOX 61808  
VANCOUVER WA 98666

ASMT: 584060012, APN: 584060012  
SHARILYN BELL, ETAL  
49680 CHEROKEE CT  
AGUANGA, CA. 92536

ASMT: 584060013, APN: 584060013  
ROSEMARY GARCIA  
49790 CHEROKEE CT  
AGUANGA, CA. 92536

ASMT: 584060014, APN: 584060014  
JEFFREY CLARK, ETAL  
40605 LAKE RIVERSIDE DR  
AGUANGA, CA. 92536

ASMT: 584060019, APN: 584060019  
WENDIE BALLONFF, ETAL  
12450 W WASHINGTON BLV  
CULVER CITY CA 90066

ASMT: 584060020, APN: 584060020  
HEATHER ROBB  
49795 CHEROKEE CT  
AGUANGA, CA. 92536

ASMT: 584060021, APN: 584060021  
MICHAEL FLOYD  
49675 CHEROKEE CT  
AGUANGA, CA. 92536

ASMT: 584060022, APN: 584060022  
GAIL HEBETS, ETAL  
49525 CHEROKEE  
AGUANGA, CA. 92536

ASMT: 584060023, APN: 584060023  
MELINDA HARRIES, ETAL  
40675 TUMBLEWEED TRL  
AGUANGA, CA. 92536

ASMT: 584060024, APN: 584060024  
GABRIELA BELTRAN, ETAL  
1616 GREEN RIDGE  
WEST COVINA CA 91791

ASMT: 584060025, APN: 584060025  
STEVEN LOCKHART  
1828 AUTUMN SAGE AVE  
NORTH LAS VEGAS NV 89031

ASMT: 584060026, APN: 584060026  
JOVANNA TINAJERO  
107 S CONNIE CIR  
ANAHEIM CA 92806

ASMT: 584060027, APN: 584060027  
DEANNA IBARRA, ETAL  
6947 BETTYHILL DR  
SAN DIEGO CA 92117



ASMT: 584060028, APN: 584060028  
BILL DYE  
24701 RAYMOND WAY NO 168  
LAKE FOREST CA 92630

ASMT: 584060029, APN: 584060029  
MICHAEL IMES  
49720 CHICKASAW CT  
AGUANGA, CA. 92536

ASMT: 584070001, APN: 584070001  
ALISON JUDE  
48208 TANGLEWOOD CT  
AGUANGA CA 92536

ASMT: 584070012, APN: 584070012  
BILL LAWLYES  
49330 DALEWOOD  
AGUANGA, CA. 92536

ASMT: 584070013, APN: 584070013  
ALICE BAYLEY, ETAL  
P O BOX 163  
AGUANGA CA 92536

