

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

9018



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 3, 2010

SUBJECT: CHANGE OF ZONE NO. 7419 AND PLOT PLAN NO. 23535 – CEQA

Exempt - Applicant: Western Land Company - Engineer/Representative: Jim Unland - Third Supervisorial District - Bautista Zoning District - San Jacinto Valley Area Plan: Community Development: Commercial Retail (CD:CR) - Location: Northerly of State Highway 74 (Florida Ave), westerly of 4th Street, southerly of C Street, and easterly of Fairview Avenue. - 1.66 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) and Rural Residential (R-R) - **REQUEST:** The Change of Zone proposes to change a portion of the sites existing zoning from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S). The Plot Plan proposes a 9,825 square foot commercial retail building on 0.90 net acre parcel, 5,577 square feet of landscaping, and 50 parking spaces - APN: 549-153-015. (Legislative)

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION RECOMMENDED:

APPROVAL of **CHANGE OF ZONE NO. 7419**, from Rural Residential (R-R) zoning classification to the Scenic Highway Commercial (C-P-S) zoning classification zone in accordance with Exhibit #3; and

Ron Goldman
Planning Director

RG:vc
PK

(Continued of attached page)

REVIEWED BY EXECUTIVE OFFICE

DATE 2/19/10 TMB

Ina Grande
Departmental Concurrence

Policy
 Policy

Consent
 Consent

Dept' ecomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

16.2

The Honorable Board of Supervisors

RE: CZ07419, PP23535

Date: February 4, 2010

Page 2 of 2

APPROVAL of **Plot Plan No. 23535**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND: The project site currently has split zoning between Rural Residential (R-R) on the easterly portion and Scenic Highway Commercial (C-P-S) on the westerly portion (Ex. #3). The Change of Zone proposes change the Rural Residential (R-R) zoned portion of the site to Scenic Highway Commercial (C-P-S), bringing the entire project site's zoning to Scenic Highway Commercial (C-P-S), which is highly consistent with the underlying Commercial Retail (CR) Land Use Designation.

**PLANNING COMMISSION
MINUTE ORDER AUGUST 19, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 7.7: CHANGE OF ZONE NO. 7419 AND PLOT PLAN NO. 23535 – CEQA Exempt**
- Applicant: Western Land Company - Engineer/Representative: Jim Unland - Third Supervisorial District - Bautista Zoning District - San Jacinto Valley Area Plan: Community Development: Commercial Retail (CD:CR) - Location: Northerly of State Highway 74 (Florida Ave), westerly of 4th Street, southerly of C Street, and easterly of Fairview Avenue. - 1.66 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) and Rural Residential (R-R) - APN: 549-153-015. (Continued from 7/22/09). (Legislative)
- II. **PROJECT DESCRIPTION**
The Change of Zone proposes to change a portion of the sites existing zoning from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S). The Plot Plan proposes a 9,825 square foot commercial retail building on 0.90 net acre parcel, 5,577 square feet of landscaping, and 50 parking spaces.
- III. **MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner, Jeff Horn, at 951-955-4641 or e-mail jhorn@rctlma.org.
- The following spoke in favor of the subject proposal:
Andrea Gros, Applicant, 530 St. John Place, Hemet, California 92543
- No one spoke in a neutral position or in opposition of the subject proposal.
- IV. **CONTROVERSIAL ISSUES**
NONE
- V. **PLANNING COMMISSION ACTION**
The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors;
- TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7419**, from Rural Residential (R-R) zoning classification to the Scenic Highway Commercial (C-P-S) zoning classification zone in accordance with Exhibit #3; and
- APPROVAL** of **Plot Plan No. 23535**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.
- VI. **CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.: 7.7
Area Plan: San Jacinto Valley
Zoning District: Bautista
Supervisory District: Third
Project Planner: Jeff Horn
Planning Commission: August 19, 2009
Continued From: July 22, 2009

CHANGE OF ZONE NO. 7419
PLOT PLAN NO. 23535
CEQA EXEMPT Section per Section 15303(c)
Applicant: Western Land Co.
Engineer/Representative: Jim Unland

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CHANGE OF ZONE NO. 7419 proposes to change a portion of the sites existing zoning from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S).

PLOT PLAN NO. 23535 proposes a 9,825 square foot commercial retail building on 0.90 net acre parcel, 5,577 square feet of landscaping, and 49 parking spaces.

The project site is located in the community Valle Vista, more specifically, northerly of State Highway 74 (Florida Ave), westerly of 4th Street, southerly of C Street, and easterly of Fairview Avenue

FURTHER PLANNING CONSIDERATIONS:

August 3, 2009

At the July 22, 2009 Planning Commission hearing, the project was continued at the request of the Commission, in order to allow Planning Staff to work with the applicant on creating enhanced Architectural Elevations for the project. At the time of this writing, Planning Staff is working with the applicant to prepare amended Elevation exhibits to address the concerns of the Planning Commission.

Additionally, the following issues were addressed and agreed upon at the July 22, 2009 hearing:

1. The Transportation Department introduced a modified Conditions of Approval set to address the Commission's concerns with an existing alley along the northerly property line of the subject parcel. Transportation proposed a vacation of the alley in favor of the property owner. The applicant was agreeable to these conditions.
2. Condition of Approval 10.PLANNING.08 "HOURS OF OPERATION" was modified at the request of the applicant to extended hours of operation to 6:00 am to 9:00 pm, and include a provision for 24-hour operation for Suite 101.

BACKGROUND:

The project site currently has split zoning between Rural Residential (R-R) on the easterly portion and Scenic Highway Commercial (C-P-S) on the westerly portion (Ex. #3). The Change of Zone proposes change the Rural Residential (R-R) zoned portion of the site to Scenic Highway Commercial (C-P-S), bringing the entire project site's zoning to Scenic Highway Commercial (C-P-S), which is highly consistent with the underlying Commercial Retail (CR) Land Use Designation.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Commercial Retail (CR)
2. Surrounding General Plan Land Use (Ex. #5): Medium Density Residential (MDR) (2-5 dwelling units per acre) to the north and Commercial Retail (CR) to the east, south, and west.

- | | |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------|
| 3. Existing Zoning (Ex. #3): | Rural Residential (R-R) and Scenic Highway Commercial (C-P-S) |
| 4. Proposed Zoning (Ex. #3): | Scenic Highway Commercial (C-P-S). |
| 5. Surrounding Zoning (Ex. #3): | Rural Residential (R-R) to the north and east, and Scenic Highway Commercial (C-P-S) to the south and west. |
| 6. Existing Land Use (Ex. #1): | Vacant Land |
| 7. Surrounding Land Use (Ex. #1): | Single family residential to the north and east, commercial to the south, and vacant land to the west. |
| 8. Project Data: | Total Acreage: 0.90 net acres
Total Building Square Footage: 9,825 Sq. Ft.
Parking Space: 50 spaces |
| 9. Environmental Concerns: | CEQA EXEMPT per Section 15303(c) |

RECOMMENDATIONS:

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7419**, from Rural Residential (R-R) zoning classification to the Scenic Highway Commercial (C-P-S) zoning classification zone in accordance with Exhibit #3; and

APPROVAL of **Plot Plan No. 23535**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Commercial Retail (CR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
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 Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is designated Commercial Retail (CR) on the San Jacinto Valley Area Plan.
2. The proposed use, a 9,825 square foot commercial retail building, is a permitted use in the Commercial Retail (CR) designation.
3. The project site is surrounded by properties which are designated Medium Density Residential (MDR) (2-5 dwelling units per acre) to the north and Commercial Retail (CR) to the east, south, and west.
4. The existing zoning for the subject site is Rural Residential (RR) and Scenic Highway Commercial (C-P-S).
5. The existing zoning for the subject site is Scenic Highway Commercial (C-P-S).
6. The proposed use, a 9,825 square foot commercial retail building, is a permitted use, subject to approval of a plot plan, in the Scenic Highway Commercial (C-P-S) zone.
7. The proposed use, a 9,825 square foot commercial retail building, is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) zone.
8. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north and east, and Scenic Highway Commercial (C-P-S) to the south and west.
9. Commercial uses have been constructed and are operating in the project vicinity.
10. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
11. The project conforms to Article Nineteen (19), Section 15303(c), of the CEQA Guidelines, which states that new construction of small structures are exempt from CEQA if the proposed project: Consists of a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances and not exceeding 2,500 sq. ft. in floor area. In urbanized areas, up to four (4) such commercial buildings not exceeding 10,000 sq. ft. in floor area where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

The project site is located in a highly urbanized area, along a major thoroughfare, Florida Avenue (SH-74). All required public utilities, services, and facilities are available and in close proximity to the project site. The area surrounding the project site is not environmentally sensitive, consisting of existing single family residences to the north and east, commercial development to the south (across Florida Avenue), and heavily disturbed and graded vacant land to the west.

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. A 100-year flood plain, an area drainage plan, or dam inundation area.
 - b. California Gnatcatcher, Quino Checkerspot Butterfly habitat.

- c. A MSHCP Criteria Cell.
 - d. A Fault Zone
3. The project site is locate within:
- a. The boundaries of the San Jacinto Valley Area Plan.
 - b. The city of Hemet sphere of influence.
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
 - d. The Valley-Wide Recreation and Parks District.
 - e. The boundaries of the Hemet Unified School District.
 - f. Zone B of Lighting Ord. 655, 27.04 miles.
4. The subject site is currently designated as Assessor's Parcel Number 549-153-015.
5. Change of Zone No. 7419 filed with the Planning Department on September 14, 2006, Plot Plan No. 23535 was filed on June 18, 2008.
6. This project was reviewed by the Land Development Committee two (2) times on the following dates July 24, 2008 and Janury 8, 2009.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$22,717.5

JH:jh

Y:\Planning Case Files-Riverside office\PP23535\DH-PC-BOS Hearings\PP23535.PCStaff Report.6.24.09.doc
Date Prepared: 4/13/09, Date Revised: 4/13/09

Agenda Item No.: 5.5
Area Plan: San Jacinto Valley
Zoning District: Bautista
Supervisory District: Third
Project Planner: Jeff Horn
Planning Commission: July 22, 2009

CHANGE OF ZONE NO. 7419
PLOT PLAN NO. 23535
CEQA EXEMPT Section per Section 15303(c)
Applicant: Western Land Co.
Engineer/Representative: Jim Unland

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

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W

RECOMMENDATIONS:

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INFORMATIONAL ITEMS:

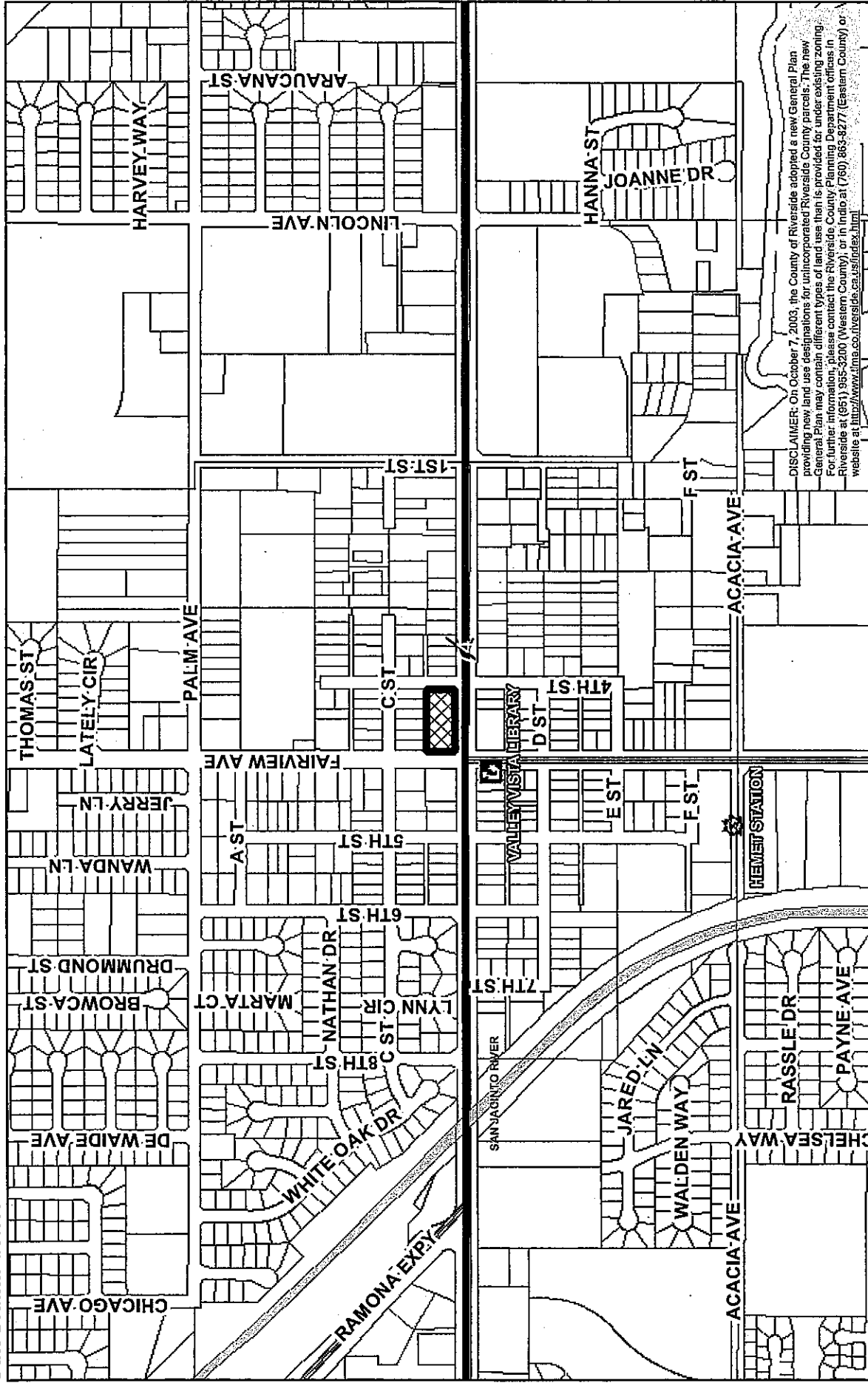
1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
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JH:jh

Supervisor: Stone
 District 3
 Date Drawn: 4/07/09

CZ07419 PP23535
 VICINITY MAP

Planner: Jeff Horn
 Date: 5/13/09
 VICINITY MAP



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Bautista
 Township/Range: T5SR1E
 Section: 9



Assessors
 Bk. Pg. 549-15
 Thomas
 Bros. Pg. 782 A6

Supervisor: Stone
District: 3
Date Drawn: 4/07/09

CZ07419 PP23535

DEVELOPMENT OPPORTUNITY

Planner: Jeff Horn
Date: 5/13/09
Exhibit Overview

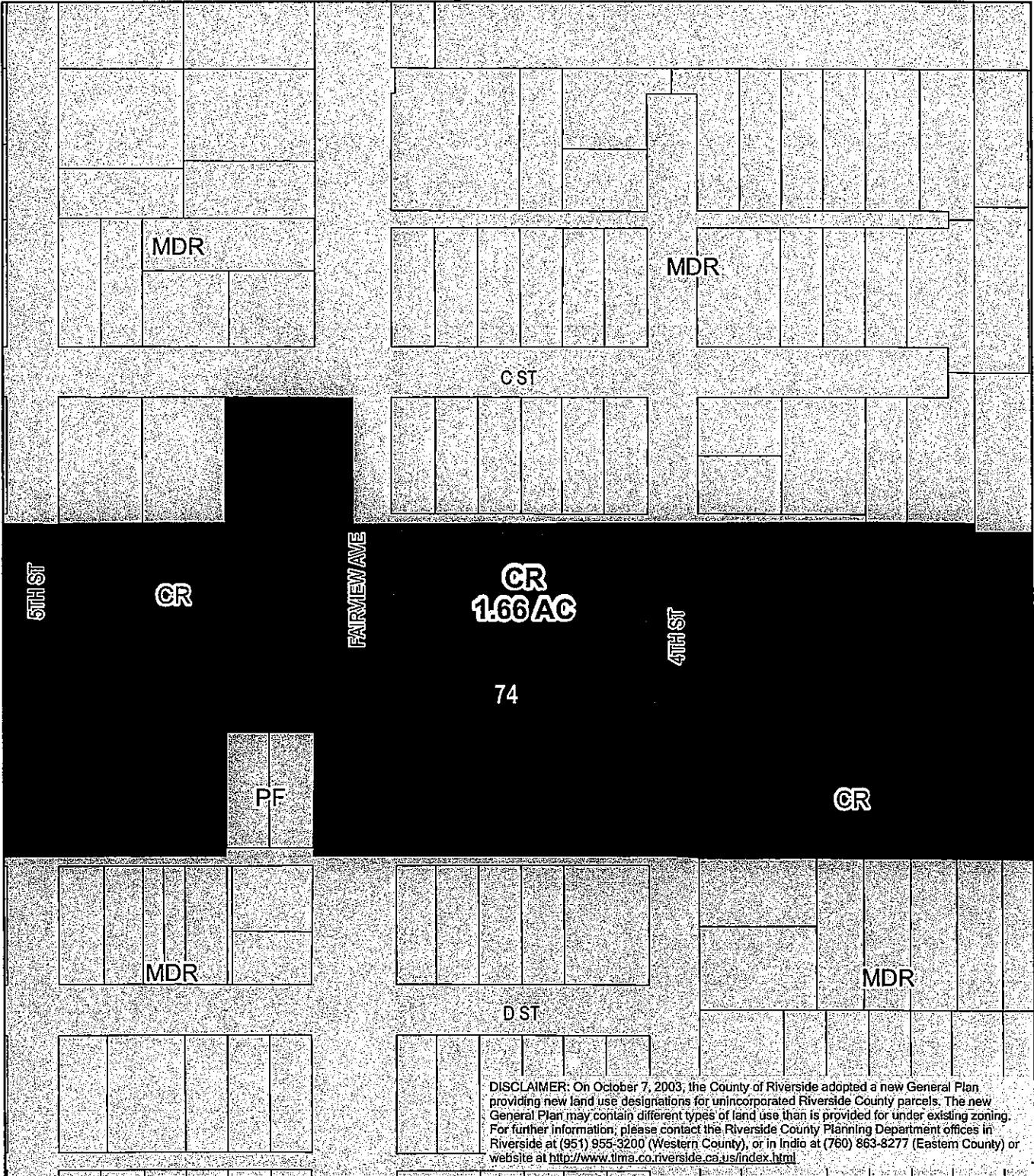


RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Bautista
Township/Range: T5SR1E
Section: 9



Assessors
Bk. Pg. 549-15
Thomas
Bros. Pg. 782 A6



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Bautista
Township/Range: T5SR1E
Section: 9



Assessors
Bk. Pg. 549-15
Thomas
Bros. Pg. 782 A6

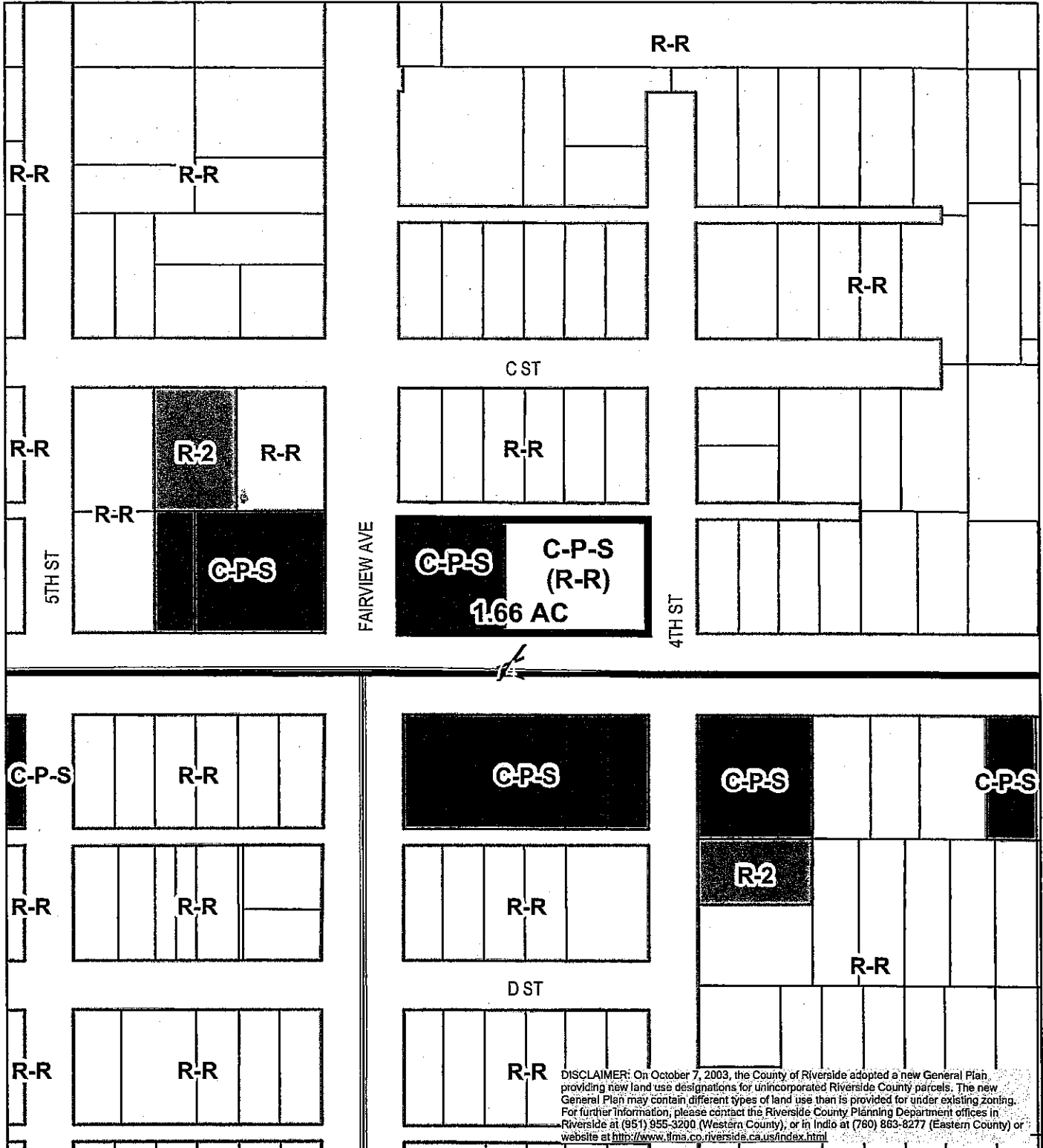


Supervisor: Stone
District: 3
Date Drawn: 4/07/09

CZ07419 PP23535

PROPOSED ZONING

Planner: Jeff Horn
Date: 5/13/09
Exhibit 3



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Bautista
Township/Range: T5SR1E
Section: 9



Assessors
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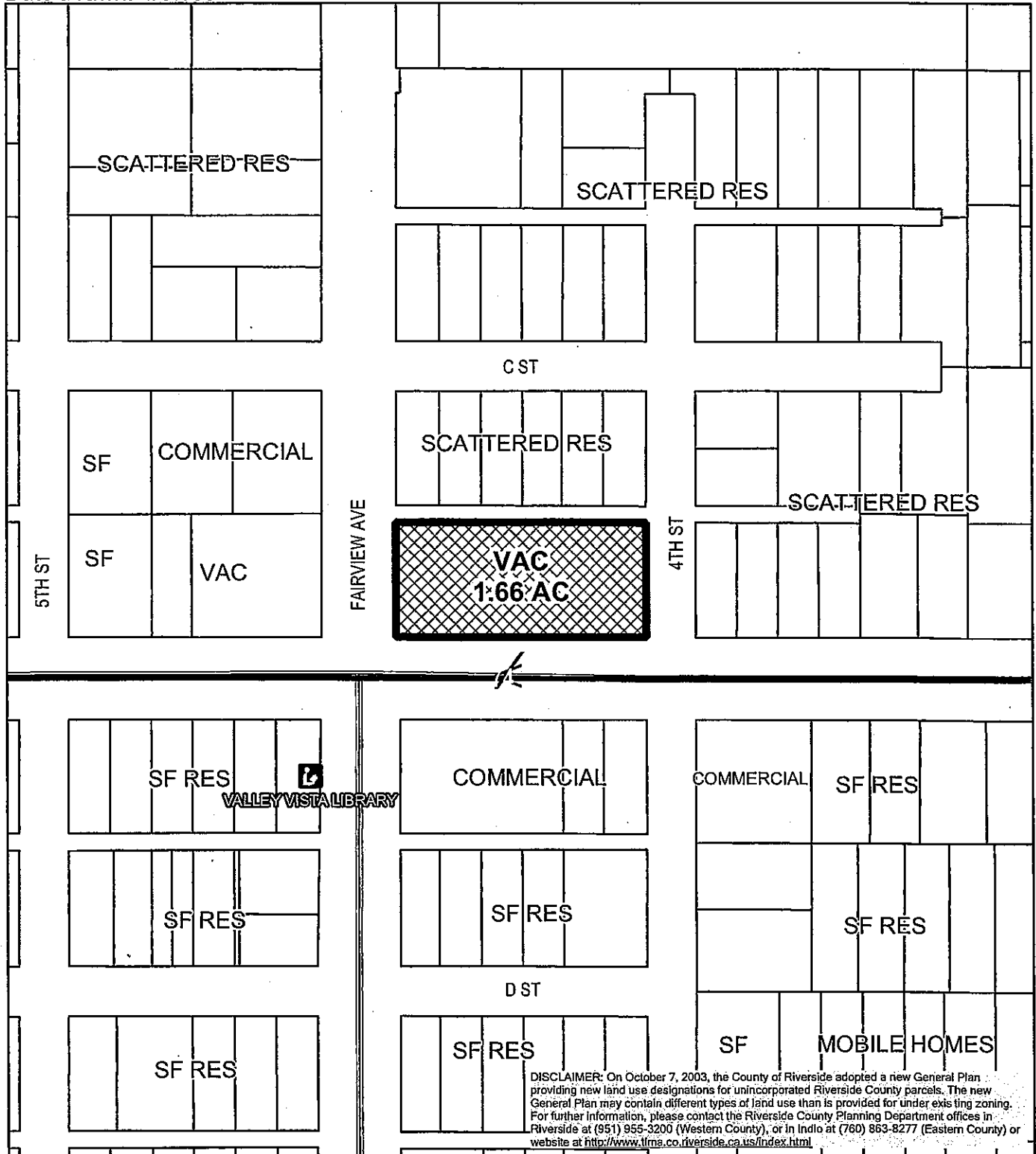
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan, providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lfma.co.riverside.ca.us/index.html>

Supervisor: Stone
District: 3
Date Drawn: 4/07/09

CZ07419 PP23535

Planner: Jeff Horn
Date: 5/13/09
Exhibit 1

Land Use



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Bautista
Township/Range: T5SR1E
Section: 9



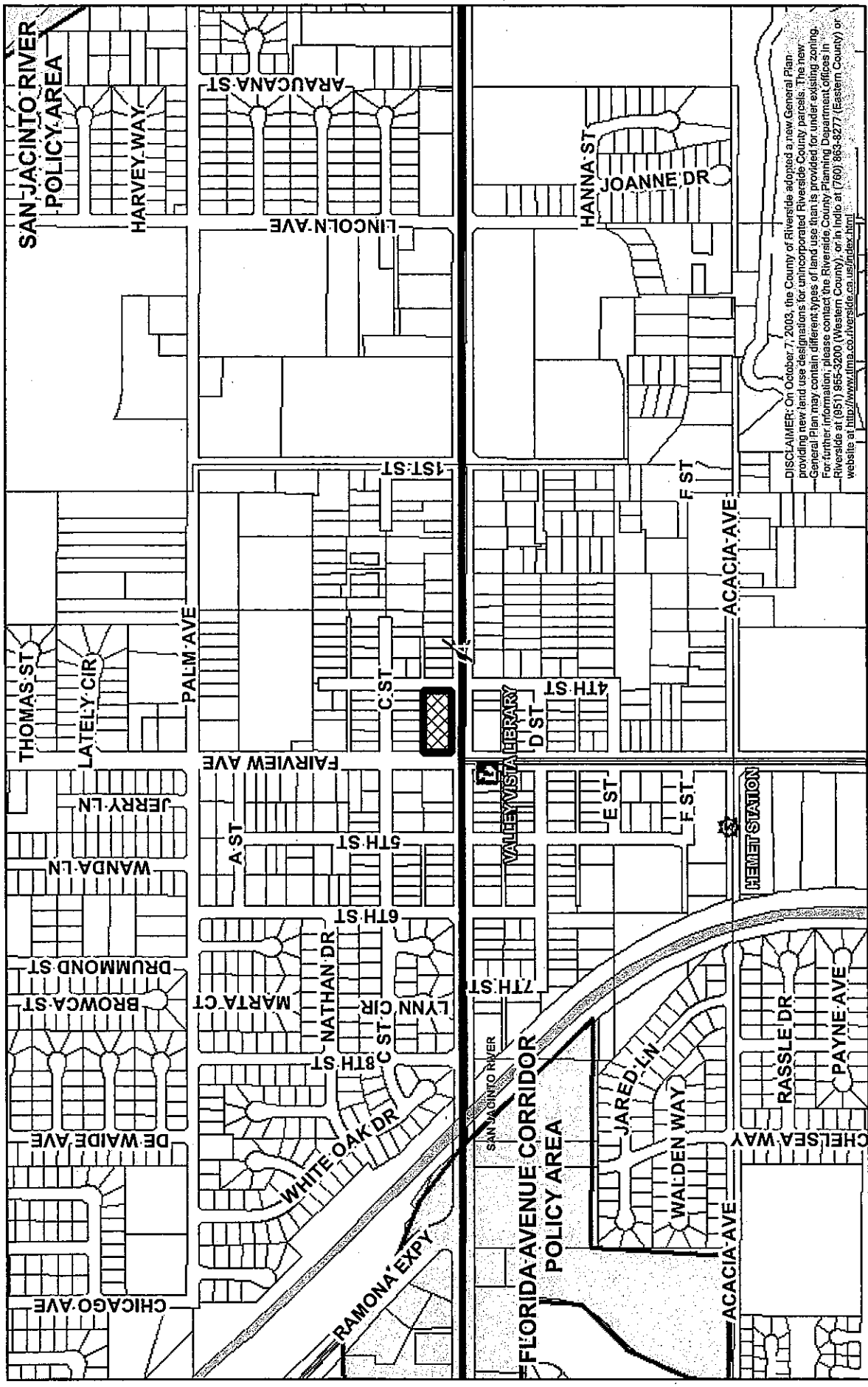
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Supervisor: Stone
 District 3
 Date Drawn: 4/07/09

CZ07419 PP23535 POLICY AREAS

Planner: Jeff Horn
 Date: 5/13/09
 Exhibit 8



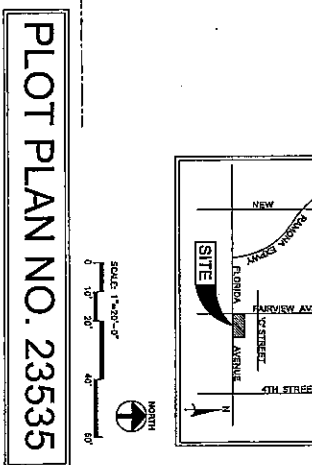
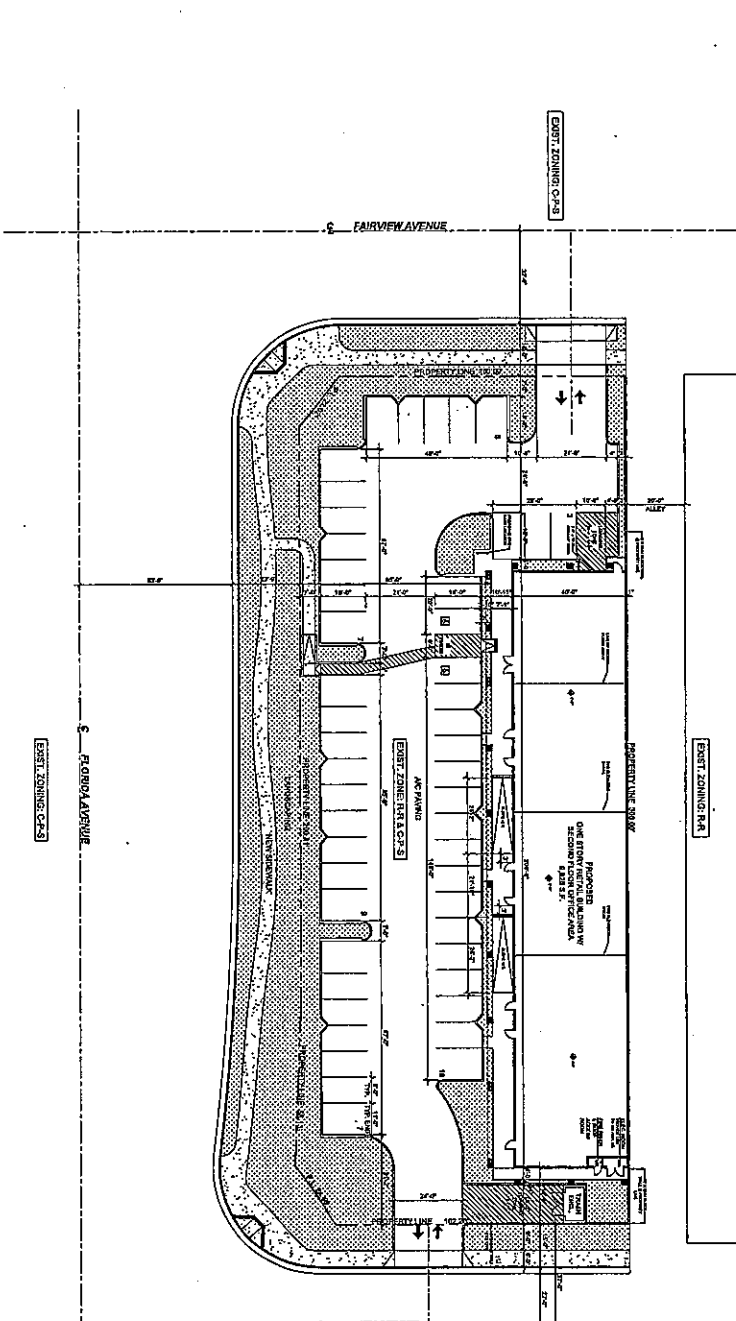
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Bautista
 Township/Range: T5SR1E
 Section: 9

Assessors
 Bk. Pg. 549-15
 Thomas
 Bros. Pg. 782 A6





VICINITY MAP
2007 CHICAGO RIVERBEND
COMMUNITY PLAN SHEET 17-3
NEW CHICAGO
CHICAGO AVENUE
FAIRVIEW AVENUE
4TH STREET
R. GARBOSA AVENUE
SITE

SCALE: 1" = 20'-0"
0' 10' 20' 40' 60'

SCALE: 1" = 20'-0"
0' 10' 20' 40' 60'

SCALE: 1" = 20'-0"
0' 10' 20' 40' 60'

SCALE: 1" = 20'-0"
0' 10' 20' 40' 60'

SCALE: 1" = 20'-0"
0' 10' 20' 40' 60'

PLOT PLAN NO. 23535

SCALE: 1" = 20'-0"

DATE: 04/15/10

SHEET: A-1

SITE DATA:

TITLE:	HEMET AUTO CENTER LEASING INC. DBA - WESTERN LAND COMPANY RICHARD SHIREK HEMET, CALIFORNIA
DATE:	04/15/10
PROJECT:	HEMET AUTO CENTER LEASING INC. DBA - WESTERN LAND COMPANY RICHARD SHIREK HEMET, CALIFORNIA
CLIENT:	HEMET AUTO CENTER LEASING INC. DBA - WESTERN LAND COMPANY RICHARD SHIREK HEMET, CALIFORNIA
LOCATION:	HEMET, CALIFORNIA
AREA:	4.88 ± ACRES (212,800 ± SQ. FT.)
PERMITTED:	4.88 ± ACRES (212,800 ± SQ. FT.)
APPROVED:	4.88 ± ACRES (212,800 ± SQ. FT.)
APPROVED:	4.88 ± ACRES (212,800 ± SQ. FT.)
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PLANNING CORRECTIONS: 10/21/09

AMENDED PLANS: 02/14/09

PLANNING CORRECTIONS: 03/27/09

PLANNING CORRECTIONS: 09/13/09

PLANNING CORRECTIONS: 10/21/09

AMENDED PLANS: 02/14/09

PLANNING CORRECTIONS: 03/27/09

PLANNING CORRECTIONS: 09/13/09

PLANNING CORRECTIONS: 10/21/09

AMENDED PLANS: 02/14/09

PLANNING CORRECTIONS: 03/27/09

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AMENDED PLANS: 02/14/09

PLANNING CORRECTIONS: 03/27/09

PLANNING CORRECTIONS: 09/13/09

PLANNING CORRECTIONS: 10/21/09

AMENDED PLANS: 02/14/09

PLANNING CORRECTIONS: 03/27/09

PLANNING CORRECTIONS: 09/13/09

herron rumansoff

HEMET AUTO CENTER LEASING INC. DBA - WESTERN LAND COMPANY RICHARD SHIREK HEMET, CALIFORNIA

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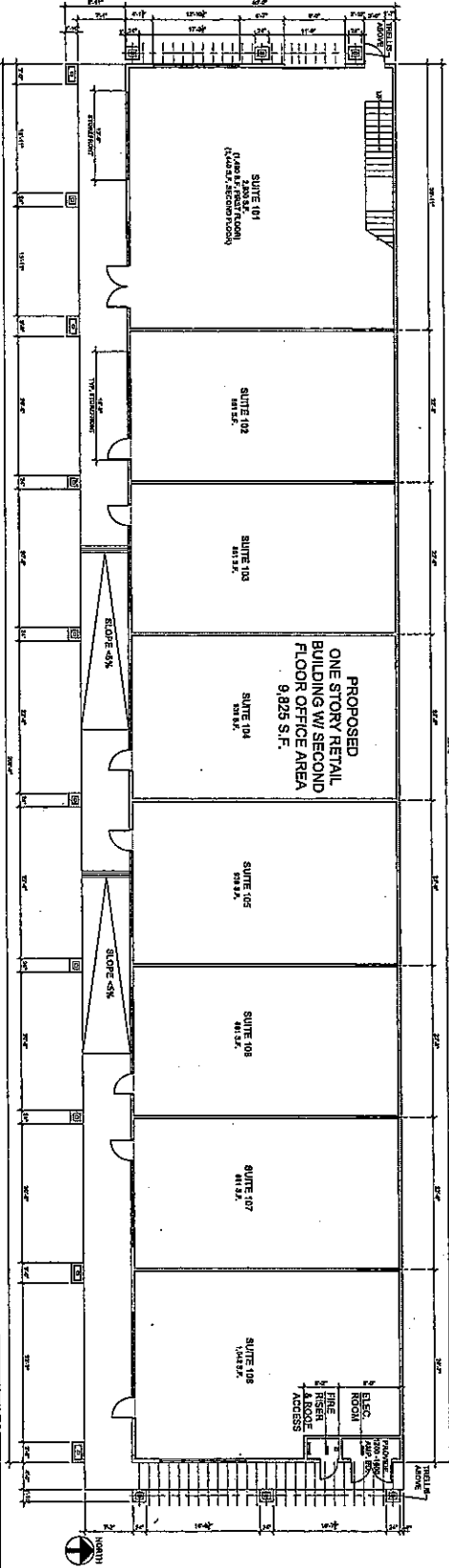
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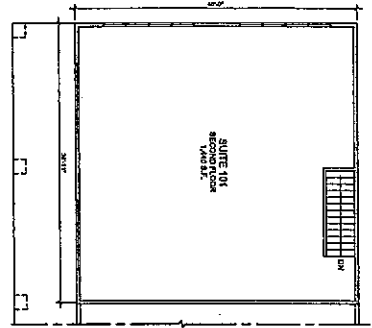
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HEMET AUTO CENTER LEASING INC. DBA - WESTERN LAND COMPANY RICHARD SHIREK HEMET, CALIFORNIA

FIRST FLOOR



SECOND FLOOR



BUILDING FLOOR PLANS

APPLICATION MATRIX (1-7):

1. APPLICANT:
HERRION + RUMANSOFF ARCHITECTS, INC.
300 ST. JOHN'S PLACE
SAN FRANCISCO, CALIFORNIA 94104
(415) 441-4411
2. LAND OWNER:
HEMET AUTO CENTER LEASING INC.
DBA - WESTERN LAND COMPANY
P.O. BOX 829
HEMET, CALIFORNIA 92343
(951) 928-0331
3. ARCHITECT:
HERRION + RUMANSOFF ARCHITECTS, INC.
300 ST. JOHN'S PLACE
SAN FRANCISCO, CALIFORNIA 94104
(415) 441-4411
4. ASSESSOR'S PARCEL NUMBER(S):
HEMET, CALIFORNIA 92343
42003 801 FT. (06 A040)
5. SCALE:
SEE EACH DRAWING FOR SPECIFIC SCALE.
6. NORTH ARROW:
SEE EACH DRAWING FOR THIS REFERENCE.
7. DATE EXHIBIT PREPARED:
08/11/2004

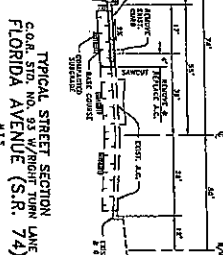
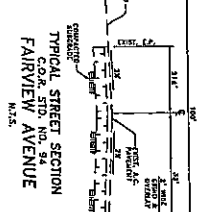
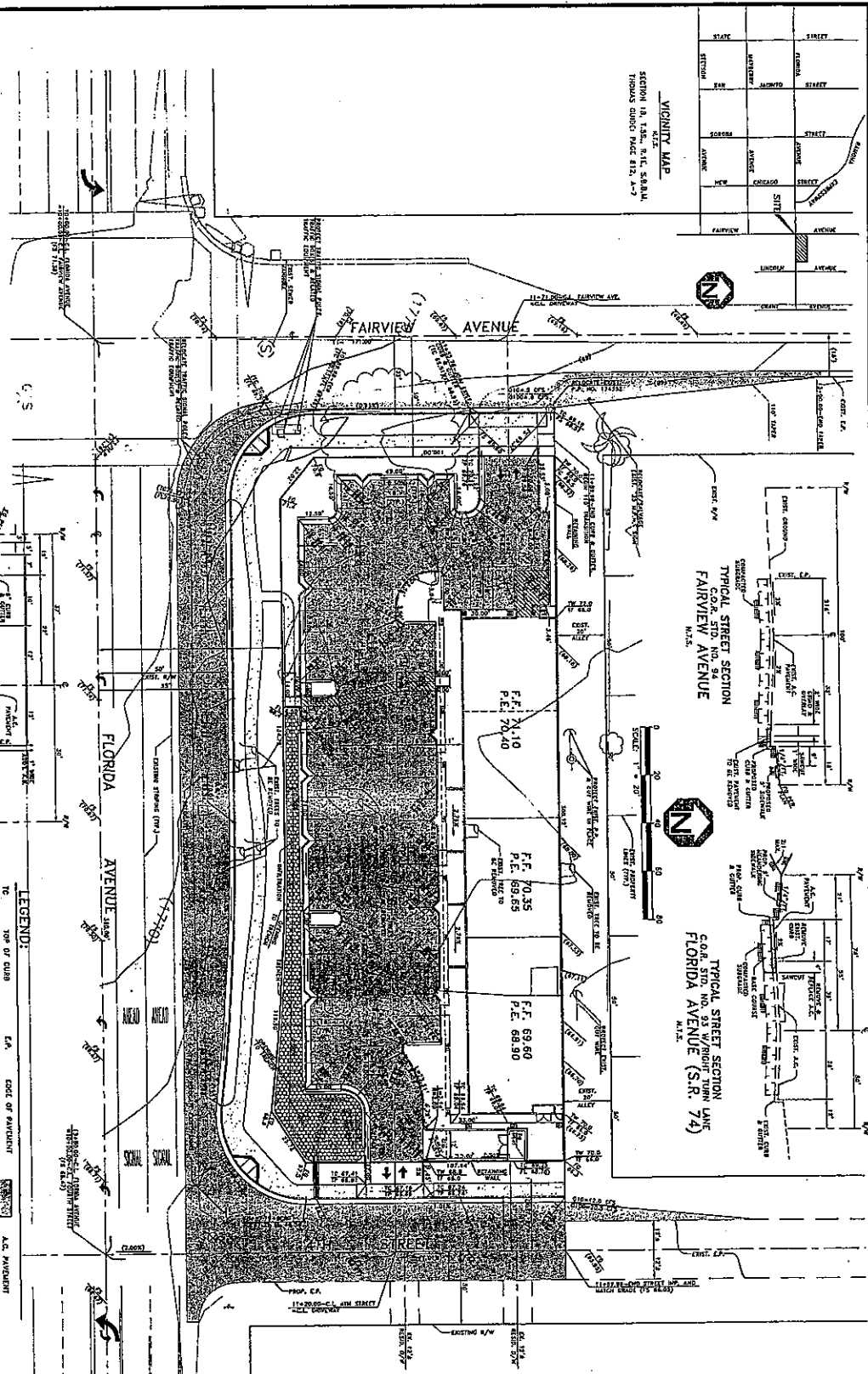
FLOOR PLAN - EXHIBIT "C"

		HEMET AUTO CENTER LEASING INC. DBA - WESTERN LAND COMPANY RICHARD SHIREK HEMET, CALIFORNIA		PLOT PLAN SUBMITTAL Date: 08/11/04 Date:	PLANNING CORRECTIONS 11/07/05 AMENDED PLANS 02/14/06 PLANNING CORRECTIONS 03/27/06 PLANNING CORRECTIONS 04/13/06
SCALE 1/8" = 1'-0"	ARCHITECT'S SIGNATURE	CONSULTANT	ARCHITECT'S SIGNATURE	CONSULTANT	DATE

850 St. Johns Place Hemet, California 92343 951 652-4431 951 652-0373 Fax

STATE	FLORIDA
CITY	MIAMI
SECTION	SECTION 13, T.25N., R.1E., S.83AN.
PLAT	THOMAS GUIDE PLAT 752, A-3

VICINITY MAP
 K.L.E.
 SECTION 13, T.25N., R.1E., S.83AN.
 THOMAS GUIDE PLAT 752, A-3



Underground Service Alert
 Call TOLL FREE
 1-800-227-2600

LEGEND:

10'	TOP OF CURB	E.A.	EDGE OF PAVEMENT
7.5'	TOP OF FINISHED SURFACE	S.F.	SOULGE CURB
7.5'	FINISHED SURFACE	1/2"	W/OT PAVER
FL	FINISHED GRADE	()	DESIGN ELEVATION
FL	PERMANENT	20'	BEAR CURB RETURN
C.L.	CEILING LINE	20'	FINISH CURB RETURN
G.S.	GRADE BREAK	---	FINISH FLOOR
P.C.	FINISHED FLOOR	---	SMOOTH LINE

CONCRETE SURTAK	41' SLAB
AC. PAVEMENT	

EXISTING STREET LIGHTS

DATE	1/17/21
BY	...

LAND OWNERS

NAME	...
ADDRESS	...
PHONE	...

LOT 7, 8, 9, 10, 11 AND 12 OF BLOCK 20 OF THE STATE OF CALIFORNIA, IN BOOK 5, PAGE 252, SAN DIEGO COUNTY.

PREPARED/EXISTING LAND USE:
 RESIDENTIAL
 COMMERCIAL
 INDUSTRIAL
 PUBLIC
 AGRICULTURE
 FOREST
 OPEN SPACE
 UNDEVELOPED

FLOOD HAZARDS:
 THE SITE IS NOT SUBJECT TO OVERFLOW INUNDATION FROM THE ADJACENT FLOODPLAIN.
 FLOOD PLAIN:
 THE SITE IS NOT WITHIN A SPECIAL FLOOD AREA ADJACENT LAND USE:
 THE SITE IS NOT WITHIN A SPECIAL FLOOD AREA.

DATE: 10/09/08

DESIGNED BY: JACQUES LALONDE & ASSOCIATES

3830 E. 70th Ave, Suite 6
 Miami, California 93144
 951/852-2923, FAX 951/293-1838

SCALE: COUNTY

SEAL-COUNTY

TRANSPORTATION DEPARTMENT

APPROVED BY: [Signature]

SCALE-ENGINEER

COUNTY OF DAVENPORT

SEAL-ENGINEER

COUNTY OF DAVENPORT

CONCEPTUAL GRADING PLAN
 AMENDED NO. 1

DATE: 10/09/08

SCALE: 1" = 20'

DATE: 10/09/08

SYMBOL	ABBREVIATION	TECHNICAL NAME	COMMON NAME	SIZE	NUMBER	PLANT	REMARKS
(Circle)	LAL. NO.	LANDSCAPE LAYOUT	CORNER PLANT	24" DIA.	9	32	DOUBLE STAKE SPACING 10'-0" @ 10'-0"
(Circle)	POP. DIA.	PROPOSED SPECIFICATION	FEUPLINE	24" DIA.	17	32	DOUBLE STAKE SPACING 10'-0" @ 10'-0"
(Circle)	ONE (P)	PROPOSED SPECIFICATION	CORNER PLANT	24" DIA.	9	32	DOUBLE STAKE SPACING 10'-0" @ 10'-0"
(Circle)	ONE (P)	PROPOSED SPECIFICATION	CORNER PLANT	24" DIA.	9	32	DOUBLE STAKE SPACING 10'-0" @ 10'-0"
(Circle)	ONE (P)	PROPOSED SPECIFICATION	CORNER PLANT	24" DIA.	9	32	DOUBLE STAKE SPACING 10'-0" @ 10'-0"
(Circle)	ONE (P)	PROPOSED SPECIFICATION	CORNER PLANT	24" DIA.	9	32	DOUBLE STAKE SPACING 10'-0" @ 10'-0"
(Circle)	ONE (P)	PROPOSED SPECIFICATION	CORNER PLANT	24" DIA.	9	32	DOUBLE STAKE SPACING 10'-0" @ 10'-0"
(Circle)	ONE (P)	PROPOSED SPECIFICATION	CORNER PLANT	24" DIA.	9	32	DOUBLE STAKE SPACING 10'-0" @ 10'-0"

PLANTING LEGEND:

REVERSE COUNTY ORDINANCE 883 LANDSCAPE WATER USE CALCULATIONS:

1. ESTIMATED ANNUAL WATER USE: 148,000 GAL. (148,000 GAL. / 148,000 GAL. = 1.00)

2. REQUIRED STORAGE CAPACITY: 148,000 GAL. (148,000 GAL. / 148,000 GAL. = 1.00)

3. REQUIRED STORAGE VOLUME: 148,000 GAL. (148,000 GAL. / 148,000 GAL. = 1.00)

4. REQUIRED STORAGE LENGTH: 148,000 GAL. (148,000 GAL. / 148,000 GAL. = 1.00)

5. REQUIRED STORAGE WIDTH: 148,000 GAL. (148,000 GAL. / 148,000 GAL. = 1.00)

6. REQUIRED STORAGE HEIGHT: 148,000 GAL. (148,000 GAL. / 148,000 GAL. = 1.00)

7. REQUIRED STORAGE AREA: 148,000 GAL. (148,000 GAL. / 148,000 GAL. = 1.00)

8. REQUIRED STORAGE PERIMETER: 148,000 GAL. (148,000 GAL. / 148,000 GAL. = 1.00)

9. REQUIRED STORAGE VOLUME: 148,000 GAL. (148,000 GAL. / 148,000 GAL. = 1.00)

10. REQUIRED STORAGE LENGTH: 148,000 GAL. (148,000 GAL. / 148,000 GAL. = 1.00)

11. REQUIRED STORAGE WIDTH: 148,000 GAL. (148,000 GAL. / 148,000 GAL. = 1.00)

12. REQUIRED STORAGE HEIGHT: 148,000 GAL. (148,000 GAL. / 148,000 GAL. = 1.00)

13. REQUIRED STORAGE AREA: 148,000 GAL. (148,000 GAL. / 148,000 GAL. = 1.00)

14. REQUIRED STORAGE PERIMETER: 148,000 GAL. (148,000 GAL. / 148,000 GAL. = 1.00)

15. REQUIRED STORAGE VOLUME: 148,000 GAL. (148,000 GAL. / 148,000 GAL. = 1.00)

16. REQUIRED STORAGE LENGTH: 148,000 GAL. (148,000 GAL. / 148,000 GAL. = 1.00)

17. REQUIRED STORAGE WIDTH: 148,000 GAL. (148,000 GAL. / 148,000 GAL. = 1.00)

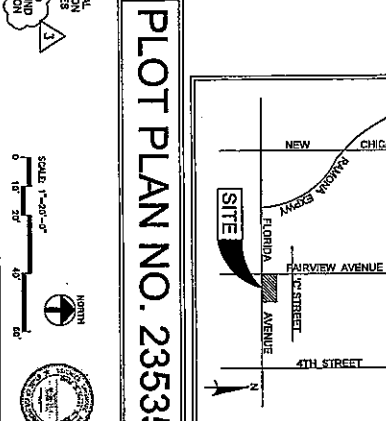
18. REQUIRED STORAGE HEIGHT: 148,000 GAL. (148,000 GAL. / 148,000 GAL. = 1.00)

19. REQUIRED STORAGE AREA: 148,000 GAL. (148,000 GAL. / 148,000 GAL. = 1.00)

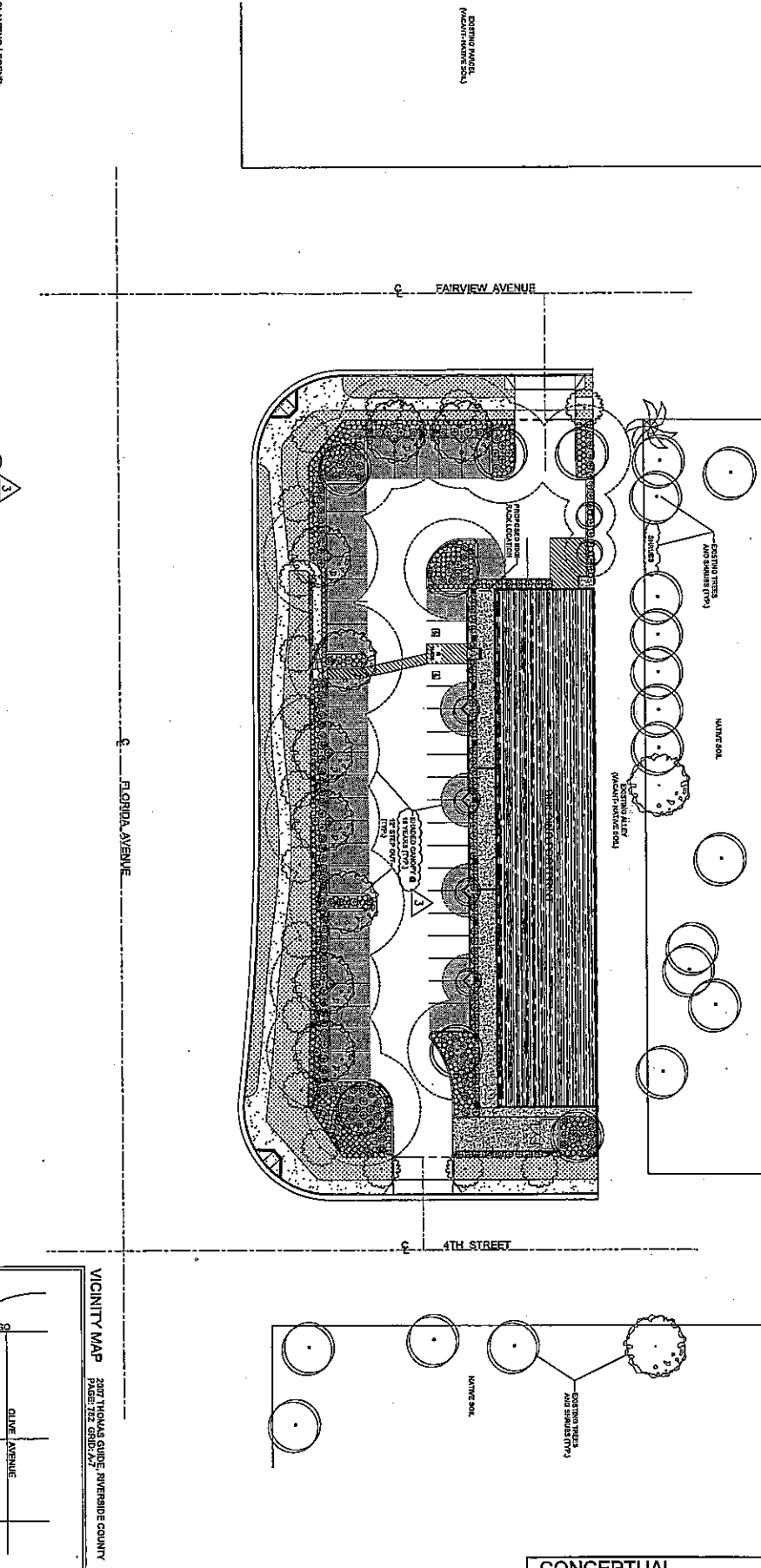
20. REQUIRED STORAGE PERIMETER: 148,000 GAL. (148,000 GAL. / 148,000 GAL. = 1.00)

NOTES:

1. ALL PLANTING AND IRRIGATION SHALL COMPLY WITH THE COUNTY OF RIVERSIDE STANDARDS, ORDINANCES AND THE GUIDE TO CALIFORNIA FRIENDLY LANDSCAPING.
2. ALL IRRIGATION SYSTEMS SHALL BE 1/2" UNLESS OTHERWISE NOTED.
3. ALL PLANTING SHALL NOT INTERFERE WITH UTILITY LINES OR TRAFFIC SITE LINES.
4. ALL PLANTING SHALL BE MAINTAINED BY THE OWNER.
5. ALL SLOPES OTHER THAN 1:1 SHALL BE SAFETY REQUIREMENTS.
6. ALL PARKING SHALL BE BORDED FROM STREET TYPICAL.
7. STREET TREE WARRANTIES NOTED SHALL MATCH THE EXISTING TYPICAL.
8. THE EXISTING TYPICAL SHALL BE MAINTAINED BY THE ORIGINAL CENTER OWNER.
9. ALL HIGH CURB AND 1/2" CONCRETE WALKWAY, TOTAL OF 1/2" SHALL BE CONSTRUCTED AS ONE PLANTER ON EACH SIDE OF WALKWAY.
10. ALL STREET PLANTING AREAS SHALL RECEIVE WOOD MULCH MINIMUM 2" DEEP AND 1/2" DEEP ON GRASS MULCH FROM PLANT'S 3/4" TO 1" SHOULDER AREAS ON PLAN.



PLOT PLAN NO. 235335



CONCEPTUAL LANDSCAPE PLAN

PLAN: TRANSMITTED Case #: PP23535

Parcel: 549-153-015

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for a 9,825 square foot commercial retail building on 0.90 net acre parcel, 5,577 square feet of landscaping, and 49 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 (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP23535. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will 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.

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. 23535 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Plot Plan No. 23535, Exhibit A, Amended No. 2, dated 8/18/09.

APPROVED EXHIBIT B = Elevations for Plot Plan No. 23535, Exhibit B, Amended No. 2, dated 8/18/09.

APPROVED EXHIBIT C = Floor Plan for Plot Plan No. 23535, Exhibit C, Amended No. 2, dated 8/18/09.

APPROVED EXHIBIT G = Grading Plan for Plot Plan No. 23535, Exhibit G, Amended No. 2, dated 8/18/09.

APPROVED EXHIBIT L = Preliminary Landscape Plan for Plot Plan No. 23535, Exhibit L, Amended No. 5, dated 5/1/09.

PLAN: TRANSMITTED Case #: PP23535

Parcel: 549-153-015

10. GENERAL CONDITIONS

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 -GIN 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-G1.2 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-G1.3 DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 5 USE-G1.6 DUST CONTROL RECOMMND

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

10.BS GRADE. 6 USE-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

PLAN: TRANSMITTED Case #: PP23535

Parcel: 549-153-015

10. GENERAL CONDITIONS

10.BS GRADE. 7 USE-G2.5 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. 8 USE-G2.6 SLOPE STABILTY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horiz. to vert.) or over 30' in vertical height - unless addressed in a previous report.

10.BS GRADE. 9 USE-G2.7 DRAINAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation 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.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

10.BS GRADE. 10 USE-G2.8 MINIMUM DRAINAGE GRADE RECOMMND

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

10.BS GRADE. 11 USE-G2.9 DRAINAGE & TERRACING RECOMMND

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

10.BS GRADE. 12 USE-G2.10 SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 13 USE-G2.23 OFFST. PAVED PKG RECOMMND

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

PLAN:TRANSMITTED Case #: PP23535

Parcel: 549-153-015

10. GENERAL CONDITIONS

10.BS GRADE. 13 USE-G2.23 OFFST. PAVED PKG (cont.) RECOMMND

and inspection requirements.

10.BS GRADE. 14 USE-G.3.1NO 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 Grading Division of the Building and Safety Department.

10.BS GRADE. 15 USE-G3.3RETAINING WALLS RECOMMND

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

10.BS GRADE. 16 USE-G3.4CRIB/RETAIN'G WALLS RECOMMND

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

10.BS GRADE. 17 USE-G4.1E-CL 4:1 OR STEEPER RECOMMND

Plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the Building & Safety Department's Erosion Control Specialist.

10.BS GRADE. 18 USE-G4.3PAVING INSPECTIONS RECOMMND

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

PLAN: TRANSMITTED Case #: PP23535

Parcel: 549-153-015

10. GENERAL CONDITIONS

10.BS GRADE. 19 USE-G2.17 LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage.

10.BS GRADE. 20 USE-G1.4 NPDES/SWPPP RECOMMND

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

For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 EMWD WATER AND SEWER SERVICE RECOMMND

Plot Plan#23535 proposes Eastern Municipal Water District (EMWD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD, as well as, all other applicable agencies.

Any existing septic system(s) and/or well(s) must be properly abandoned or removed under permit with the Department of Environmental Health (DEH).

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

PLAN: TRANSMITTED Case #: PP23535

Parcel: 549-153-015

10. GENERAL CONDITIONS

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

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

10.FIRE. 2 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VB construction per the 2007 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 3 USE-#31-ON/OFF NOT LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrant(s) (6"x4"x 2-2-1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE- FLOOD HAZARD REPORT RECOMMND

Plot Plan 23535 proposes a 9,825 square foot commercial retail building on a 0.90 net acre parcel, 5,577 square feet of landscaping, and 49 parking spaces. Located in the San Jacinto Valley Area Plan north of State Highway 74 (Florida Avenue), west of 4th street, south of C street and east of Fairview Avenue.

Our review indicates the site has a tributary drainage area of approximately 10 acres from the south. Runoff from the site enters the San Jacinto River by way of the Valle-Vista - Bethlam Avenue Storm drain approximately one-half mile from the site. Generally, mitigation for increased runoff is required for commercial type developments based upon the structures having an anticipated impermeable surface area. The increase in impervious area of this project is not significant and, therefore, it is acceptable to use a volume-based BMP as a means of increased runoff mitigation.

However, should additional development be proposed, the mitigation for increased runoff may be necessary at that time.

PLAN:TRANSMITTED Case #: PP23535

Parcel: 549-153-015

10. GENERAL CONDITIONS

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

A Water Quality Management Plan (WQMP) was provided and reviewed. Therein, it is proposed to use an infiltration trench as a volume-based BMP and, as such, serve dual-purpose in this case for water quality treatment and increased runoff mitigation. The District does not object to this proposal.

10.FLOOD RI. 3 USE 10 YR CURB - 100 YR ROW RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

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

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

10.FLOOD RI. 5 USE PERP DRAINAGE PATTERNS RECOMMND

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

10.FLOOD RI. 15 USE SUBMIT FINAL WQMP =PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or

PLAN:TRANSMITTED Case #: PP23535

Parcel: 549-153-015

10. GENERAL CONDITIONS

10.FLOOD RI. 15 USE SUBMIT FINAL WQMP =PRELIM (cont.) RECOMMND

Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:

www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 16 USE BMP MAINTENANCE & INSPECT RECOMMND

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

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - IF HUMAN REMAINS FOUND RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall

1 PLAN:TRANSMITTED Case #: PP23535

Parcel: 549-153-015

10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

be left in place and free from disturbance until a final decision as to the treatment and 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 a resonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning thetreatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND

RECOMMND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environemntal assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple 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 resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal respresentative 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 representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

3. Grading of 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 mitigation.

PLAN:TRANSMITTED Case #: PP23535

Parcel: 549-153-015

10. GENERAL CONDITIONS

10.PLANNING. 3 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. 4 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. 5 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 8 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this plot plan use shall be limited to the hours of 6:00 a.m. to 9:00 p.m., Monday through Sunday in order to reduce conflict with adjacent residential zones and/or land uses. Suite 101 on the westerly end of the structure will be allowed to operate 24 hours a day.

10.PLANNING. 9 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), General Retail, 1 space/200 sq. ft. of gross floor area.

10.PLANNING. 12 USE - NO OUTDOOR ADVERTISING RECOMMND

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

1 PLAN:TRANSMITTED Case #: PP23535

Parcel: 549-153-015

10. GENERAL CONDITIONS

10.PLANNING. 12 USE - NO OUTDOOR ADVERTISING (cont.) RECOMMND

this approval.

10.PLANNING. 15 USE - LANDSCAPE SPECIES RECOMMND

Drought tolerant and native plant species shall be preferred over non-drought tolerant and non-native species. However, the quantity and extent of those species shall depend on the project's climatic zones. Alternative types of low volume irrigation are encouraged to be used in order to conserve water.

10.PLANNING. 19 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 RESIDENT OCCUPANCY RECOMMND

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

10.PLANNING. 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 55 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. 27 USE - VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit.

PLAN:TRANSMITTED Case #: PP23535

Parcel: 549-153-015

10. GENERAL CONDITIONS

10.PLANNING. 29 USE - PREVENT DUST & BLOWSAND RECOMMND

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

10.PLANNING. 31 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 32 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. 33 USE - 90 DAYS TO PROTEST RECOMMND

The project applicant 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 the project.

10.PLANNING. 38 USE - ORD 810 O S FEE (1) RECOMMND

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

PLAN:TRANSMITTED Case #: PP23535

Parcel: 549-153-015

10. GENERAL CONDITIONS

10.PLANNING. 40 USE - 3RD & 5TH DIST DSGN STDS RECOMMND

The permit holder shall comply with the "DESIGN STANDARDS & GUIDELINES, THIRD AND FIFTH SUPERVISORIAL DISTRICTS, COUNTY OF RIVERSIDE, adopted by the Board of Supervisors, July 17, 2001.

10.PLANNING. 41 USE - C/W DESIGN GUIDELINES RECOMMND

The project shall conform to the Countywide Design Standards and Guidelines, adopted January 13, 2004.

10.PLANNING. 42 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 45 USE - MT PALOMAR LIGHTING AREA RECOMMND

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

10.PLANNING. 47 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. This shopping center is allowed a maximum of two (2) free standing signs, provided that the two signs are not located on the same street; are at least 100 feet apart and the second sign does not exceed 100 square feet in surface area and 20 feet in height.

10.PLANNING. 49 USE - LANDSCAPING REVIEW/COMPL RECOMMND

All landscaping plans shall be prepared in accordance with Ordinance 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance 348, Section 18.12. Such plans shall be reviewed

PLAN: TRANSMITTED Case #: PP23535

Parcel: 549-153-015

10. GENERAL CONDITIONS

10. PLANNING. 49 USE - LANDSCAPING REVIEW/COMPL (cont.) RECOMMND

and approved by the Planning Department, the appropriate maintenance authority, and shall be in conformance with the PRELIMINARY LANDSCAPING plans.

10. PLANNING. 51 USE - GEO02119 RECOMMND

County Geologic Report (GEO) No. 2119, submitted for this project (PP23535) was prepared by Inland Foundation Engineering, Inc. and is entitled: "Preliminary Geotechnical Report, Proposed Commercial Development, NEC Florida and Fairview Avenues, Valle Vista Area, Riverside County, California", Project No. W315-004, dated November 18, 2008. In addition, Inland Foundation submitted "Response to County Review Comments - County Geologic Report No. 2119, Preliminary Geotechnical Report, Proposed Commercial Development, NEC Florida and Fairview Avenues, Valle Vista Area, Riverside County, California", dated February 11, 2009. This document is herein incorporated as a part of GEO No. 2119.

GEO No. 2119 concluded:

1. Groundwater was not encountered within any of the exploratory borings to a depth of 51.5 feet and is expected to be on the order of 125 feet below the existing ground surface.

2. The potential for liquefaction is considered nil.

3. No documented active faults are known to traverse toward the subject site.

4. Other secondary effects and geologic hazards such as slope failure, lurching, seismic settlement, seiches, tsunamis and surface rupture are not considered to be of significance to the project.

GEO No. 2119 recommended:

1. All grading should be performed in accordance with the applicable provisions of the California Building Code.

2. All building, slab and pavement areas and all surfaces to receive compacted fill should be cleared of existing loose soil, vegetation, debris, and other suitable materials.

PLAN:TRANSMITTED Case #: PP23535

Parcel: 549-153-015

10. GENERAL CONDITIONS

10.PLANNING. 51 USE - GEO02119 (cont.)

RECOMMND

GEO No. 2119 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2119 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 52 USE - PDP01351

RECOMMND

County Paleontological Report (PDP) No. 1351, submitted for this case (PP23535), was prepared by Brian F. Smith Associates and is entitled: "Paleontological resource and monitoring assessment, Lots 7-12 along State Route 74 immediately east of Fairview Avenue, community of Valle Vista, unincorporated Riverside County, California", dated March 12, 2009. In addition, Brian F. Smith Associates prepared "Response to Comments, Case No. PP23535: 'Paleontological resource and monitoring assessment, Lots 7-12 along State Route 74 immediately east of Fairview Avenue, community of Valle Vista, unincorporated Riverside County, California, (APN 549-153-015)' [County Paleontological Report (PDP) No. 1351]", dated March 23, 2009. This document is herein incorporated as a part of PDP No. 1351.

PDP01351 concluded:

1. Based on information provided in the geotechnical report for this project, the limited amount of recommended overexcavation beyond removal of the one to four feet of undesirable fill materials and an inferred geologically young age (Holocene) for sediments above a depth of 45 feet, the limited amount of excavation activity is unlikely to reveal any potentially significant nonrenewable paleontological resources.

PDP001351 recommended:

1. No paleontological monitoring for the limited site grading activities.

2. Paleontological monitoring for trenching activities such as for placement of new sewer lines where they are deeper

1 PLAN:TRANSMITTED Case #: PP23535

Parcel: 549-153-015

10. GENERAL CONDITIONS

10.PLANNING. 52 USE - PDP01351 (cont.) RECOMMND

than existing lines, or represent new alignments.

PDP01351 satisfies the requirement for a Paleontological Study for Planning/CEQA purposes. PDP01351 is hereby accepted for PP23535. This project will be conditioned for grading plan review and incidental find parameters as described elsewhere in this conditions set.

10.PLANNING. 53 USE - RESTRCTD OUTDOOR VENDING RECOMMND

The placement of outdoor vending machines or displays shall be restricted within the project site. Prohibited items include payphones, snack and soda machines, newspaper dispensers, sales racks, etc.

10.PLANNING. 54 USE - LIMITED WINDOW ADVERTSNG RECOMMND

Window advertising or displays shall be limited to ten (10) percent coverage on any window within the project site.

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. 2 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 tandards (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

PLAN:TRANSMITTED Case #: PP23535

Parcel: 549-153-015

10. GENERAL CONDITIONS

10.TRANS. 2 USE - STD INTRO 3 (ORD 460/461) (cont.) RECOMMND

Department.

10.TRANS. 3 USE - R-O-W EXCEEDS/VACATION RECOMMND

The existing right-of-way along the back alley exceeds that which is required for this project. The project proponent may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

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/>.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP RECOMMND

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

PLAN: TRANSMITTED Case #: PP23535

Parcel: 549-153-015

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G2.1 GRADING BONDS RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 2 USE-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

60.BS GRADE. 3 USE-G2.4GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division 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. 4 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation 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.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood

PLAN: TRANSMITTED Case #: PP23535

Parcel: 549-153-015

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 USE-G2.7DRNAGE DESIGN Q100 (cont.) RECOMMND

Control & Water Conservation District.

60.BS GRADE. 5 USE-G2.13FIRE D'S OK ON DR. RECOMMND

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the County - and shall require their approval prior to issuance of the grading permit. Approval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

60.BS GRADE. 6 USE-G2.14OFFSITE GDG 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. 7 USE-G2.15NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

60.BS GRADE. 9 USE-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this

PLAN: TRANSMITTED Case #: PP23535

Parcel: 549-153-015

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 9 USE-G1.4 NPDES/SWPPP (cont.) RECOMMND

project (or subdivision) shall comply with them.

60.BS GRADE. 10 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. 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 and the Environmental Programs 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 will be required.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS RECOMMND

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

60.FLOOD RI. 3 USE EROS CNTRL AFTER RGH GRAD RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 9 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

E : PLAN:TRANSMITTED Case #: PP23535

Parcel: 549-153-015

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS

RECOMMND

If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

60.PLANNING. 2 USE - NPDES COMPLIANCE (2)

RECOMMND

Since this project will disturb one (1) or more acres or is part of a larger project that will disturb five or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

60.PLANNING. 11 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of

PLAN:TRANSMITTED Case #: PP23535

Parcel: 549-153-015

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 11 USE - SKR FEE CONDITION (cont.) RECOMMND

development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 0.90 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 22 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 23535, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 28 USE - PALEO GRADING REVIEW RECOMMND

PDP01351, prepared by Brian F. Smith Associates March 12, 2009, determined the proposed project's potential to impact paleontological resources is LOW for the recommended minimal overexcavation depths, however, there is a potential for impact to paleontological resources if deeper excavations such as sewer line excavation are conducted.
HENCE,

PRIOR TO ISSUANCE OF ANY GRADING PERMIT, THE FOLLOWING SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST:

A Paleontological Resource Impact Mitigation Program (PRIMP) report that includes, at a minimum, the following:

- 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

02/01/10
09:58

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 23

PLAN: TRANSMITTED Case #: PP23535

Parcel: 549-153-015

60. PRIOR TO GRADING PRMT ISSUANCE

60. PLANNING. 28

USE - PALEO GRADING REVIEW (cont.)

RECOMMND

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.

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 qualified paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report 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 qualified paleontologist for the in-grading implementation of the PRIMP.

02/01/10
09:58

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 24

I PLAN: TRANSMITTED Case #: PP23535

Parcel: 549-153-015

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE RECOMMND

A clearance from the Transportation Department is required prior to the issuance of a grading permit.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE* -G3.1NO B/PMT W/O G/PMT RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 2 USE - FOOD PLANS REQD RECOMMND

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with the California Uniform Retail Food Facilities Law.

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

PLAN:TRANSMITTED Case #: PP23535

Parcel: 549-153-015

80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 USE-#4-WATER PLANS (cont.) RECOMMND
the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS RECOMMND
A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 5 USE SUBMIT FINAL WQMP RECOMMND
A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

80.PLANNING. 2 USE - UNDERGROUND UTILITIES RECOMMND
All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

80.PLANNING. 5 USE - LIGHTING PLANS RECOMMND
All street 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. 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

PLAN:TRANSMITTED Case #: PP23535

Parcel: 549-153-015

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 6 USE - CONFORM TO ELEVATIONS (cont.) RECOMMND

B_.

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

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

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 12 USE - RAIN SHUT-OFF IRRIGATION RECOMMND

The irrigation plan shall be in compliance with Section 18.12 of Ordinance No. 348, and include a rain shut-off device which is capable of shutting down the entire system. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

80.PLANNING. 13 USE - LANDSCAPING SECURITIES RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation systems, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. The performance security shall be released one year after structural final and the inspection report provides the plantings have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

80.PLANNING. 15 USE - FENCING PLAN REQUIRED RECOMMND

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

80.PLANNING. 19 USE - PLANS SHOWING BIKE RACKS RECOMMND

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

PLAN: TRANSMITTED Case #: PP23535

Parcel: 549-153-015

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 USE - PLANS SHOWING BIKE RACKS (cont.) RECOMMND

Planning Department for approval.

80.PLANNING. 20 USE - HEIGHT LIMITATIONS RECOMMND

All buildings and structures within this permit shall not exceed 35 feet in overall height, except as provided by Section No. 18.20 of Ordinance No. 348. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all height regulations; verification of compliance with the height regulations of this permit may include submission of a written certification by a state licensed professional that plans submitted to the Department of Building and Safety are in compliance and/or inspection of such plans by county staff.

80.PLANNING. 25 USE - AGENCY CLEARANCE RECOMMND

A clearance letter from Economic Development Agency shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated August 12, 2008, summarized as follows:

A minor plot plan for outdoor/onsite signage shall be submitted to the Redevelopment Agency for review and comment.

80.PLANNING. 26 USE - PERMIT SIGNS SEPARATELY RECOMMND

Prior to the issuance of building permits, a signing plan in compliance with Section 19.4 of Ordinance No. 348 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.

80.PLANNING. 27 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated July 21, 2008, summarized as follows: The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

PLAN:TRANSMITTED Case #: PP23535

Parcel: 549-153-015

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 31 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 45 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. 46 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 23535, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 49 USE - LANDSCAPE PLOT PLAN RECOMMND

The land divider/permit holder shall file six (6) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, Sections 19.300 through 19.304., and the conditions of approval for the parent permit or plot plan. The plan shall show all common open space areas and label those open space areas regulated/or conserved by the prevailing MSHCP. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to: slope planting, common area and/or park landscaping, and individual front yard landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.

Landscaping and Irrigation Plot Plans shall be prepared consistent with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section

PLAN:TRANSMITTED Case #: PP23535

Parcel: 549-153-015

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 49 USE - LANDSCAPE PLOT PLAN (cont.) RECOMMND

18.12.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department only. Slope Landscaping plans for slopes exceeding 3 feet in height shall be submitted to the Planning Department for review by the landscape division.

NOTES: The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

The land divider/permit holder shall file seven (7) sets of

80.PLANNING. 50 USE - LANDSCAPE PLOT PLAN APPR RECOMMND

When the Landscaping Plot Plan is located within the Valley-Wide Recreation and Park District, Jurupa Community Services District, a County Service Area (CSA) or other special maintenance district then, prior to landscape plan submittal to the Planning Department, the permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

80.PLANNING. 51 USE - LNDSCP INSPECTION DEPOSIT RECOMMND

Prior to issuance of building permits, the permit holder shall open a Landscape DBF case and deposit the prevailing DBF amount to cover the Installation, Six Month and One Year Landscape Inspections. In the event that no Landscape DBF case type is available through the County, then the applicant shall open and deposit sufficient funds into an HR case type at the current prevailing, Board adopted, hourly rate. The amount of hours for the Six Month and One Year Landscape Inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Minor Plot Plan for Planting and Irrigation.

80.PLANNING. 52 USE - PARKING/LNDSCPNG PLAN RECOMMND

Prior to issuance of building permits, six (6) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department. The

PLAN:TRANSMITTED Case #: PP23535

Parcel: 549-153-015

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 52 USE - PARKING/LNDSCPNG PLAN (cont.) RECOMMND

location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein. The irrigation plan shall include a smart controller capable of adjusting watering schedule based on weather data. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

80.PLANNING. 53 USE - SPECIMEN TREES REQUIRED RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees along streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

TRANS DEPARTMENT

80.TRANS. 1 USE - TS/MODIFICATION RECOMMND

The project proponent shall be responsible for the design of traffic signals at the intersections of:

Fairview Avenue (NS) at:

SR-74 (EW) - signal modification to accommodate street widening along the project frontage on the north side of SR-74.

with no credit given for Traffic Signal Mitigation Fees

or as approved by the Transportation Department

Installation of the signals shall be per 90.TRANS.1.

80.TRANS. 2 USE - CALTRANS ENCRCHMNT PRMT RECOMMND

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

PLAN:TRANSMITTED Case #: PP23535

Parcel: 549-153-015

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - CALTRANS ENCRCHMNT PRMT (cont.) RECOMMND
Bernardino.

80.TRANS. 3 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along Florida Avenue (SH-74) shall be conveyed for public use to provide for a 74' to 76 foot half-width right-of-way.

Sufficient public street right-of-way along Fairview Avenue shall be conveyed for public use to provide for a 50 foot half-width right-of-way.

Sufficient public street right-of-way along 4th Street shall be conveyed for public use to provide for a 37 foot half-width right-of-way.

80.TRANS. 4 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.

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

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping.
- (2) Street lights.
- (3) Traffic signals located on Florida Avenue (SH-74) at intersection of Fairview Avenue.
- (4) Street sweeping.

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

PLAN:TRANSMITTED Case #: PP23535

Parcel: 549-153-015

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5 USE-ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

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

80.TRANS. 6 USE - LIGHTING PLAN RECOMMND

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

80.TRANS. 7 USE-LANDSCAPING/TRAIL COM/IND RECOMMND

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

Landscaping plans shall be designed within Florida Avenue (SH-74), Fairview Avenue, and 4th Street and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting Judy Watterlond, Transportation Department at (951) 955-6829.

NOTE: Any commercial project along a State highway must

PLAN:TRANSMITTED Case #: PP23535

Parcel: 549-153-015

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 7 USE-LANDSCAPING/TRAIL COM/IND (cont.) RECOMMND
annex into L&LMD 89-1-C in addition to executing a
Landscape Maintenance Agreement.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE*G4.3PAVING INSPECTIONS RECOMMND
The developer/applicant shall be responsible for obtaining
the paving inspections required by Ordinance 457.

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

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES RECOMMND
The applicant shall prepare and submit to the Fire
Department for approval, a site plan designating required
fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM RECOMMND
Install a complete fire sprinkler system per NFPA 13
2002 edition in all buildings requiring a fire flow of 1500

PLAN:TRANSMITTED Case #: PP23535

Parcel: 549-153-015

90. PRIOR TO BLDG FINAL INSPECTION

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

GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

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

90.FIRE. 3 USE-#27-EXTINGUISHERS RECOMMND

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us; e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all

1 PLAN:TRANSMITTED Case #: PP23535

Parcel: 549-153-015

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 USE BMP - EDUCATION (cont.) RECOMMND

orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3 USE IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

90.FLOOD RI. 5 USE BMP MAINTENANCE & INSPECT RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 2 USE - HEIGHT LIMITATIONS RECOMMND

All buildings and structures within this permit shall not exceed 35 feet in height, except as provided by Section No. 18.20 of Ordinance No. 348. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that all buildings and structures within this permit comply with the height regulations, indicated above. The Planning Department may require inspection by county staff to further verify compliance with this condition of approval.

F PLAN: TRANSMITTED Case #: PP23535

Parcel: 549-153-015

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of 49 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 7 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of two (2) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

90.PLANNING. 9 USE - LOADING SPACES

RECOMMND

A minimum of two (2) loading space[s] shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base.

PLAN: TRANSMITTED Case #: PP23535

Parcel: 549-153-015

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 USE - LIGHTING PLAN COMPLY RECOMMND

All street 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.

90.PLANNING. 12 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. 14 USE - INSTALL BIKE RACKS RECOMMND

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

90.PLANNING. 15 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 17 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. 20 USE - TRASH ENCLOSURES RECOMMND

One (1) trash enclosure] which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the

PLAN:TRANSMITTED Case #: PP23535

Parcel: 549-153-015

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 20 USE - TRASH ENCLOSURES (cont.)

RECOMMND

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

90.PLANNING. 22 USE - CMPLY W/LNDSCP/IRRIG PLN

RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Landscaping. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "USE - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

90.PLANNING. 24 USE - QUIMBY ACT FEE

RECOMMND

The permit holder shall present certification to the Director of the Department of Building and Safety that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place. Said certification shall be obtained from the Valley-Wide Recreation and Parks District.

90.PLANNING. 25 USE - REMOVE OUTDOOR ADVERTISE

RECOMMND

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

PLAN:TRANSMITTED Case #: PP23535

Parcel: 549-153-015

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 26 USE - WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 28 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. 32 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 0.90 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 33 USE - ORD 810 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in

PLAN:TRANSMITTED Case #: PP23535

Parcel: 549-153-015

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 33 USE - ORD 810 O S FEE (2) (cont.)

RECOMMND

the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 23535 is calculated to be 0.90 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. 35 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 23535 has been calculated to be 0.90 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.

90.PLANNING. 36 USE - LNDSCPE/IRRIG INSTALL

RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to

PLAN: TRANSMITTED Case #: PP23535

Parcel: 549-153-015

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 36 USE - LNDSCP/IRRIG INSTALL (cont.) RECOMMND

final inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITIES and LANDSCAPE INSPECTION DEPOSIT," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety.

90.PLANNING. 38 USE - PALEO MONITORING REPORT RECOMMND

90 Series Condition for Monitoring Report Submittal

PRIOR TO BUILDING FINAL INSPECTION:

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

If no grading permit is submitted, this condition can be set to not apply.

TRANS DEPARTMENT

90.TRANS. 1 USE - TS/INSTALLATION (MOD) RECOMMND

The project proponent shall be responsible for the construction and installation of traffic signals at the following locations:

Fairview Avenue (NS) at:

PLAN: TRANSMITTED Case #: PP23535

Parcel: 549-153-015

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 USE - TS/INSTALLATION (MOD) (cont.) RECOMMND

SR-74 (EW) - signal modification to accommodate streetwidening along the project frontage on the north side of SR-74.

with no credit given for Traffic Signal Mitigation Fees or as approved by the Transportation Department

90.TRANS. 2 USE - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

90.TRANS. 3 USE - CALTRANS 1 RECOMMND

The project proponent shall comply with the Caltrans recommendations.

90.TRANS. 4 USE - SIGNING & STRIPING RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

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.

90.TRANS. 6 USE STREETLIGHT AUTHORIZATION RECOMMND

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

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.

PLAN: TRANSMITTED Case #: PP23535

Parcel: 549-153-015

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 USE STREETLIGHT AUTHORIZATION (cont.) RECOMMND

2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 7 USE - STREET LIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

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

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

90.TRANS. 8 USE-ANNEX L&LMD/OTHER DIST1 RECOMMND

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

- (1) Landscaping.
- (2) Streetlights.
- (3) Traffic signals located on Florida Avenue (SH-74) at intersection of Fairview.
- (4) Street sweeping.

90.TRANS. 9 USE - UTILITY PLAN RECOMMND

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

1 PLAN:TRANSMITTED Case #: PP23535

Parcel: 549-153-015

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 USE - UTILITY PLAN (cont.) RECOMMND

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

90.TRANS. 10 USE - UTILITY INSTALL RECOMMND

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

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

90.TRANS. 11 USE - EXISTING MAINTAINED RECOMMND

Florida Avenue (SH-74) along project boundary is a paved Caltrans maintained road designated as an Major Highway and shall be improved with 8" concrete curb and gutter located 38' to 55 feet from centerline, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 74' to 76 foot half-width dedicated right-of-way in accordance with County Standard No. 93. (Sheet 1 of 2 and 2 of 2) (38' to 55' / 74' to 77')

NOTE: A 5' meandering sidewalk shall be constructed within the 21' parkway per Standard 404.

Fairview Avenue along project boundary is a paved County maintained road designated as a Secondary Highway and shall be improved with 6" concrete curb and gutter located 32 feet from centerline, and match up asphalt concrete paving;

PLAN: TRANSMITTED Case #: PP23535

Parcel: 549-153-015

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11 USE - EXISTING MAINTAINED (cont.)

RECOMMND

reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 50 foot half-width dedicated right-of-way in accordance with County Standard No. 94. (32'/50')

- NOTE: 1. A 5' sidewalk shall be constructed 9' from the curb line within the 18' parkway.
2. Driveway shall be constructed per County Standard No. 207A.
3. Construct transition AC pavement tapering for acceleration and deceleration lane and join existing AC pavement to the north project boundary or as approved by Transportation Department.

90.TRANS. 12 USE - PART-WIDTH IMPROVEMENTS

RECOMMND

4th Street along project boundary is a paved County maintained road designated as a Collector road and shall be improved with 34' part-width AC pavement, (22' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter, and 5' sidewalk (on the project side), and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 67' part-width dedicated right-of-way (37' on project side and 30' on opposite side) in accordance with County Standard No. 103, Section "A".

- NOTE: 1. A 5' sidewalk shall be constructed 7' from the curb line within the 15' parkway.
2. Driveway shall be constructed per County Standard No. 207A.
3. Construct transition AC pavement tapering for acceleration and deceleration lane and join existing AC pavement to the north project boundary or as approved by Transportation Department.

90.TRANS. 13 USE - VACATION/RE-DESIGN 1

RECOMMND

The project proponent, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along the back alley. The project proponent shall apply

02/01/10
09:58

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 46

PLAN:TRANSMITTED Case #: PP23535

Parcel: 549-153-015

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 13

USE - VACATION/RE-DESIGN 1 (cont.)

RECOMMND

under separate application with the County Surveyor for a conditional vacation of the alley, and receive a Board of Supervisors decision.

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

DATE: July 2, 2008

TO:

Transportation Dept.-Jim Knutson
Environmental Health Dept.
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Landscape
Riv. Transit Agency
Riv. Sheriffs Dept.
Riv. Waste Management Dept.

Valley-Wide Area Recreation & Parks
Riv. EDA-Redevelopment
Supervisor Stone
Commissioner Petty
City of Hemet
Hemet Unified School Dist.
EMWD
SCE
Southern California Gas
EIC "Attachment A"
Caltrans Dist. #8
South Coast Air Quality Control Board

PLOT PLAN NO. 23535 – EA41978 – Applicant: Western Land Company – Engineer/Representative: Jim Unland - Third Supervisorial District – Bautista Zoning District – San Jacinto Valley Area Plan: Community Development: Commercial Retail (CD:CR) – Location: Northerly of State Highway 74(Florida Ave), Westerly of 4th Street, Southerly of C Street, and Easterly of Fairview Avenue. – 1.66 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) and Rural Residential (R-R) - **REQUEST:** The plot plan proposes a 10,931 square foot commercial retail building on 0.90 net acre parcel, 5,076 square feet of landscaping, and 59 parking spaces – APN: 549-153-006 – Concurrent Cases: CZ07488

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting on July 24, 2008**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. 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 agencies, please have your comments/conditions to the Planning Department as soon as possible. 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 item, please do not hesitate to contact **Jeff Horn**, Project Planner, at (951) 955-4641 or email at jhorn@RCTLMA.org / **MAILSTOP# 1070**.

COMMENTS:

FILE COPY

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 11, 2008

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Dept.

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

PLOT PLAN NO. 23535, Amended No. 1 – EA41978 – Applicant: Western Land Company – Engineer/Representative: Jim Unland - Third Supervisorial District – Bautista Zoning District – San Jacinto Valley Area Plan: Community Development: Commercial Retail (CD:CR) – Location: Northerly of State Highway 74(Florida Ave), westerly of 4th Street, southerly of C Street, and easterly of Fairview Avenue. – 1.66 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) and Rural Residential (R-R) - **REQUEST: The plot plan proposes a 9,285 square foot commercial retail building on 0.90 net acre parcel, 5,076 square feet of landscaping, and 59 parking spaces – APN: 549-153-015 – Concurrent Cases: CZ07419**

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 08, 2009 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 **Jeff Horn, (951) 955-4641**, or e-mail at **jhorn@rctlma.org / MAILSTOP #: 1070**

COMMENTS:

FILE COPY

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.



RIVERSIDE COUNTY
Economic Development Agency

MEMORANDUM

ECONOMIC DEVELOPMENT AGENCY

Robin Zimpfer
Assistant County Executive Officer/EDA

TO: Jeff Horn, Planning Department
CC: Tina English, Lance Noland, Olivia Barnes, Andy Frost

FROM: **Redevelopment Agency**
Nicole Walker, Development Specialist 1

DATE: August 12, 2008

SUBJECT: **COMPREHENSIVE PLANNING REVIEW**
Comments/Conditions of Approval

Case: PP23535 [Commercial Retail Building – Valle Vista]

Site Visit: July 24, 2008

PROJECT DESCRIPTION AND LOCATION:

Plot Plan 23535 proposes to construct a commercial retail building in the community of Valle Vista. Currently vacant, the project site consists of 1.66 acres located northerly of Highway 74, southerly of C Street, easterly of Fairview Avenue, and westerly of 4th Street. The zoning classification for the project site is Scenic Highway Commercial (C-P-S) and Rural Residential (R-R) and the land use designation is Commercial Retail (CD: CR). Surrounding land uses include single-family residences to the north and east, a convenience store to the south and vacant land to the west.

REDEVELOPMENT PROJECT AREA(S):

The proposed project is located in the Mid County Project Area (MCPA) (Valle Vista sub-area).

REDEVELOPMENT AGENCY COMMENTS:

The mission of the Redevelopment Agency is to eliminate present blight and prevent the potential for future blight in and ultimately add value to, all redevelopment project areas by recommending approval of projects that meet the highest standards of quality possible. This is of particular concern in the Valle Vista sub-area where blighting conditions are still present. In addition, it is of absolute importance that all new development in the sub-area be designed to upgrade the aesthetics of the surrounding area and minimize the potential for environmental degradation and issues relating to the health, safety and welfare of the public.

/// /// ///
/// /// ///



RIVERSIDE COUNTY
Economic Development Agency

MEMORANDUM

ECONOMIC DEVELOPMENT AGENCY

Robin Zimpfer
Assistant County Executive Officer/EDA

Comprehensive Planning Review Comments
Re: Plot Plan 23535
August 12, 2008
Page 2

The proposed project is attractive and it appears as if the applicant has put a lot of thought into the proposed structures and landscaping.

The RDA recommends that the following conditions of approval be placed in the standard conditions of approval (the "pinks") as written.

Conditions of Approval

As part of the conditions of approval for Plot Plan 23535, the following general condition(s) shall apply unless modified in writing by the EDA/RDA:

1. A minor plot plan for outdoor/onsite signage shall be submitted to the Redevelopment Agency for review and comment.



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

July 21, 2008

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

RE: Plot Plan No. 23535
Proposal: The PP proposes a 10,931 square foot commercial retail building
APN: 549-453-006

Dear Mr. Horn:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Florida Avenue, west of 4th Street, and south of C Street, in the San Jacinto Valley Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit for EACH building**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection for EACH building**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.
3. **Prior to issuance of a building permit**, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

4. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
5. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.
6. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
7. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,



Ryan Ross
Planner

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Subdivision Ordinance No. 460, before the RIVERSIDE COUNTY PLANNING COMMISSION to consider the project shown below:

CHANGE OF ZONE NO. 7419 AND PLOT PLAN NO. 23535 – CEQA Exempt - Applicant: Western Land Company - Engineer/Representative: Jim Unland - Third Supervisorial District - Bautista Zoning District - San Jacinto Valley Area Plan: Community Development: Commercial Retail (CD:CR) - Location: Northerly of State Highway 74 (Florida Ave), westerly of 4th Street, southerly of C Street, and easterly of Fairview Avenue. - 1.66 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) and Rural Residential (R-R) – **REQUEST:** The Change of Zone proposes to change a portion of the sites existing zoning from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S). The Plot Plan proposes a 9,825 square foot commercial retail building on 0.90 net acre parcel, 5,577 square feet of landscaping, and 50 parking spaces - APN: 549-153-015. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: July 22, 2009
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Jeff Horn, Project Planner at 951-955-4641 or e-mail jhorn@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html

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

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/6/09,

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

APN (s) or case numbers PP 23535/CZ 07419 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

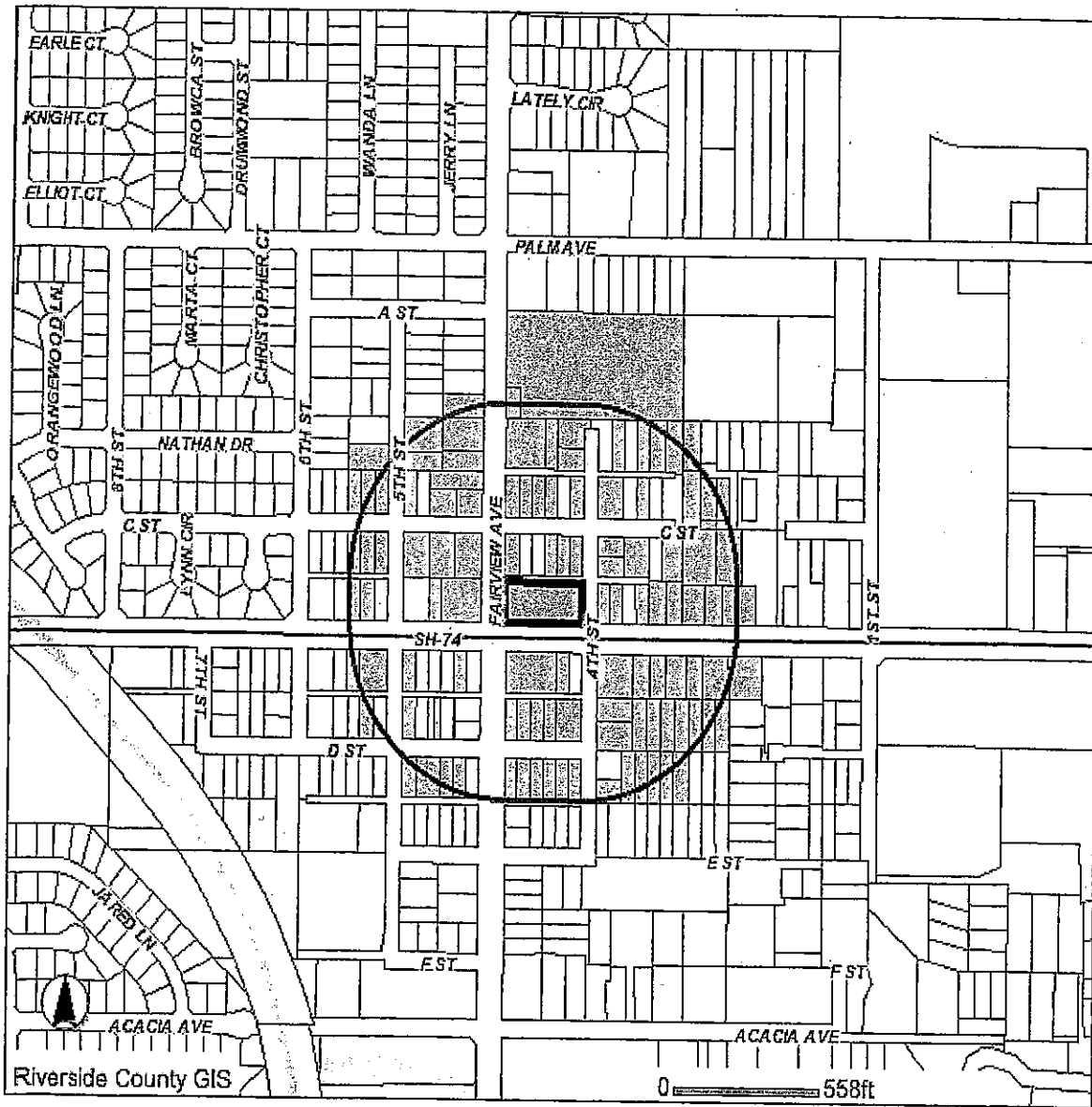
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 4/8/09
FPICES
D/6/09

600 feet buffer



Selected parcel(s):

- 549-123-008 549-130-012 549-130-013 549-142-017 549-142-018 549-142-019 549-142-020
- 549-143-001 549-143-002 549-143-004 549-143-005 549-143-006 549-143-007 549-143-008
- 549-143-009 549-144-004 549-144-005 549-144-006 549-144-009 549-144-010 549-145-011
- 549-145-012 549-145-015 549-145-018 549-145-019 549-151-003 549-151-004 549-151-005
- 549-151-006 549-151-007 549-151-009 549-151-010 549-151-011 549-151-014 549-152-002
- 549-152-004 549-152-005 549-152-006 549-152-007 549-152-021 549-152-025 549-152-028
- 549-152-029 549-152-030 549-152-038 549-152-039 549-152-044 549-152-045 549-152-046
- 549-152-059 549-152-062 549-152-064 549-152-065 549-152-069 549-152-070 549-152-088
- 549-152-090 549-152-091 549-152-092 549-153-001 549-153-004 549-153-013 549-153-014
- 549-153-015 549-163-003 549-163-004 549-163-006 549-164-001 549-164-005 549-164-010
- 549-164-011 549-164-013 549-165-001 549-165-002 549-165-003 549-165-004 549-171-005
- 549-171-007 549-171-008 549-171-009 549-171-011 549-171-012 549-171-013 549-172-001
- 549-172-002 549-172-003 549-172-004 549-172-005 549-172-006 549-173-002 549-173-003
- 549-173-004 549-173-005 549-173-006 549-173-035 549-180-001 549-180-002 549-180-003
- 549-180-004 549-180-005 549-180-006 549-180-030 549-180-032 549-180-033 549-180-034
- 549-180-035 549-180-036 549-180-037 549-180-054 549-180-055 549-180-056

IMPORTANT

APN: 549123008 ASMT: 549123008
ANDRES SIDA
MARIA SIDA
25603 FAIRVIEW AVE
HEMET CA. 92544

APN: 549130012 ASMT: 549130012
DALE H ROBSON
FLORA M ROBSON
26160 SOBOBA ST
HEMET CA 92544

APN: 549130013 ASMT: 549130013
ROBSON DALE H & FLORA TRUST
C/O DALE H ROBSON
26160 SOBOBA ST
HEMET CA 92544

APN: 549142017 ASMT: 549142017
STUART R STEPHENSON
57 1/2 W HOME
LONG BEACH CA 90805

APN: 549142018 ASMT: 549142018
JUAN F SOTELO
GENOVEVA SOTELO
1777 WASHINGTON AVE
SAN JACINTO CA 92583

APN: 549142019 ASMT: 549142019
EMILIO PACHECO
43928 C ST
HEMET CA. 92544

APN: 549142020 ASMT: 549142020
BENNY J SMITH
MARY B SMITH
25621 5TH ST
HEMET CA 92544

APN: 549143001 ASMT: 549143001
LOUIS BACHLEDER
3737 JACKSON ST
SAN FRANCISCO CA 94118

APN: 549143002 ASMT: 549143002
RONALD C MCGINNIS
BARBARA MCGINNIS
1441 HOOKER RD
KARNS CITY PA 16041

APN: 549143004 ASMT: 549143004
CHERYL WUNDERBAUM
CRAIG A SMITH
43964 C ST
HEMET CA. 92544

APN: 549143005 ASMT: 549143005
J ANNETTE WALL
25631 FAIRVIEW AVE
HEMET CA 92544

APN: 549143006 ASMT: 549143006
CHARLES RICHARD WALL
25631 FAIRVIEW AVE
HEMET CA. 92544

APN: 549143007 ASMT: 549143007
JOHN G VACCHETTA
25629 FAIRVIEW AVE
HEMET CA. 92544

APN: 549143008 ASMT: 549143008
HARRY ARTHUR PERKINS
43978 C ST
HEMET CA. 92544

APN: 549143009 ASMT: 549143009
MICHAEL STEVENS
PATRICIA STEVENS
25294 W POSEY DR
HEMET CA 92544

APN: 549144004 ASMT: 549144004
DONALD W HARVEY
ROSALIE A HARVEY
2144 CHANDLER ST
CAMARILLO CA 93010

APN: 549144005 ASMT: 549144005
RICK J KESSELER
DONNA P KESSELER
8022 LOUISE LN
LA PALMA CA 90623

APN: 549144006 ASMT: 549144006
WAYNE C YEAGER
SHANNON K YEAGER
43927 C ST
HEMET CA. 92544

APN: 549144009 ASMT: 549144009
ARTHUR S MEDORE
DOROTHY W MEDORE
ARTHUR D MEDORE
26350 RIO VISTA DR
HEMET CA 92544

APN: 549144010 ASMT: 549144010
FRANCISCO ARECHIGA
3737 NATIONAL AVE
SAN DIEGO CA 92113

APN: 549145011 ASMT: 549145011
TERRY L ARNOLD
LARRY D ARNOLD
KRISTIN RIESLAND
280 N SOBOBA AVE
HEMET CA 92544

APN: 549145012 ASMT: 549145012
CRAIG ARTHUR SMITH
CHERYL SMITH
43964 C ST
HEMET CA 92544

APN: 549145015 ASMT: 549145015
GENERAL TELEPHONE CO OF CALIF
C/O GTE ATTN GARY WILLIAMS HQCO2G08
P O BOX 152206
IRVING TX 75015

APN: 549145018 ASMT: 549145018
RANDALL Q DAVIDSON
MARY BETH DAVIDSON
44562 OLIVE AVE
HEMET CA 92544

APN: 549145019 ASMT: 549145019
FRANK R DAVIDSON
KATHRYN M DAVIDSON
44568 OLIVE AVE
HEMET CA 92544

APN: 549151003 ASMT: 549151003
GENEVIEVE A SLATER
2639 REDLANDS DR
COSTA MESA CA 92627

APN: 549151004 ASMT: 549151004
ROBERTO M MORTARA
IRIS N MORTARA
936 S RIMPAU BLV
LOS ANGELES CA 90019

APN: 549151005 ASMT: 549151005
BRUCE S HERWIG
AMY BETH HERWIG
PMB 144
1222 MAGNOLIA AVE 105
CORONA CA 92881

APN: 549151006 ASMT: 549151006
 EDWIN D CORNISH
 NANCY L CORNISH
 44030 C ST
 HEMET CA. 92544

APN: 549151007 ASMT: 549151007
 ROBERT PFAFF
 CORA PFAFF
 44040 C ST
 HEMET CA. 92544

APN: 549151009 ASMT: 549151009
 GAVINO L HORTA
 22705 PENASCO CIR
 NUEVO CA 92567

APN: 549151010 ASMT: 549151010
 PAT MIAH
 25630 FAIRVIEW AVE
 HEMET CA. 92544

APN: 549151011 ASMT: 549151011
 3T PROP
 BRUCE S HERWIG
 AMY BETH HERWIG
 PMV 144
 1191 MAGNOLIA AVE STE D
 CORONA CA 92879

APN: 549151014 ASMT: 549151014
 STEVEN L LA RUE
 BARBARA J LA RUE
 55 PEPPERWOOD DR
 CHICO CA 95973

APN: 549152002 ASMT: 549152002
 WALTER L HOETING
 JANET HOETING
 44081 B ST
 HEMET CA. 92544

APN: 549152004 ASMT: 549152004
 COLEEN JEAN SMITH
 44101 B ST
 HEMET CA. 92544

APN: 549152005 ASMT: 549152005
 RAYNALDO HIPOLITO
 JULIA CURIEL
 5639 LEMP AVE
 NORTH HOLLYWOOD CA 91601

APN: 549152006 ASMT: 549152006
 SALLY E THOMPSON
 44121 B ST
 HEMET CA. 92544

APN: 549152007 ASMT: 549152007
 MONICA D MARTZ
 44131 B ST
 HEMET CA. 92544

APN: 549152021 ASMT: 549152021
 ALFONSO MARTINEZ
 C/O FRED SIMMONS
 16608 FAYSMITH AVE
 TORRANCE CA 90504

APN: 549152025 ASMT: 549152025
 MARJORIE B SCOTT
 44102 C ST
 HEMET CA. 92544

APN: 549152028 ASMT: 549152028
 THOMAS J MCCONNAUGHY
 SUSAN MCCONNAUGHY
 44093 C ST
 HEMET CA. 92544

APN: 549152029 ASMT: 549152029
WILLIAM BRENT VOITH
44135 C ST
HEMET CA. 92544

APN: 549152030 ASMT: 549152030
FERNANDO ALVAREZ
MARIA SOCORRO ALVAREZ
1995 E DEVONSHIRE
HEMET CA 92544

APN: 549152038 ASMT: 549152038
PATRICIA DARLENE FREY
44174 FLORIDA AVE
HEMET CA. 92544

APN: 549152039 ASMT: 549152039
BOYD H GELHAUS
NIKKI B GELHAUS
702 VIA ZAPATA
RIVERSIDE CA 92507

APN: 549152044 ASMT: 549152044
ZOILA MARINA ORTIZ SANCHEZ
9404 S GRAHAM AVE
LOS ANGELES CA 90002

APN: 549152045 ASMT: 549152045
US BANK NATL ASSN
C/O AMERICAS SERVICING
3476 STATEVIEW BLV
FORT MILL SC 29715

APN: 549152046 ASMT: 549152046
JENA HUMMEL
44108 FLORIDA AVE
HEMET CA. 92544

APN: 549152059 ASMT: 549152059
CRAIG WILLIAM JACKSON
44130 FLORIDA AVE
HEMET CA. 92544

APN: 549152062 ASMT: 549152062
BELINDA DAVILA
44125 C ST
HEMET CA. 92544

APN: 549152064 ASMT: 549152064
JEFFERY P ROEHRIG
44120 FLORIDA AVE
HEMET CA. 92544

APN: 549152065 ASMT: 549152065
ELIA H LEMUS
104 GARDENSIDE CT
FALLBROOK CA 92028

APN: 549152069 ASMT: 549152069
REYNALDO ROMERO
LIDIA ROMERO
AMALIA HERNANDEZ
44152 C ST
HEMET CA. 92544

APN: 549152070 ASMT: 549152070
TEODORO GONZALEZ
EMMA GONZALEZ
44144 C ST
HEMET CA. 92544

APN: 549152088 ASMT: 549152088
ROALD A JACOBSEN
4300 LICHAU RD
PENNGROVE CA 94951

APN: 549164011 ASMT: 549164011
ANTHONY LICALZI
LYNDA LICALZI
43950 D ST
HEMET CA 92544

APN: 549164013 ASMT: 549164013
STEVEN FRED UNLAND
VIRGINIA UNLAND
25801 5TH ST
HEMET CA 92544

APN: 549165001 ASMT: 549165001
KENNETH D KELLEY
SUSAN J KELLEY
27260 BIG SPRING RANCH RD
HEMET CA 92544

APN: 549165002 ASMT: 549165002
YADOLLAH MAGHSOODI
3657 FAIRMOUNT AVE
SAN DIEGO CA 92105

APN: 549165003 ASMT: 549165003
LEE LANHART
43975 D ST
HEMET CA. 92544

APN: 549165004 ASMT: 549165004
INEZ L SOZA
25835 FAIRVIEW AVE
HEMET CA 92544

APN: 549171005 ASMT: 549171005
WILLIAM W CARPENTER
VERSIE M CARPENTER
P O BOX 144
SAN JACINTO CA 92583

APN: 549171007 ASMT: 549171007
DONALD S WILLIAMS
25800 FAIRVIEW AVE
HEMET CA. 92544

APN: 549171008 ASMT: 549171008
CIRIA FAJARDO
ALBERTO RODRIGUZ BELTRAN
44024 D ST
HEMET CA. 92544

APN: 549171009 ASMT: 549171009
MICHAEL W KING
JEANNE C KING
8872 UNDERWOOD AVE
CALIFORNIA CITY CA 93505

APN: 549171011 ASMT: 549171011
FRED WHEELER
RUTH WHEELER
12062 EVANSBLUFF CT
JACKSONVILLE FL 32246

APN: 549171012 ASMT: 549171012
JOHN C HURST
NORMA J HURST
30065 MORSE RD
HEMET CA 92544

APN: 549171013 ASMT: 549171013
JAMES A REES
27660 MERIDIAN
HEMET CA 92544

APN: 549172001 ASMT: 549172001
MARY O HANSON
DONNA R HAMMACK
25836 FAIRVIEW AVE
HEMET CA. 92544

APN: 549172002 ASMT: 549172002
WILBUR L HOMAN
ROSA E HOMAN
44025 D ST
HEMET CA. 92544

APN: 549172003 ASMT: 549172003
TRANSITO TORRES
11501 JANETTE LN
GARDEN GROVE CA 92840

APN: 549172004 ASMT: 549172004
BRENT CLOUS
KARYN CLOUS
44043 D ST
HEMET CA. 92544

APN: 549172005 ASMT: 549172005
LEONARDO PASOS
10121 CORKWOOD AVE
SANTEE CA 92071

APN: 549172006 ASMT: 549172006
CHARLES DOUGLAS SHEPHERD
640 N CAWSTON
HEMET CA 92544

APN: 549173002 ASMT: 549173002
WILLIAM L KERR
REGINA M KERR
27985 CALIFORNIA AVE
HEMET CA 92545

APN: 549173003 ASMT: 549173003
LAVONNE F RIGGERT
44099 D ST
HEMET CA. 92544

APN: 549173004 ASMT: 549173004
RAUL L MENDOZA
CARMEN B MENDOZA
3489 CORNADO AVE
HEMET CA 92545

APN: 549173005 ASMT: 549173005
BERNARD BOHORQUEZ
ADRIAN BERNARDO BOHORQUEZ
44113 D ST
HEMET CA. 92544

APN: 549173006 ASMT: 549173006
MARIA GARCIA
PLACIDO VILLA
44119 D ST
HEMET CA. 92544

APN: 549173035 ASMT: 549173035
SIDNEY WALKER
25860 4TH ST
HEMET CA. 92544

APN: 549180001 ASMT: 549180001
JUDY HOLTER
GARY V WACKER
RITA W WACKER
P O BOX 4020
HEMET CA 92546

APN: 549180002 ASMT: 549180002
JAMES W CARTER
KAREN CARTER
44103 FLORIDA AVE
HEMET CA. 92544

APN: 549180003 ASMT: 549180003
NORMA SEIFERT
44113 FLORIDA AVE
HEMET CA. 92544



ATTN: Nate Picket
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 728
San Bernardino, CA 92401-1400

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

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

Hemet Unified School District
2350 W. Latham Ave.
Hemet, CA 92545-3654

ATTN: Connie Day, Sup., CEQA
Office of Planning & Rules,
South Coast Air Quality Mngmt Dist.,
Los Angeles County
21865 E. Copley Dr.
Diamond Bar, CA 91765-4178

Planning Department,
City of Hemet
445 E. Florida Ave.
Hemet, CA 92543

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

ATTN: Jeffrey R. Leatherman,
General Manager
Valley-Wide Recreation & Park District
901 W. Esplanade
P.O. Box 907
San Jacinto, CA 92582

APPLICANT

Western Land Company
P.O. Box 8328
Hemet, CA 92545

Western Land Company
P.O. Box 8328
Hemet, CA 92545

Western Land Company
P.O. Box 8328
Hemet, CA 92545

OWNER

Hemet Auto Center Leasing, Inc.
P.O. Box 8238
Hemet, CA 92545

Hemet Auto Center Leasing, Inc.
P.O. Box 8238
Hemet, CA 92545

Hemet Auto Center Leasing, Inc.
P.O. Box 8238
Hemet, CA 92545

ENGINEER

James W Unland & Associates
3550 E. Florida Ave., Suite G
Hemet, CA 92544

James W Unland & Associates
3550 E. Florida Ave., Suite G
Hemet, CA 92544

James W Unland & Associates
3550 E. Florida Ave., Suite G
Hemet, CA 92544

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
P.O. Box 3044 4080 Lemon Street, 9th Floor 38686 El Cerrito Road
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: Change of zone No. 7419 and Plot Plan No. 23535

Project Location: The project site is located in the San Jacinto Valley Area Plan, more specifically, Northerly of State Highway 74(Florida Ave), westerly of 4th Street, southerly of C Street, and easterly of Fairview Avenue.

Project Description: CHANGE OF ZONE NO. 7419 proposes to change a portion of the sites existing zoning from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S). PLOT PLAN NO. 23535 proposes a 9,825 square foot commercial retail building on 0.90 net acre parcel, 5,577 square feet of landscaping, and 49 parking spaces.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Western Land Co.

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (15303(c))
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption ()
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

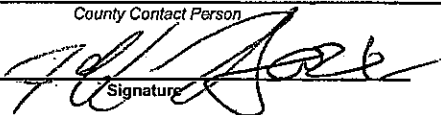
Reasons why project is exempt: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications 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: (c). A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances and not exceeding 2,500 sq. ft. in floor area. In urbanized areas, up to four (4) such commercial buildings not exceeding 10,000 sq. ft. in floor area where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

Jeff Horn

County Contact Person

(951) 955- 4641

Phone Number


Signature

Project Planner

Title

5/21/09

Date

Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\PP23535\PP23535 NOE.doc

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0806316

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

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

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

Received from: WESTERN LAND COMPANY \$64.00
paid by: CK 2196&\$.20CASH
paid towards: CFG05327 CALIF FISH & GAME: DOC FEE
CFG FOR EA41978
at parcel #:
appl type: CFG3

By _____ Jun 18, 2008 10:47
MBRASWEL posting date Jun 18, 2008

Account Code	Description	Amount
58353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

Additional info at www.rctlma.org