

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



ITEM
1.4
(ID # 9576)

MEETING DATE:
Tuesday, May 7, 2019

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING:
CONDITIONAL USE PERMIT NO. 180013 – Exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3) (No potential for causing a significant effect on the environment) and Section 15303(c) (New Construction or Conversion of Small Structures) – Applicant: Ghulam Hazrat – Engineer/Representative: TR Design Group – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan – Community Development: Commercial Retail – Location: The project is located north of Ontario Avenue, south of Hillside Street, east of Consul Avenue, and west of Diplomat Avenue - 0.89 acres – Zoning: General Commercial (C-1/CP) – REQUEST: The Conditional Use Permit proposes to construct a 1,701 square-foot office building for used automobile sales. The proposed use will include two (2) offices, a waiting area, kitchen, restroom, and a two-car garage for employee parking. The project site will also include 8,360 square feet of outdoor sales/display area, as outlined in the site plan. The business will have a total of two (2) employees and the business operating hours are from 10:00 a.m. to 6:00 p.m., Monday through Sunday – APN: 277-081-031, District 2. [Applicant fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission on April 3, 2019.

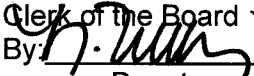
ACTION: Consent

Charissa Leach, Assistant TLMA Director 4/22/2019

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: May 7, 2019
xc: Planning, Applicant

Kecia Harper
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees (100%)			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The project is to construct a 1,701 square-foot office building for the sale of used automobiles. The proposed use will include two (2) offices, a waiting area, kitchen, restroom, and a two-car garage for employee parking. The project site will also include 8,360 square feet of outdoor sales/display area, as outlined in the site plan. The business will have a total of two (2) employees and the business operating hours are from 10:00 a.m. to 6:00 p.m., Monday through Sunday.

The Planning Commission heard the project on April 3, 2019. After taking public testimony, the Planning Commission closed the public hearing and approved the Tentative Parcel Map with a 5-0 vote.

Impact on Residents and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process.

Additional Fiscal Information:

All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

- ATTACHMENT A. PLANNING COMMISSION MINUTES**
- ATTACHMENT B. PLANNING COMMISSION STAFF REPORT**


 Jason Farin, Senior Management Analyst 4/30/2019



**PLANNING COMMISSION
MINUTE ORDER
APRIL 3, 2019**

I. AGENDA ITEM 1.1

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36639 – Applicant: Kevin T. Doan – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community – Very Low Density Residential (RC-VLDR) (1 acre min.) – Rural – Rural Mountainous (RM) (10 acre min.) – Location: Northerly of Nandina Avenue, easterly of Washington Street, southerly of Via los Caballeros, and westerly of Porter Avenue – 37.19 Acres (273-310-053) – 37.62 Acres (273-310-054) – Zoning: Residential Agricultural – 10 Acre Minimum (R-A-10) – Residential Agricultural – 1 Acre Minimum (R-A-1) – Approved Project Description: A Schedule “B” subdivision of 74.81 gross acres to create 52 residential lots.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 36639, extending the expiration date to February 9, 2022.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Shaffer, 2nd by Commissioner Taylor-Berger
A vote of 5-0

APPROVED First Extension of Time Request for Tentative Tract Map No. 36639, extending the expiration date to February 9, 2022.



**PLANNING COMMISSION
MINUTE ORDER
APRIL 3, 2019**

I. AGENDA ITEM 3.1
CHANGE OF ZONE NO. 7937, TENTATIVE TRACT MAP NO. 37294 and PLOT PLAN NO. 26249 – Intent to Adopt a Mitigated Negative Declaration – EA43021 – Applicant: Newland Homes, LLC – Engineer: Proactive Engineering – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium Density Residential (CD-MDR) (2 – 5 dwelling units per acre) – Rural: Rural Residential (R-RR) – Location: Northerly of Los Alamos Road, southerly of De Caron Street, easterly of Suzi Reid Way, and westerly of Briggs Road – 12.5 Gross Acres – Zoning: Rural Residential (R-R).

II. PROJECT DESCRIPTION:
The **Change of Zone No. 7937** is a proposal to change the zoning classification from Rural Residential (R-R) to Planned Residential (R-4). The **Tentative Tract Map No. 37294** is a proposal for a Schedule "A" subdivision of 12.5 gross acre area into 48 single-family residential lots, ranging in size from 5,017 to 7,998 sq. ft., and also includes one (1) water quality basin, and four (4) open space lots consisting of 3.6 acres. The **Plot Plan No. 26249** is a proposal for a development plan with elevations and floorplans on 48 lots for the Tentative Tract Map No. 37294. Continued from March 20, 2019.

III. MEETING SUMMARY:
The following staff presented the subject proposal:
Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org.

Spoke in favor:
Jeremy Krout, Applicant's Representative, EPD Solutions, Inc.
Tom Braun, Applicant's Representative, Proactive Engineering
Joe Castaneda, Applicant's Representative, JLC engineering

Spoke in opposition:
Cecelia Webster, Neighbor, 30255 Los Alamos Road, Murrieta, 92563
Corrin Greenfield, Neighbor, 36280 Liberty Road, Murrieta, 92563- did not speak, donated time
Nadav Joshua, Neighbor, 36280 Liberty Road, Murrieta, 92563- did not speak, donated time

No one spoke in a neutral position.

IV. CONTROVERSIAL ISSUES:
None.

V. PLANNING COMMISSION ACTION:
Public Comments: Closed
Motion by Commissioner Taylor-Berger, 2nd by Commissioner Shaffer
A vote of 5-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 43021; and,

TENTATIVELY Approve Change of Zone No. 7937; and,

APPROVE Tentative Tract Map No. 37294; and,

APPROVE Plot Plan No. 26294, subject to the conditions of approval as modified at hearing.



**PLANNING COMMISSION
MINUTE ORDER
APRIL 3, 2019**

I. AGENDA ITEM 4.1

CONDITIONAL USE PERMIT NO. 180013 – Exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3) (No potential for causing a significant effect on the environment) and Section 15303(c) (New Construction or Conversion of Small Structures) – Applicant: Ghulam Hazrat – Engineer/Representative: TR Design Group – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan – Community Development: Commercial Retail – Location: The project is located northerly of Ontario Avenue, southerly of Hillside Street, easterly of Consul Avenue, and westerly of Diplomat Avenue – 0.89 acres – Zoning: General Commercial (C-1/CP).

II. PROJECT DESCRIPTION:

The Conditional Use Permit proposes to construct a 1,701 sq. ft. office building for used automobile sales. The proposed use will include two (2) offices, a waiting area, kitchen, restroom, and a two (2) car garage for employee parking. The project site will also include 8,360 sq. ft. of outdoor sales/display area, as outlined in the site plan. The business will have a total of two (2) employees and the business operating hours are from 10:00 a.m. to 6:00 p.m., Monday through Sunday.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org.

Spoke in favor:

Thomas Riggle, Applicant's Representative, (951) 742-7179

No one spoke opposition or in a neutral position

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Hake, 2nd by Commissioner Taylor-Berger

A vote of 5-0

FOUND the project exempt from the California Environmental Quality Act (CEQA); and,

APPROVED Conditional Use Permit No. 180013, subject to the conditions of approval.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

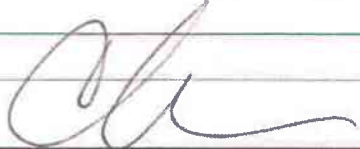
Agenda Item No.:

4.1

Planning Commission Hearing: April 3, 2019

PROPOSED PROJECT

Case Number(s):	CUP No. 180013	Applicant(s):	Ghulam Hazrat
CEQA Exempt			
Area Plan:	Temescal Canyon	Representative(s):	TR Design Group
Zoning Area/District:	El Cerrito District		
Supervisory District:	Second District		
Project Planner:	Dave Alvarez		
Project APN(s):	277-081-031		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

CONDITIONAL USE PERMIT NO. 180013 proposes to construct a 1,701 square-foot office building for the sales of used automobiles. The proposed use will include two (2) offices, a waiting area, kitchen, restroom, and a two-car garage for employee parking. The project site will also include 8,360 square feet of outdoor sales/display area, as outlined in the site plan. The business will have a total of two (2) employees and the business operating hours are from 10:00 a.m. to 6:00 p.m., Monday through Sunday. ("project")

The project is located northerly of Ontario Ave., southerly of Hillside St., easterly of Consul Ave., and westerly of Diplomat Ave.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15061(b.3) and 15303(c) based on the findings and conclusions incorporated in the staff report; and,

APPROVE CONDITIONAL USE PERMIT NO. 180013 subject to the attached conditions of approval and advisory notification document, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:	
	Specific Plan: N/A
	Specific Plan Land Use: N/A

W

Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	Community Development
Existing General Plan Land Use Designation:	Commercial Retail (CR) (0.20-0.35 FAR)
Proposed General Plan Land Use Designation:	Commercial Retail (CR) (0.20-0.35 FAR)
Policy / Overlay Area:	Not within a Policy / Overlay Area
Surrounding General Plan Land Uses	
North:	Rural Community: Low Density Residential (RC: LDR)
East:	Commercial Retail (CR) (0.20-0.35 FAR)
South:	Rural Community: Low Density Residential (RC: LDR)
West:	Commercial Retail (CR) (0.20-0.35 FAR)
Existing Zoning Classification:	General Commercial (C-1/C-P)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	One Family Dwelling 20,000 (R-1-20000)
East:	General Commercial (C-1/C-P)
South:	Residential Agriculture 20,000 (R-A-20000)
West:	General Commercial (C-1/C-P)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Commercial Businesses and Residential
South:	Commercial Businesses and Residential
East:	Commercial Businesses and Residential
West:	Commercial Businesses and Residential

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	0.89	N/A
Existing Building Area (SQFT):	N/A	N/A
Proposed Building Area (SQFT):	1,701	N/A
Floor Area Ratio:	0.059	0.2 to 0.35 <small>(this is a target, not requirement)</small>
Building Height (FT):	16-2"	Not to exceed 50 feet
Proposed Minimum Lot Size:	37,768	No minimum lot area required
Total Proposed Number of Lots:	1	No minimum lot requirement

Parking: Section 18.12 (Off-Street Vehicle Parking) of Ordinance No. 348 determines the minimum off-street parking and loading spaces for all land uses within the unincorporated area of the County of

Riverside. The Off-street parking requirement for automobile sales establishments are based on net assembly area as demonstrated in the table below:

<i>Type of Use</i>	<i>Area</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Auto sales	8,360	1/1000 per sq. ft. of sales area	9	9
Office	1,100	1 space per employee	2	2
Accessible				
TOTAL:	9,460			11

Located Within:

PROJECT LOCATION MAP	
City's Sphere of Influence:	Yes – Corona
Community Service Area ("CSA"):	No
Recreation and Parks District:	No
Special Flood Hazard Zone:	No
Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	Very Low
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

The project was submitted on February 2, 2018 as Pre-Application No. 180013 proposing to construct a 1,440 square-foot building for used automobile sales, with 52 parking spaces including accessible spaces. CUP180013 was submitted on June 5, 2018 as proposing to construct a 1,701 square foot office building for a used automobile sales lot with 11 parking spaces, nine (9) for customers including accessible, and two (2) for employee spaces..

The project is located northerly of Ontario Ave., southerly of Hillside St., easterly of Consul Ave., and westerly of Diplomat Ave.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

The project has been found exempt from CEQA pursuant to State CEQA Guidelines Sections 15061 and 15303 as followed:

15061 (b.3) – The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

15303 (c) - New Construction or Conversion of Small Structures in accordance with the California Environmental Quality Act (CEQA). *Class 3 consists of construction and location of small new equipment and facilities in small structures; installation of small new equipment and facilities in small structures; and conversion 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. There are many examples of this exemption however item C is specific to this project. A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet*

in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities area available and the surrounding area is not environmentally sensitive.

The project site is currently vacant with existing asphalt. The project proposes construction of a 1,701 square-foot store, which is under the 2,500 square-foot threshold under CEQA guidelines for exemptions. Therefore, it meets the requirements of Category 15303, Class III because the development will not exceed 2,500 square feet of floor area.

The project meets exemption 15061(b)(3) because it can be seen with certainty that the proposed activity will not have an impact on the environment. The site was previously disturbed with asphalt and used as parking for neighboring businesses. The proposed use, a used car dealership, will have the parking of cars such as the previous use, however the cars will be parked and on display rather than coming and going as what occurred on the previous use, so less impacts to air quality from vehicle emissions and less traffic impacts from vehicle movement. Further the proposed use will not be engaged in the use of hazardous chemicals or wastes, it will be only for the sale and display of vehicles. The site does not currently have any historic resources, it is an asphalted lot. The project site is not in a scenic corridor or along a scenic highway, and not impair a scenic view shed. The new use will give the site purpose and visual interest from an active business, rather than the poorly maintained asphalt lot which is currently at the site being used for overflow parking for neighboring uses. Based upon the above it can be seen with certainty that the proposed project will not have impact on the environment. The project will be consistent with the Riverside County General Plan as well as Ordinance No. 348 as discussed in the findings and conclusions below.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

General Plan Consistency

1. The project site is designated Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR) within the Temescal Canyon Area Plan, which allows for local and regional serving retail and service uses. Development in this area consists of a mixture of residential and commercial uses along East Ontario Avenue. The General Plan shows north of Ontario Avenue as Commercial Retail. The properties to the sides are commercial businesses, including another similar car sales lot approximately 2,000 feet southeast along Temescal Canyon Road. The properties that front East Ontario Avenue, have a land use designation of Commercial Retail. Various commercial and service commercial uses are located along East Ontario Avenue. Additionally, this project is not located within a General Plan Policy Overlay area. The proposed project is for a used automobile sales facility, which is consistent with requirements of the General Plan and does not require any general plan amendments.

Zoning Consistency

2. The C-1/C-P (General Commercial) zone is consistent with the Commercial Retail (CR) General Plan designation allowing commercial uses listed in Ordinance No. 348. The proposed use is consistent with the zoning classification set forth in Ordinance No. 348, Section 9.1.D.18 within

the General Commercial (C-1/C-P) zone which permits automobile sales subject to approval of a Conditional Use Permit.

Street Improvements

- 3. The proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.*

Sufficient public street right-of-way along East Ontario Ave., shall be conveyed for public use to provide for a 44 foot half-width right-of-way per Ordinance No. 461. Ontario Avenue along the project boundary is a paved County maintained road designated as modified Arterial Highway and shall be improved with 8" concrete curb & gutter; located 32 feet from the centerline to curb line, and match-up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by the Director of Transportation within the 44', minimum, half-width dedicated right-of-way (from Survey centerline), in accordance with County Standard No. 94, Ordinance 461. (Modified for reduced right-of-way from 64' to 44' and reduced AC pavement from 43' to 32' improvement).

Logical Development and Compatibility

4. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property because the project proposes a commercial business and the surrounding properties provide a mixture of residential and commercial uses. Other businesses located along Ontario Ave include, but are not limited to, a contractors storage yard, commercial shopping center, fueling stations, restaurants, and auto sales approximately 2,000 feet from the proposed project site..

General Public Health & Welfare

5. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The project will be required to adhere to conditions of approval and be required to obtain building permits. The design of the project has been reviewed by all applicable Riverside County Departments and agencies, including but not limited to: Building and Safety, Transportation, Fire Department, and Environmental Health. The review of the project design by these departments and agencies ensure the project's compliance with applicable requirements and regulations adopted and applied to ensure that the project would not have an adverse effect on the public's health, safety, and general welfare. These departments have included conditions of approval that the project will be required to meet at different milestones of the project's implementation (i.e – prior to grading, prior to issuance of building permits, prior to building final). In addition, the applicant has received an Advisory Notification Document that includes applicable ordinances and regulations that the County has adopted that the project is also required to adhere to in addition to the conditions of approval. Therefore, the project design, condition of approval, and permitting will ensure that the project will protect the public's health, safety, and general welfare.

Ordinance No. 348 Section 9.4 Development Standards

- a. *There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.* Although there is no minimum lot area required within the General Commercial zone, the project will be located on a 38,768 square-foot lot.
- b. *There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for Specific Plans.* The project proposes to construct a 16'-2" tall office building, and is not part of a Specific Plan. Therefore, no yard setback minimum is required.
- c. *No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34.* As stated, the building height proposed to be constructed will be 16'-2". There are no other structures proposed for this project site.
- d. *Automobile storage space shall be provided as required by Section 18.12.* The project meets the parking requirement by providing nine (9) automobile spaces based upon the sales area, and two (2) spaces for the office for a total of 11 spaces.
- e. *Roof mounted mechanical equipment is required to be screened from the ground elevation view to a minimum sight distance of 1,320 feet.* The project proposes to have all equipment located within the building.

Other Findings

6. This project site is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan or Conservation Area.
7. This project is within the City of Corona Sphere of Influence. The City of Corona was notified of the proposed project on June 29, 2018. They did not provide any comments.

Assembly Bill 52 ("AB 52")

8. Assembly Bill 52 was not required as part of this application because this project is exempt from CEQA. However, notices regarding this project were mailed to all requesting tribes on July 26, 2018. The Pala Band of Mission Indians, Cahuilla Band and the Colorado River Indian Tribes declined consultation. No response was received from the Pechanga Band of Luiseno Mission Indians, the Quechan Indian Tribe, the Ramona Band of Cahuilla, Gabrieleno Band of Mission Indians – Kizh Nation, or the Gabrieleno-Tongva San Gabriel Band of Mission Indians. Consultations were requested by the Soboba Band of Luiseno Indians, the Rincon Band of Luiseno Indians and the Morongo Band of Indians.

Consultation with Rincon took place on August 28, 2018. Since there will be no earth work past the existing ground disturbance, they had no further concerns. Therefore consultation was closed. Soboba requested to consult in a letter dated September 17, 2018. Consultation took place on October 2, 2018. Soboba recommended monitoring of all ground disturbing activities. The conditions of approval were provided to Soboba on October 3, 2018 and consultation was concluded the same day. The Morongo Band requested to consult in a letter dated August 08, 2018. The exhibits were provided to the tribe on August 15, 2018. Morongo responded in an email stating that they had no additional information or concerns and consultation was concluded the same day. None of the consulting tribes identified any tribal Cultural Resources. Therefore, there will be no impacts in this regard.

9. Based on the above, the proposed use conforms to all of the requirements of the General Plan, and with all applicable requirements of State law and the ordinances of Riverside County. In addition, the overall development of the land will not be detrimental to the public health, safety and general welfare of the community. Furthermore, the project is not located within a high fire area.

PUBLIC HEARING NOTIFICATION AND OUTREACH

Public hearing notices were mailed to property owners within 600 feet of the proposed project site. As of the writing of this report Planning Staff has not received written communication/phone calls from anyone who indicated support/opposition to the proposed project.

APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing and accompanied by the fee set forth in Ordinance No. 671 to the Clerk of the Board within 10 days of the notice of decision appearing on the Board of Supervisor's agenda.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP180013
VICINITY/POLICY AREAS

Supervisor: Tavaglione
 District 2

Date Drawn: 11/13/2018
 Vicinity Map



Zoning Dist: El Cerrito

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. 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 at (951) 956-3200 (Riverside County) or (951) 956-3200 (El Cerrito City) or visit the Riverside County website at www.riversidecounty.net.

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP180013

LAND USE

Supervisor: Tavaglione
District 2

Date Drawn: 11/13/2018
Exhibit 1



Zoning Dist: El Cerrito

Author: Vinnie Nguyen



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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.riverside.ca.gov>

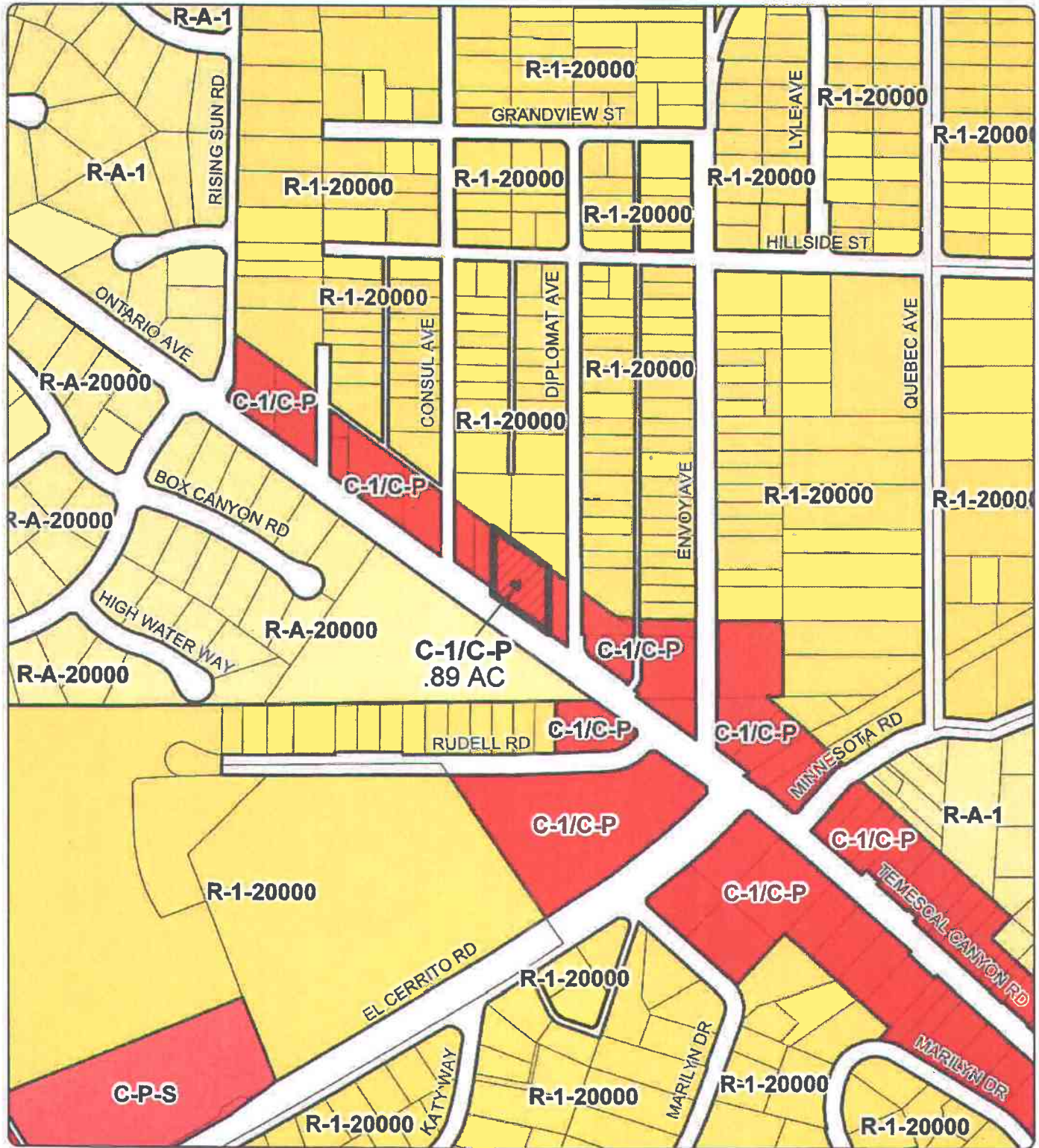
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP180013

EXISTING ZONING

Supervisor: Speigel
District 2

Date Drawn: 03/19/2019
Exhibit 2



Zoning Dist: El Cerrito

Author: Vinnie Nguyen



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 type 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 Palm Desert at (760)863-4277 (Eastern County) or Website: <http://www.riverside.ca.gov>



MADE IN THE U.S.A.

VICINITY MAP
NOT TO SCALE



SHEET INDEX

- COPY 1 SITE PLAN
- COPY 2 CONCEPTUAL SITE PLAN
- COPY 3 ELEVATIONS

PROJECT DATA

PROJECT DESCRIPTION

THE PROPOSED PROJECT CONSISTS OF A 0.72 AC GROSS PARCEL LOCATED AT THE CORNER OF CONSUL AVENUE AND DIPLOMAT AVENUE. THE PROJECT IS CURRENTLY VACANT AND PAVED WITH ASPHALT.

PROJECT ADDRESS

15450 ONTARIO AVE
CORONA, CA 92881

PARCEL AREA

0.72 AC GROSS
0.67 AC NET
24,761 S.F.

OWNER

SHILHAM HAZRAT AND
RONELLA HAZRAT
2172 SCAMFORD AVENUE
CORONA, CA 92881
PHONE: 951-224-4113

APPLICANT

PREMIUM AUTOS INC.
17900 SERRA LOMA BLVD
CORONA, CA 92881
PHONE: 951-224-4113

APPLICANT'S REPRESENTATIVE

TEJASWAR GROUP, INC.
17900 SERRA LOMA BLVD
CORONA, CA 92881
PHONE: 951-224-4113

APN

27-081-021

OCCUPANCY

BUSINESS GROUP B
INDUSTRIAL GROUP B

TYPE OF CONSTRUCTION

RECONSTRUCTED

EXISTING & PROPOSED ZONELAND USE

EXISTING: C-10
PROPOSED: C-10

LANDSCAPE SETBACKS

FRONT YARD: 10 FT
SIDE YARD: 5 FT
REAR YARD: 5 FT

BUILDING SETBACKS

FRONT YARD: 10 FT
SIDE YARD: 5 FT
REAR YARD: 5 FT

TOTAL BUILDING AREA:

14,875 S.F.

LOT COVERAGE

LANDSCAPE AREA: 10%
TOTAL BUILDING AREA: 20%
TOTAL LOT AREA: 20%

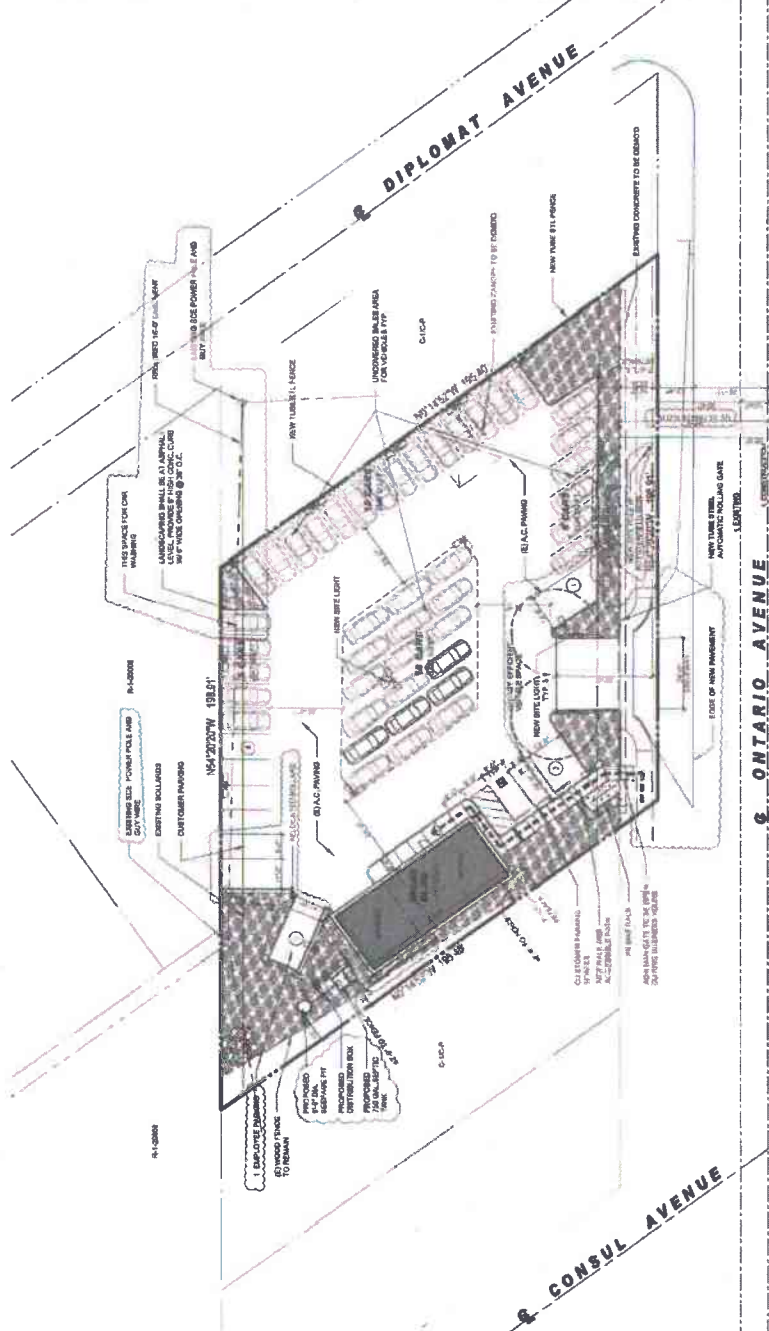
PARKING ANALYSIS

USE	S.F.	REQUIREMENT	PROVIDED	DIFFERENCE
AUTO SALES	14,875	1:100	148	0
OFFICE	14,875	1:50	297	0
TOTAL			445	0

ACCESSIBLE PARKING ANALYSIS

PROVIDED	REQUIRED	DIFFERENCE
11	11	0

REVISED 10/01/18



REVISED 10/01/18

CUP-1

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100% RECYCLED PAPER

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100% RECYCLED PAPER

MADE IN THE USA

GHILAIN HAZELAT AND
ROMELA HAZELAT
2173 SAMPSON
AVENUE, SUITE 112
CORONA, CA 92629
951-224-4113

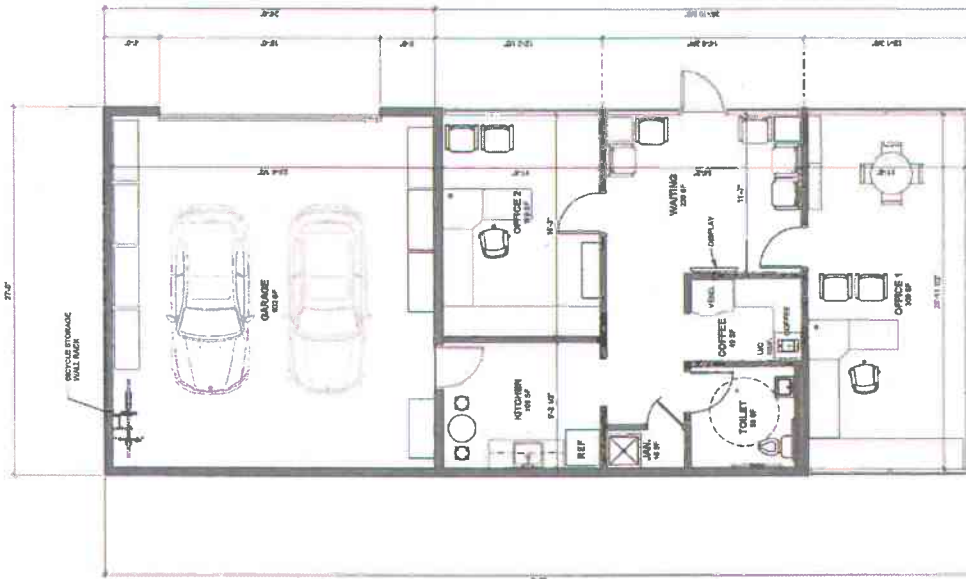
PREMIER AUTOS
18000 SAMPSON AVENUE
CORONA, CA 92681

CONCEPTUAL
FLOOR PLAN

100% RECYCLED PAPER

CUP-2

BUILDING AREA
TOTAL AREA 1212 SF



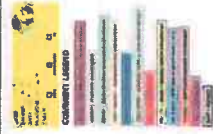
FLOOR PLAN
SCALE: 1/8" = 1'-0"





951.742.7178
 11750 Holliston Ave
 Brea, CA 92604
 www.dreyfusgroup.com

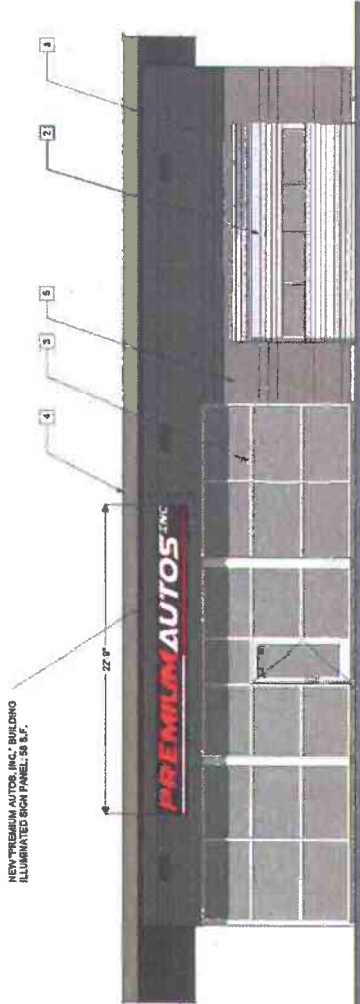
MADE IN THE USA



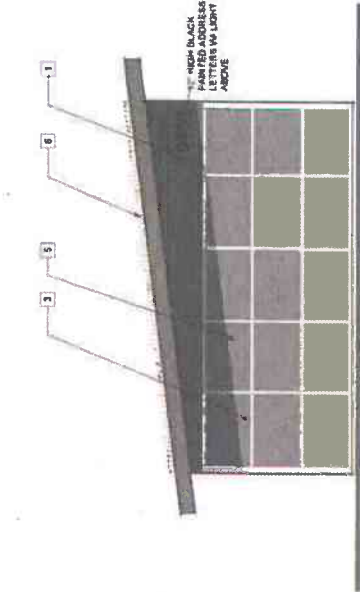
GREEN HUBBY AND
 RONNELA HAZLEY
 2175 SW 20TH ST
 CORONA, CA 92629
 951-224-9713

MATERIALS

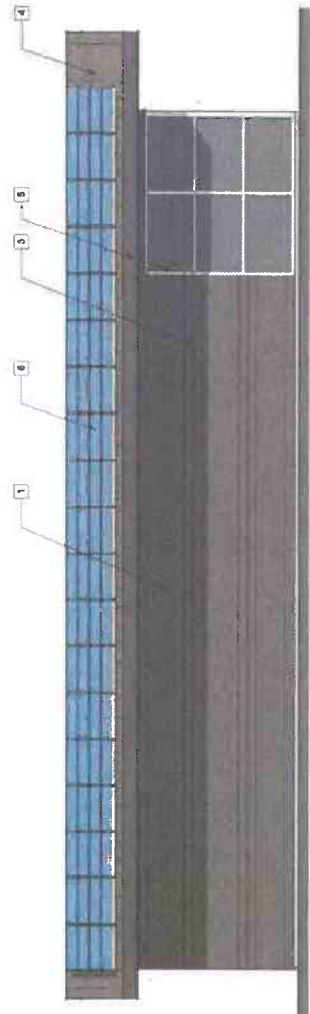
- 1 RECLAIMED WOOD SIDING
MFG.: WEATHERED GRAY
ARTISAN BARNWOOD
- 2 EXTERIOR TRIM & DOORS PAINT
MFG.: DUNN EDWARDS
COLOR: DENYS LOOKING GLASS
- 3 WINDOW FRAMES
MFG.: ARCADIA
COLOR: 9111 CLEAN ANCHORED
- 4 STANDING SEAM ROOFING
MFG.: BEINFROE
COLOR: MEDIUM IRONICE
- 5 GLAZING
MFG.: IFC SQUARE/RONZE
COLOR: IRON/IRON 60
- 6 SOLAR PANELS
MFG.: T.B.O.
COLOR: PER MFC.



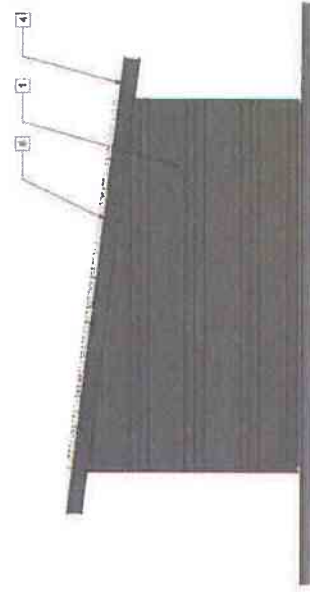
2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

PREMIUM AUTOS
 19450 ONTARIO AVE
 CORONA, CA 92681

REVISED 10/01/18
 CONCEPTUAL
 EXTERIOR ELEVATIONS

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

CUP-3



Landscape Dynamics
 11000 N. 100th Street
 Suite 100
 Portland, OR 97220
 Phone: (503) 253-1111
 Fax: (503) 253-1112

**CHULAN HAZRAT AND
 RONELLA HAZRAT**
 2175 SAMMISON AVENUE
 SUITE 113
 CORONA, CA 92679
 951-374-0913



PREMIUM AUTOS
 1945 ONTARIO AVE
 CORONA, CA 92681

REVISED 10/01/18

CONCEPTUAL
 LANDSCAPE PLAN

CLP-1

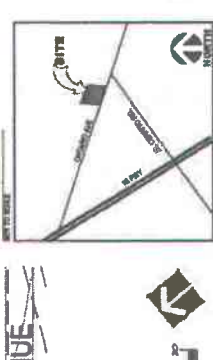
PROJECT DATA
PROJECT DESCRIPTION
 CONCEPTUAL LANDSCAPE PLAN FOR A PROPOSED USED CAR SALES LOT WITH ASSOCIATED OFFICE AND SERVICE BUILDING. THE SITE IS LOCATED AT THE CORNER OF 198.91' WIDE CHANLING FENCE AND 198.91' WIDE ONTARIO AVENUE. THE TOTAL BUILDING AREA IS 17,954.40 SQ. FT. (179,544.40 SQ. FT. TOTAL LOT AREA). THE TOTAL BUILDING AREA IS 17,954.40 SQ. FT. (179,544.40 SQ. FT. TOTAL LOT AREA). THE TOTAL BUILDING AREA IS 17,954.40 SQ. FT. (179,544.40 SQ. FT. TOTAL LOT AREA).

PROJECT ADDRESS
 198.91' WIDE CHANLING FENCE
 198.91' WIDE ONTARIO AVENUE
 CORONA, CA 92681

PARCEL AREA
 0.27 AC GROSS
 0.86 AC NET

APPLICANTS
 CHULAN HAZRAT AND
 RONELLA HAZRAT
 2175 SAMMISON AVENUE
 SUITE 113
 CORONA, CA 92679
 951-374-0913

TOTAL BUILDING AREA
 17,954.40 SQ. FT.
 179,544.40 SQ. FT. TOTAL LOT AREA



INSTALLATION PHASING
 All landscape areas will be installed in one phase.

PLANTER MULCH
 All planting areas are to receive a 2" thick layer of decorative colored mulch to provide the benefit of long term low maintenance.

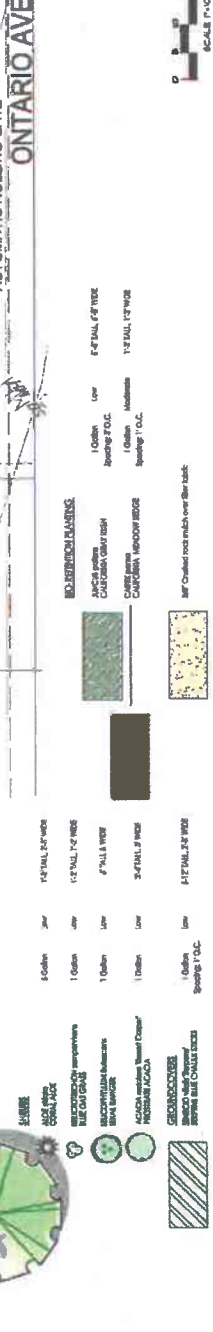
LANDSCAPE CONCEPT THEORY
 The landscape installation is designed to contribute to the overall aesthetic appeal of the site. The site has been designed to provide a high level of customer service and convenience. The site will be designed to provide a high level of customer service and convenience. The site will be designed to provide a high level of customer service and convenience.

SITE MAINTENANCE RESPONSIBILITY AND PLAN
 The maintenance of this site is the responsibility of the property owner. The site will be designed to provide a high level of customer service and convenience. The site will be designed to provide a high level of customer service and convenience.

METHOD OF IRRIGATION
 The landscape installation is designed to conform to California Code of Regulations (CCR) 91722. The site will be designed to provide a high level of customer service and convenience. The site will be designed to provide a high level of customer service and convenience.

PLANTING LEGEND

Planting	Quantity	Notes
1 Tree	1	1 Tree
1 Shrub	1	1 Shrub
1 Flowering Shrub	1	1 Flowering Shrub
1 Groundcover	1	1 Groundcover
1 Mulch	1	1 Mulch
1 Hardscape	1	1 Hardscape



RESTRICTION PLANNING
 1. 6" TALL, 6" WIDE
 2. 12" TALL, 12" WIDE
 3. 18" TALL, 18" WIDE
 4. 24" TALL, 24" WIDE
 5. 30" TALL, 30" WIDE



LANDSCAPES ETC.
 LANDSCAPE ARCHITECTURE
 1440 S. GARDEN AVENUE, SUITE 100
 CORONA, CA 92604
 PHONE: (949) 241-4827
 WWW.LANDSCAPES-ETC.COM

**GHISLAIN HAZRAT AND
 ROHILLA HAZRAT**
 2175 SAMPSON AVENUE
 SUITE 112
 CORONA, CA 92629
 951-724-4913

PREMIUM AUTOS
 19420 ONTARIO AVE
 CORONA, CA 92881

REVISED 10/01/18

CONCEPTUAL
 LANDSCAPE PLAN
 SHADING PLAN

CLIP-2

PROJECT DATA

PROJECT DESCRIPTION
 CUP FOR A PROPOSED MEDICAL SALES OFFICE WITH A PROPOSED
 SALES OFFICE AND GARAGE. EXISTING CANOPY REMAINING TO BE
 DEMOLISHED AND REPLACED WITH A NEW CANOPY. THE PROPOSED
 PROJECT IS TO BE LOCATED ON THE FOLLOWING PARCEL:

PROJECT ADDRESS
 19420 ONTARIO AVE, SUITE 100
 CORONA, CA 92881
 PHONE: (949) 241-4827

OWNER
 GHISLAIN HAZRAT AND
 ROHILLA HAZRAT
 2175 SAMPSON AVENUE, SUITE 112
 CORONA, CA 92629
 PHONE: (949) 241-4913

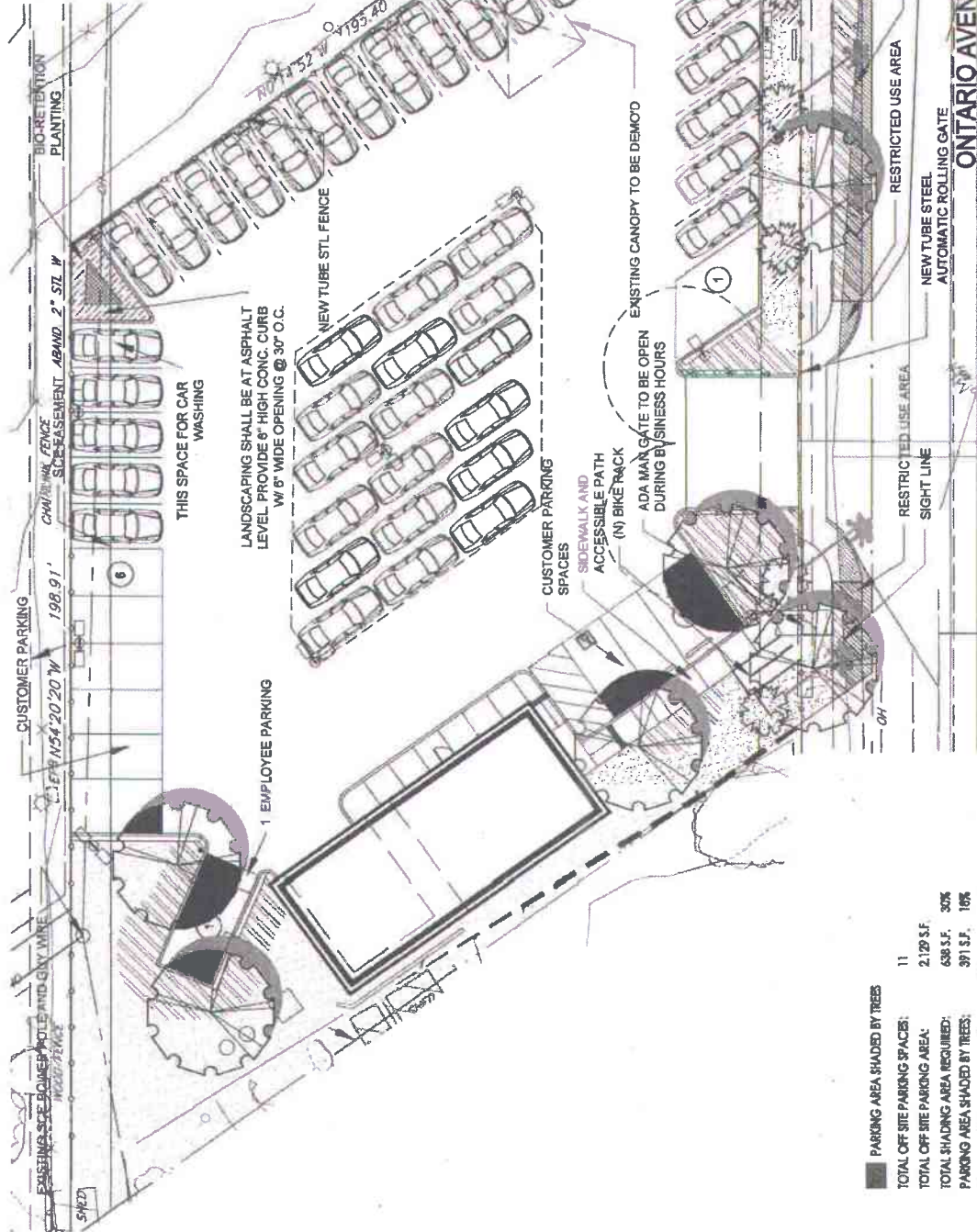
APPLICANT'S REPRESENTATIVE
 LANDSCAPES ETC.
 1440 S. GARDEN AVENUE, SUITE 100
 CORONA, CA 92604
 PHONE: (949) 241-4827
 WWW.LANDSCAPES-ETC.COM

PARCEL AREA:
 6.72 AC GROSS
 0.66 AC NET
 3,700 S.F.

APPLICANT:
 GHISLAIN HAZRAT AND
 ROHILLA HAZRAT
 2175 SAMPSON AVENUE, SUITE 112
 CORONA, CA 92629
 PHONE: (949) 241-4913

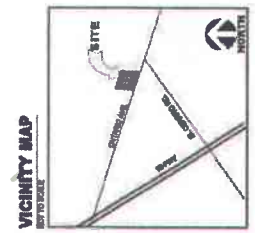
TOTAL BUILDING AREA
 BUILDING: 17,914 S.F.
 TOTAL: 17,914 S.F.

LOT COVERAGE:
 1.51 S.F. / 10,000 S.F. = 0.0151%
 1.51 S.F. / 3,700 S.F. = 0.0408%
 1.51 S.F. / 10,000 S.F. = 0.0151%
 1.51 S.F. / 3,700 S.F. = 0.0408%
 TOTAL: 0.0309%
 3,700 S.F. = 10,000 S.F.



PARKING AREA SHADED BY TREES	11
TOTAL OFF SITE PARKING SPACES:	2,129 S.F.
TOTAL SHADING AREA REQUIRED:	638 S.F. 30%
PARKING AREA SHADED BY TREES:	391 S.F. 16%
TOTAL PARKING SPACES SHADED BY TREES:	4 34%

TREE SIZES SHOWN AT 15 YEARS MATURITY





DESIGN GROUP
ARCHITECTURE

**GHULAM HAZRAT AND
ROHULLA HAZRAT**
2175 SAMPSON
AVENUE, SUITE 112
CORONA, CA 92879
951-224-4913



PREMIUM AUTOS
19450 ONTARIO AVE
CORONA, CA 92881

REVISED 10/01/18

**CONCEPTUAL
MONUMENT SIGN**

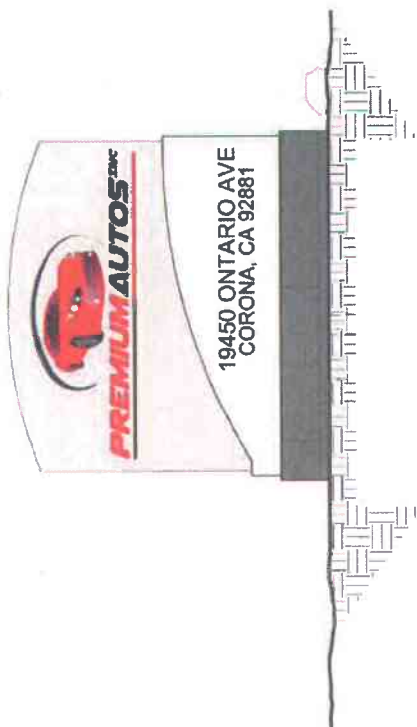
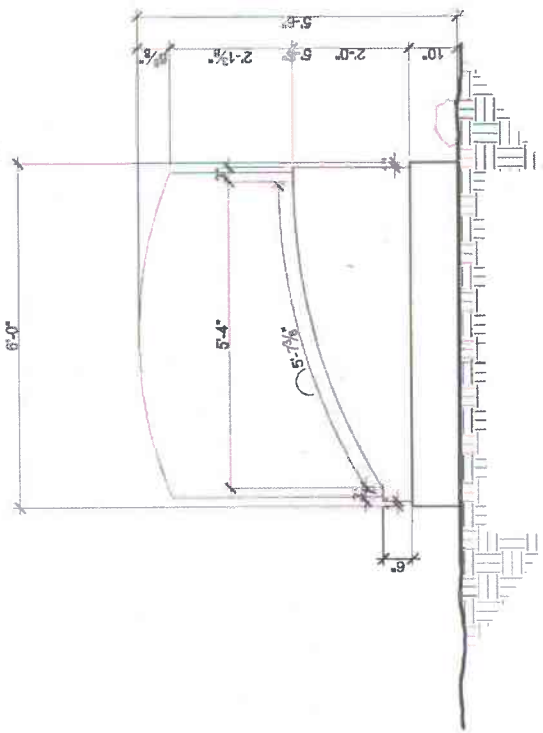
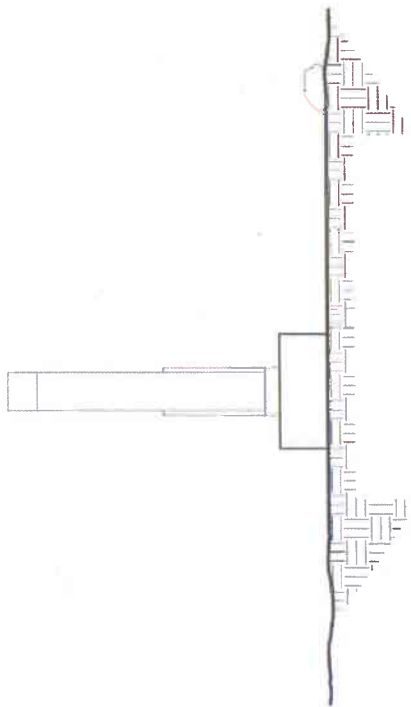
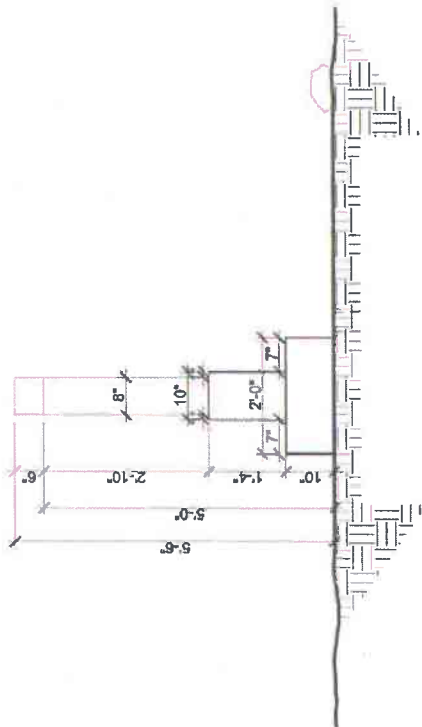
DATE: 2/12/2018

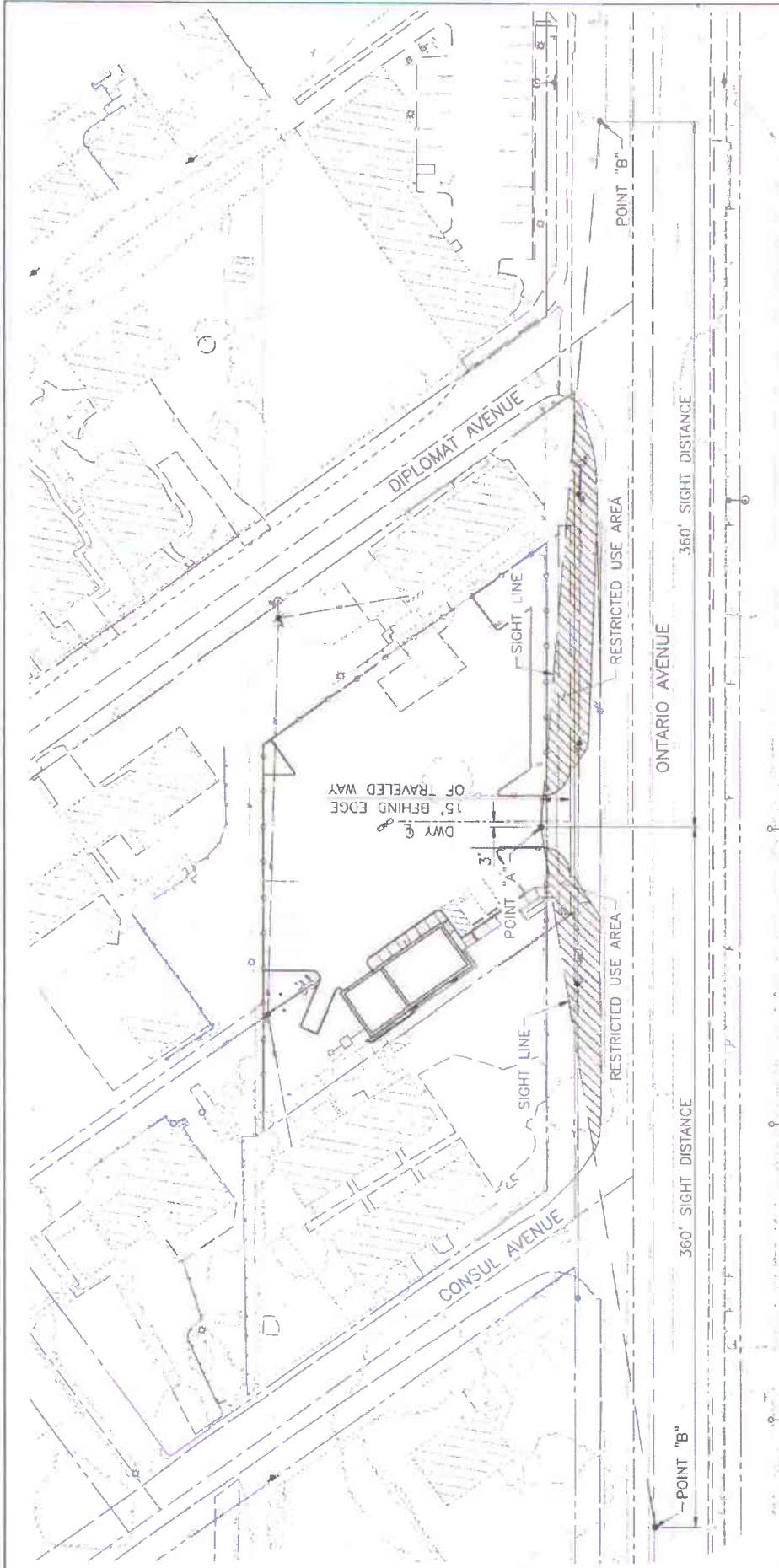
DRAWN:

JOB #:

SCALE:

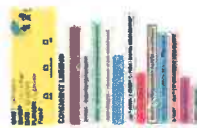
SHEET NO.:





POINT "A": DRIVER'S VANTAGE POINT
 POINT "B": THE REQUIRED SIGHT DISTANCE POINT, MEASURED ALONG THE CENTERLINE OF THE NEAREST LANE OF APPROACHING TRAFFIC

COUNTY STANDARD 821	
DESIGN SPEED (MPH)	45
STOPPING SIGHT DIST. (FT)	360

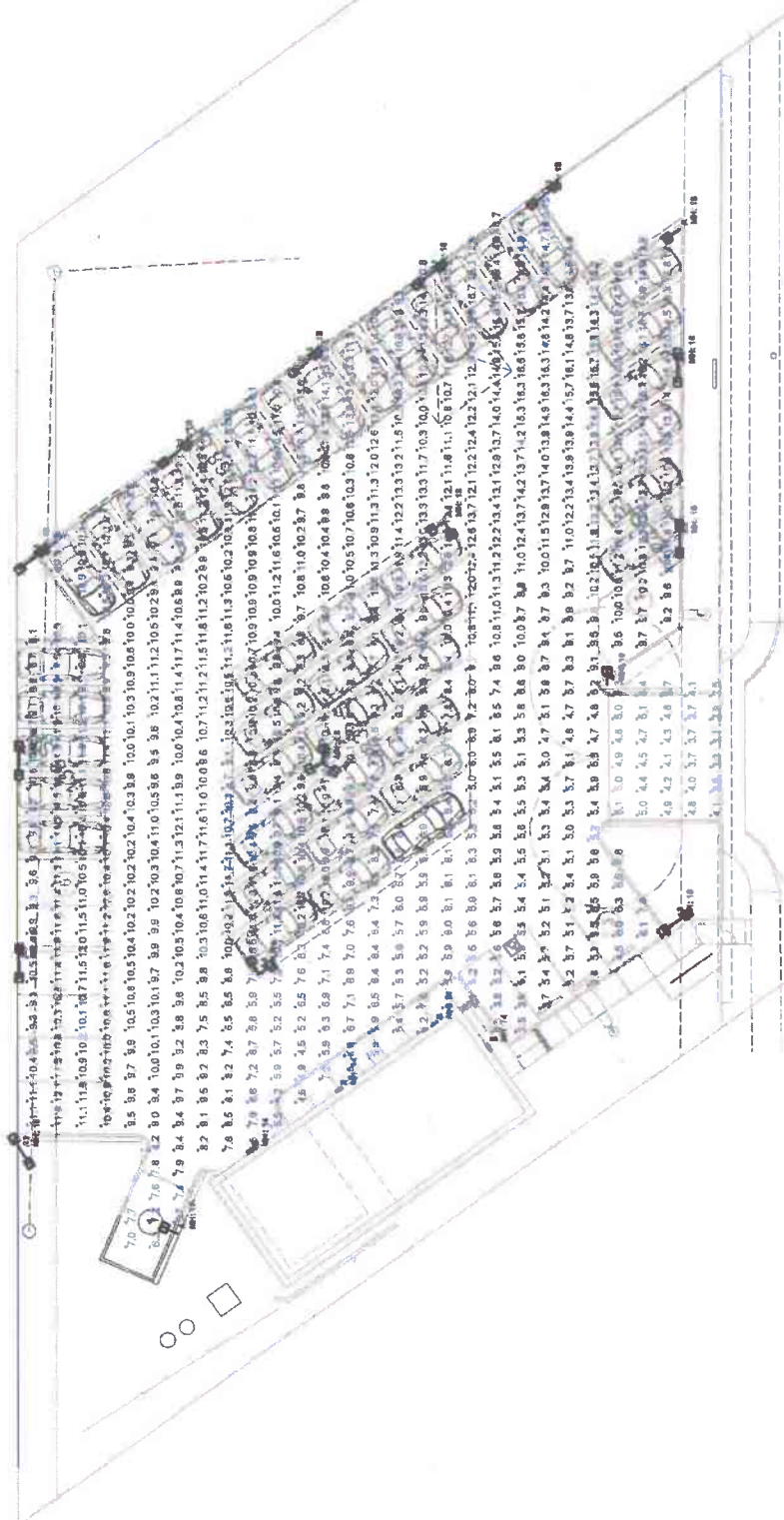


LINE OF SIGHT EXHIBIT
PREMIUM AUTOS
19450 ONTARIO AVE.
CORONA, RIVERSIDE COUNTY, CA

SCALE: NTS	SHEET
DATE: 08-01-18	1
DESIGNED: SC	OF 1
CHECKED: TMC	SHEETS

10/01/18

RIVERSIDE COUNTY REGISTERED PROFESSIONAL ENGINEER
 1756 06/07/2018



Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
□	3	A	SINGLE	N.A.	0.850	Beacon / VP-S-38L-80-4K7-4
○	1	A2	3 @ 120 DEGREES	N.A.	0.850	Beacon / VP-S-38L-80-4K7-4
○	11	A3	TWIN	N.A.	0.850	Beacon / VP-S-38L-80-4K7-4
○	2	A4	2 @ 90 DEGREES	N.A.	0.850	Beacon / VP-S-38L-80-4K7-4
□	4	B	SINGLE	N.A.	0.680	Kim // WDS-D-34L-30-4K7-4H-LUNY-WH

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min Ratio/Min
Dealer	Illuminance	Fc	9.73	16.7	2.1	4.63
						7.95

NOTE: 600 K LUMENS REQUIRED FOR AUTOMOBILE PAINT COLORS TO BE CORRECT

Jobsite: Ontario Premium Autos, 2018-21, AGI
 Report for: Carmen Chan
 Report by: James Avina / Applications Engineer
 Mounting Ht.: See Drawing
 See Luminaire Schedule for Light Loss Factor - Unless otherwise specified by customer
 Reflectance: 80/50/20 - Unless otherwise specified by customer
 Date: 8/21/2018

---Disclaimer---
 Luminaire data is obtained according to IES procedures under controlled laboratory conditions. Field results may differ due to site conditions, such as nearby uncontrolled factors including, but not limited to, Line Voltage Variations, Lamp Performance, Ballast Input Watts, LED Driver Input Watts, Temperature Variations and Jobsite Conditions.



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



03/12/19, 9:59 am

CUP180013

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP180013. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Causes for Revocation

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 revocation procedures.

Advisory Notification. 2 AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CUP 180013 or its associated environmental documentation; and,
(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CUP 180013, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

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

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 2 AND - Hold Harmless (cont.)
cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 3 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (CUP180013) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 4 AND - Project Description

The Conditional Use Permit proposes to construct a 1,701 square-foot office building for the sales of used automobiles. The proposed use will include two (2) offices, a waiting area, kitchen, restroom, and a two-car garage for employee parking. The project site will also include 8,360 square feet of outdoor sales/display area, as outlined in the site plan. The business will have a total of two (2) employees and the business operating hours are from 10:00 a.m. to 6:00 p.m., Monday through Sunday.

Advisory Notification. 5 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 2nd District Design Guidelines
2. County Wide Design Guidelines and Standards

Advisory Notification. 6 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED [MAP and/or] EXHIBIT(S)

Exhibit A (Site Plan) dated October 15, 2018
Exhibit B (Elevations) dated October 15, 2018
Exhibit C (Floor Plans) dated October 15, 2018
Exhibit G (Conceptual Grading Plan) dated October 15, 2018
Exhibit L (Conceptual Landscaping and Irrigation Plans) dated October 15, 2018
Exhibit W (Wall and Fencing Plan) dated October 15, 2018

Advisory Notification. 7 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Federal, State & Local Regulation Compliance (cont.)

- National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

- 2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

- 3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)

- 4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

E Health

E Health. 1 ECP COMMENTS

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

Fire

Fire. 1 FIRE - CUP Review

- 1.) Access -Fire Department emergency vehicle apparatus access road locations and

ADVISORY NOTIFICATION DOCUMENT

Fire

- Fire. 1 FIRE - CUP Review (cont.)
 design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
- 2.) Water - Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Planning-CUL

- Planning-CUL. 1 If Human Remains Found

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

- Planning-CUL. 2 Unanticipated Resources

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

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

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

Planning-GEO

- Planning-GEO. 1 GEO180024 ACCEPTED

County Geologic Report GEO No. 180024, submitted for the project CUP180013, APN 277-081-031, was prepared by Geo Environmental Resources, Inc., and is titled; "Geotechnical Engineering Exploration and Analysis, Proposed One-Story Commercial Building, 19450 East Ontario Avenue, Corona, CA," dated June 20, 2018. In addition,

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO180024 ACCEPTED (cont.)

the following documents have been submitted:

"Response to Geotechnical Report Review, Proposed One-Story Commercial Building, 19450 East Ontario Avenue, Corona, California," dated September 20, 2018 by Geo Environmental Resources, Inc.

"Response to Review Sheet Dated October 17, 2018 by County of Riverside Planning Department, Review Comments No. 2, 19450 East Ontario Avenue, Corona, California," dated November 7, 2018, by GeoMat Testing and Laboratories, Inc.

These documents are herein incorporated into GEO180024.

GEO180024 concluded:

1. GeoMat Testing and Laboratories, Inc. is taking over as Geotechnical Engineer of Record for this project.
2. The site is not located within a State of California Earthquake Fault Zone, nor a County of Riverside Fault Hazard Zone.
3. The results of the photo lineament study, as well as review of published geologic maps of the area, indicate that no active faults are present at the site and the potential for surface fault rupture at the site is very low.
4. Soil liquefaction is not likely to occur at this site primarily because the groundwater level is below 50 feet bgs.
5. The site is relatively flat with no slopes nearby; therefore, the potential for landslides or slope instabilities to occur at the site is determined to be very low.
6. Based on our analyses, we estimate a total settlement of $\frac{3}{4}$ -inch, and a differential settlement of less than $\frac{1}{2}$ -inch across a span of 20 feet.
7. The expansion potential of the onsite soils are anticipated to be in the "very low to low" category.

GEO180024 recommended:

1. The site should be cleared of roots and deleterious material, which should be hauled offsite.
2. After site clearance, building pad areas should be overexcavated to expose competent material with at least 85% relative compaction.
3. At least five feet of removal should be anticipated below existing grades.
4. After overexcavation, the exposed surfaces should be further scarified to a depth of at least 12 inches, moisture conditioned and recompacted to at least 90 percent of the maximum density prior to placement of fill.

GEO No. 180024 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180024 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County Of Riverside upon application for grading and/or building permits.

Comments: RECOMMEND DWALSH 20181218

Transportation

Transportation. 1

COUNTY WEB SITE

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 COUNTY WEB SITE (cont.)

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

Transportation. 2 STD INTRO (ORD 461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION Not Satisfied

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.

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

In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

Planning-CUL

060 - Planning-CUL. 1 Native Monitor Required Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 2 Project Archaeologist Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 2 Project Archaeologist (cont.) Not Satisfied
during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-PAL

060 - Planning-PAL. 1 PALEO PRIMP/MONITOR Not Satisfied

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 1. Description of the proposed site and planned grading operations.
 2. Description of the level of monitoring required for all earth-moving activities in the project area.
 3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
 6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
 7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
 8. Procedures and protocol for collecting and processing of samples and specimens.
 9. Fossil identification and curation procedures to be employed.
 10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
 11. All pertinent exhibits, maps and references.
 12. Procedures for reporting of findings.
 13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PALEO PRIMP/MONITOR (cont.) Not Satisfied

institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to 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, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 FILE L&LMD APPLICATION Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA. Refer to condition of approval in the 80 and 90 Trans. (Annex L&LMD/Other Dist) conditions of approval for annexation requirements.

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

060 - Transportation. 2 PRIOR TO ROAD CONSTRUCT Not Satisfied

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

060 - Transportation. 3 REVISE STREET IMPROVEMENT PLAN Not Satisfied

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

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check Policies and Guidelines" manual available on the Internet at :

[http://rctlma.org/trans/General Information/Pamphlets Brochures](http://rctlma.org/trans/General%20Information/Pamphlets%20Brochures)

If you have any questions, please call the Plan Check Section at (951) 955 6527.

060 - Transportation. 4 SUBMIT GRADING PLANS Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right of way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

070 - Planning-CUL. 2 Phase IV Cultural Monitoring Report Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT WITHOUT GRADING PERMIT Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 4 0080-Planning-USE - WASTE MGMT. CLEARANCE (cont.) Not Satisfied

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, 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.

Transportation

080 - Transportation. 1 ANNEX L&LMD/OTHER DIST Not Satisfied

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

(1) Landscaping along Ontario Avenue.

(2) Graffiti abatement of walls and other permanent structures along Ontario Avenue.

080 - Transportation. 2 LANDSCAPING/TRAIL COM/IND Not Satisfied

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 Ontario Avenue and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

080 - Transportation. 3 R-0-W DEDICATION 1 Not Satisfied

Sufficient public street right-of-way along Ontario Avenue shall be conveyed for public use to provide for a 44 foot (from the survey centerline) half-width right-of-way.

080 - Transportation. 4 UTILITY PLAN Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

NOTE:

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 UTILITY PLAN (cont.) Not Satisfied

The project proponent may select to pay cash in lieu for the cost of relocating/under grounding existing one (1) power pole fronting the project boundary as determined by the Transportation Department.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied

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

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

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

Planning

090 - Planning. 1 0090-Planning-USE - CURBS ALONG PLANTERS Not Satisfied

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.

090 - Planning. 2 0090-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied

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

090 - Planning. 3 0090-Planning-USE - TRASH ENCLOSURES Not Satisfied

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

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90. Prior to Building Final Inspection

Planning

090 - Planning. 3 0090-Planning-USE - TRASH ENCLOSURES (cont.) Not Satisfied
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.

090 - Planning. 4 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied
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.

090 - Planning. 5 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied
Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A the approved fencing plan.

Transportation

090 - Transportation. 1 ANNEX L&LMD/OTHER DIST Not Satisfied
Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89- 1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Ontario Avenue.
- (2) Graffiti abatement of walls and other permanent structures along Ontario Avenue.

090 - Transportation. 2 DEDICATION SLI Not Satisfied
Ontario Avenue along project boundary is a paved County maintained road designated as modified Arterial Highway and shall be improved with 8" concrete curb & gutter; located 32 feet from centerline to curb line and match-up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by the Director of Transportation within the 44', minimum, half-width dedicated right-of-way (from Survey centerline), in accordance with County Standard No. 94, Ordinance 461. (Modified for reduced right-of-way from 64' to 44' and reduced AC pavement from 43' to 32' improvement)

NOTE:

- 1. A 6' sidewalk shall be constructed adjacent to the curb line within the 12' parkway.
- 2. Gate shall be installed 35', minimum, radial from the ultimate curbline.
- 3. Existing Rod Iron fences shall be relocated outside the road right-of-way as directed by the Director of Transportation.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 DEDICATION SLI (cont.) Not Satisfied

4. The driveway shall be right-in and right-out only.

5. The driveway shall be constructed at 90 degrees at the ultimate location per County Standard No. 207-A, Ordinance 461.

6. Construct transition AC pavement tapering lane along Ontario Avenue from the north and south project boundaries and join existing AC pavements per 50 m/h design speed limit.

7. The project proponent may select to pay cash in lieu for the cost of ultimate Street improvements as determined by the Transportation Department.

8. If project proponent select to pay cash in lieu for the ultimate road improvements, a transition AC pavement lane tapering (interim) shall be improved per County Standard No. 803, Ordinance 461.

090 - Transportation. 3 IMP PLANS Not Satisfied

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

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

090 - Transportation. 4 LANDSCAPING Not Satisfied

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

Landscaping will be improved within Ontario Avenue.

090 - Transportation. 5 SIGNING & STRIPING Not Satisfied

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 or as approved by the Director of Transportation.

090 - Transportation. 6 UTILITY INSTALL Not Satisfied

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.

NOTE:

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 UTILITY INSTALL (cont.) Not Satisfied

The project proponent may select to pay cash in lieu for the cost of relocating/under grounding existing one (1) power pole fronting the project boundary as determined by the Transportation Department.

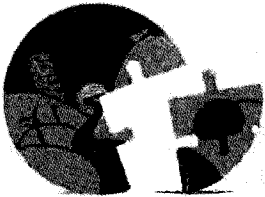
090 - Transportation. 7 WRCOG TUMF Not Satisfied

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.

Waste Resources

090 - Waste Resources. 1 Gen - Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

*Charissa Leach, P.E.
Assistant TLMA Director*

**DEVELOPMENT ADVISORY COMMITTEE ("DAC")
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: June 29, 2018

TO:

Riv. Co. Transportation Dept.	Riv. Co. Regional Parks & Open Space	Riv. Co. Waste Resources Management Dept.
Riv. Co. Environmental Health Dept.	P.D. Environmental Programs Division	Board of Supervisors - Supervisor: 2nd District-
Riv. Co. Public Health Dept.	P.D. Geology Section	Tavaglione
Riverside County Flood Control	Riv. Co. Trans. Dept. – Landscape Section	Planning Commissioner: 2nd District-Hake
Riv. Co. Fire Department (Riv. Office)	P.D. Archaeology Section	Corona Sphere of Influence
Riv. Co. Building & Safety – Grading	Riverside Transit Agency	Corona-Norco Unified School District
Riv. Co. Building & Safety – Plan Check	Riv. Co. Sheriff's Dept.	Western Municipal Water District (WMWD)
Southern California Edison Co. (SCE)	South Coast Air Quality Management District	
Southern California Gas Co.		

CONDITIONAL USE PERMIT NO. 180013 – CEQ180052 – Applicant: Ghulam Hazrat – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD: CR) – Location: Northerly of Ontario Ave., southerly of Hillside St., easterly of Consul Ave., and westerly of Diplomat Ave. – 0.89 ac – Zoning: General Commercial (C-1/C-P) – REQUEST: The Conditional Use Permit proposes to construct a 1,458 square foot office building for used automobile sales with 11 parking spaces, nine (9) being for automobiles sales, and two (2) employee spaces - APN 277-081-031. BBID: 292-369-985

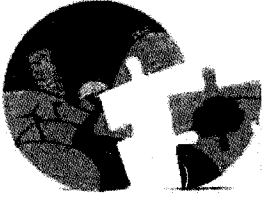
DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on July 12, 2018.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

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
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Any questions regarding this project, should be directed to Desiree Bowdan, Project Planner at (951) 955-8254, or e-mail at dbowdan@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



City of Corona
Department of Water and Power
"Protecting Public Health"

Office: 951.738.2234
Fax: 951.735.3788

755 Public Safety Way
Corona, CA 92860 - www.discovercorona.com

July 30th, 2018

**Ghulam Hazrat & Rohulla Hazrat
2175 Sampson Avenue
Corona, CA 92879**

**Subject: Water & Sewer Requirements for 19450 Ontario Avenue, Riverside
County, CA 92881**

To whom it may concern,

This letter is to confirm that the property at the address noted above is eligible to receive water and/or sewer collection service from the City of Corona upon satisfaction of all terms and conditions for service, and payment of applicable fees and charges, as set forth in the City's applicable Rules and Regulations. In addition, water and sewer service shall be subject to the following terms and conditions:

1. Water and sewer service will be provided pursuant to all City Rules and Regulations, as they may be amended, including but not limited to the City's water conservation ordinance (Corona Municipal Code Chapter 13.28), and the other requirements contained in Chapters 13.08, 13.12, 13.14, and 13.26.
2. Prior to Building Permit issuance, the applicant shall satisfy all terms and conditions of service and pay all applicable water connection fees and charges set forth in the City's applicable Rules and Regulations as established pursuant to Chapter 13.14 of the Corona Municipal Code. No additional water connection fees will be required unless you require a larger water service for your use. The applicable fee will be the then-current fee at the time the fee is paid, which may be higher than the fee in effect as of the date of this letter.
3. Prior to Building Permit issuance, the applicant shall satisfy all terms and conditions of service and pay all applicable sewer connection fees and charges set forth in the City's applicable Rules and Regulations as established pursuant to Chapters 13.12 and 13.14 of the Corona Municipal Code. Purchase of sewer capacity will be required if the use exceeds the capacity previously acquired for the tenant space. The applicable fee will be the then-current fee at the time the fee is paid, which may be higher than the fee in effect as of the date of this letter.

Ghulam Hazrat & Rohulla Hazrat

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July 30th, 2018

4. If sewer service is extended to these properties in the future, the applicant shall pay all applicable sewer connection fees established pursuant to Chapters 13.12 and 13.14 of the Corona Municipal Code, i.e. purchase of sewer capacity will be required. The applicable fee will be the then-current fee at the time the fee is paid.
5. If sewer service is extended to these properties in the future, a sand and oil clarifier will be required if there are proposed sanitary sewer floor drains inside the vehicle garage.

If you have any questions or need any additional information, please contact me at (951) 279-3604 or Tom.Koper@coronaca.gov

Sincerely,



Tom Koper, PE
Assistant Public Works Director

C: Michele Hindersinn, Public Works



SOUTHERN CALIFORNIA
EDISON

An EDISON INTERNATIONAL Company

DATE: 8-1-18

COMPANY: TR Design Group

SUBJECT: 19450 E. Ontario Corona

Your project is located in Southern California Edison (SCE) service territory. SCE will serve the above subject project's electrical requirements per the California Public Utilities Commission and Federal Energy Regulatory Commission tariffs.

SCE may need to conduct utility studies, where applicable, to assess whether additions or modifications to the existing electric infrastructure are required to serve this project. Where applicable, SCE has attached Appendix (B) which not only describes the study, and permitting, but includes a Project Information Sheet that will need to be completed by you and submitted to SCE if your project is at a point where SCE has to determine the required electrical utility work. This Will-Serve letter does not imply that either: (i) these studies have been completed, or (ii) that any required California Environmental Quality Act (CEQA) analysis of project-related electric utility impacts has been conducted.

I am the SCE Design Representative currently assigned to this project. SCE or Applicant will design and construct all required electrical infrastructure to serve this project provided you enter into the applicable contractual agreements with SCE identify scope of electrical utility work required, and supply the following information:

- Site plans as required
- Required contracts and agreements (fully executed)
- Applicable fees
- Local permits
- Required easement documents

Your project will be scheduled for construction once SCE has all the necessary information for your project and you have submitted or agreed to the applicable requirements as stated above, and paid any necessary fees.

If your project will not require SCE services, please notify us so that we can update our records.

SCE appreciates your business. If you have any questions, please feel free to call me at 909-930-8463.

Sincerely,

Sonny Caballero

SCE Design Service Representative
Enclosure: Appendix B

Appendix B

DATE: 8-1-18

COMPANY: TR Design Group

SUBJECT: 19450 E Ontario Corona

As your Southern California Edison representative for this project, I am committed to providing you with excellent customer service. The following information is intended to help explain SCE's planning and permitting process for the electric infrastructure needed to serve your Project.

Depending on the scope of work necessary to serve your project (electric facility installation, removal, relocation, rearrangement and/or replacement), it may be necessary for you to submit an Advanced Engineering Fee. This Fee will be applied to certain expenses associated with preliminary design and engineering work required to estimate the cost for SCE to perform the electric work associated with your project. Please note: Depending on factors such as resource constraints, construction, or relocation of SCE facilities requirements, the need for environmental review, and so forth, delays in meeting your projected completion date may occur. To help minimize the potential for delays it is imperative that you provide all requested information as early as possible.

If the project results in the need for SCE to perform work on SCE electrical facilities that operate at between 50 and 200 kilovolts (kV), please be advised these facilities are subject to the California Public Utilities Commission's (CPUC's) General Order 131-D (GO 131-D) Permit to Construct (PTC) requirements. For the CPUC PTC review, the CPUC acts as the lead agency under the California Environmental Quality Act (CEQA). Depending on the scope of SCE's work, certain exemptions to the PTC requirements may be available. If no exemptions are available, the PTC application preparation and environmental approval process could take a minimum of 24 - 48 months

If you anticipate that your project will require work to be performed on SCE electrical facilities operated at between 50 kV and 200 kV, please inform me at your earliest possible convenience for further assistance to determine the potential G.O.131-D permitting requirements and/or permitting exemption(s).

In order for SCE to determine the required electrical utility work necessary to support your project, and to determine any permitting requirements and costs associated with constructing these facilities, project plans and a completed Customer Project Information Sheet will need to be submitted.

If you have any additional questions, please feel free to call me at 909-930-8406.

Sincerely,

Sonny Caballero

SCE Design Service Representative



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

July 26, 2018

Cahuilla Band of Indians
Anthony Madrigal, Cultural Director
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180013)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 25, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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Project Description:

CONDITIONAL USE PERMIT NO. 180013 – CEQ180052 – Applicant: Ghulam Hazrat – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD: CR) – Location: Northerly of Ontario Ave., southerly of Hillside St., easterly of Consul Ave., and westerly of Diplomat Ave. – 0.89 ac – Zoning: General Commercial (C-1/C-P)

REQUEST: The Conditional Use Permit proposes to construct a 1,458 square foot office building for used automobile sales with 11 parking spaces, nine (9) being for automobiles sales, and two (2) employee spaces - APN 277-081-031.

Sincerely,

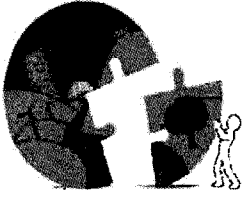
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiee Bowdan, dbowdan@rivco.org
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY

PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

July 26, 2018

Colorado River Indian Tribes (CRIT)
Brian Etsitty, THPO
26600 Mohave Road
Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180013)

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

July 26, 2018

Gabrieleno Band of Mission Indians – Kizh Nation
Andrew Salas, Chair
P.O. Box 393
Covina, CA 91723

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180013)

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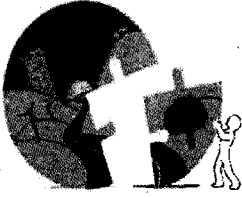
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

July 26, 2018

Morongo Cultural Heritage Program
Ray Huaute, THPO
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180013)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within 30 days of receiving this notice to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiee Bowdan, dbowdan@rivco.org
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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

July 26, 2018

Pala Band of Mission Indians
Shasta C. Gaughen, THPO
PMB 50, 35008 Pala Temecula Rd.
Pala, CA 92059

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180013)

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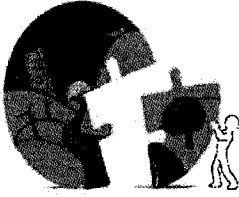
PLANNING DEPARTMENT

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

July 26, 2018

Pechanga Cultural Resources Department
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180013)

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

July 26, 2018

Quechan Indian Nation
Keeny Escalanti, President
P.O. Box 1899
Yuma, AZ 85366

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180013)

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

July 26, 2018

Ramona Band of Cahuilla
Joseph D. Hamilton, Chair
56310 Highway 371, Suite B
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180013)

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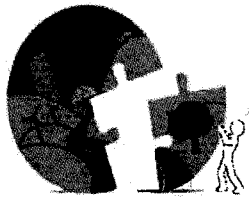
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Heather Thomson, Archaeologist

Email CC: Deslee Bowdan, dbowdan@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

July 26, 2018

Rincon Band of Luiseño Indians
Destiny Colocho, Cultural Resource Manager
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180013)

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

July 26, 2018

Soboba Band of Luiseño Indians
Joseph Ontiveros, Cultural Resource Director
P.O. BOX 487
San Jacinto, CA 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180013)

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PLANNING DEPARTMENT

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Heather Thomson, Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

July 26, 2018

Gabrieleno-Tongva
San Gabriel Band of Mission Indians
Anthony Morales, Chief
P.O Box 693
San Gabriel, CA 91778

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180013)

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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CUP180013



Legend

- Blue Line Streams
- City Areas



0 94 188 Feet

REPORT PRINTED ON... 7/26/2018 8:25:55 AM

© Riverside County GIS

Notes

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

CUP180013



- Legend**
- Blueline Streams
 - City Areas
 - World Street Map

Notes

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



REPORT PRINTED ON... 7/26/2018 8:28:49 AM

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**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax



PALA THPO

August 29, 2018

Heather Thomson
Riverside County Planning Department
4080 Lemon Street
Riverside, CA 92502

Re: AB-52 Consultation: CUP180013

Dear Ms. Thomson:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. Even though it is within the boundaries of the territory that the tribe considers its Traditional Use Area (TUA) or it is situated in close proximity to the Reservation and information generated would likely be useful in better understanding regional culture and history, we decline AB-52 consultation at this time. However, we do not waive our right to request consultation under other applicable laws in the future.

We appreciate involvement with your initiative and look forward to working with you. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at sgaughen@palatribe.com.

Sincerely,

Shasta C. Gaughen, PhD
Tribal Historic Preservation Officer
Pala Band of Mission Indians



**MORONGO BAND OF MISSION INDIANS
TRIBAL HISTORIC PRESERVATION OFFICE
12700 PUMARRA RD BANNING, CA 92220
OFFICE 951-755-5059 FAX 951-572-6004**

Date: 8/6/2018

Re: AB 52 – CUP180013

Dear,
Heather Thomson
Archaeologist
County of Riverside

Thank you for contacting the Morongo Band of Mission Indians (MBMI) Cultural Heritage Department regarding the above referenced project(s). After conducting a preliminary review of the project, the tribe would like to respectfully issue the following comments and/or requests:

- The project is located outside of the Tribe's aboriginal territory and is not within an area considered to be a traditional use area or one in which the Tribe has cultural ties. We recommend contacting the appropriate tribe(s) who may have cultural affiliations to the project area. We have no further comments at this time.
- The project is located within the Tribe's aboriginal territory or in an area considered to be a traditional use area or one in which the Tribe has cultural ties. In order to further evaluate the project for potential impacts to tribal cultural resources, we would like to formally request the following:
 - A thorough records search be conducted by contacting one of the California Historical Resources Information System (CHRIS) Archaeological Information Centers and a copy of the search results be provided to the tribe.
 - Tribal monitor participation during the initial pedestrian field survey of the Phase I Study of the project and a copy of the results of that study. In the event the pedestrian survey has already been conducted, MBMI requests a copy of the Phase I study be provided to the tribe as soon as it can be made available.
 - MBMI Tribal Cultural Resource Monitor(s) be present during all required ground disturbing activities pertaining to the project.

Please be aware that this letter is merely intended to notify your office that the tribe has received your letter requesting tribal consultation for the above mentioned project and is requesting to engage in consultation. Specific details regarding the tribe's involvement in the project must be discussed on a project by project basis during the tribal consultation process. This letter does not constitute "meaningful" tribal consultation nor does it conclude the consultation process. Under federal and state

law, "meaningful" consultation is understood to be an ongoing government-to-government process and may involve requests for additional information, phone conferences and/or face-to-face meetings. If you have any further questions or concerns regarding this letter, please contact the Morongo Cultural Heritage office at (951) 755-5259.

Sincerely,

Alicia Benally
Cultural Resource Specialist
Morongo Band of Mission Indians
Email: thpo@morongo-nsn.gov
Phone: (951) 755-5259

MORONGO
BAND OF
MISSION
INDIANS



A SPANISH MISSION

**MORONGO BAND OF MISSION INDIANS
TRIBAL HISTORIC PRESERVATION OFFICE**

12700 PUMARRA RD BANNING, CA 92220

OFFICE 951-755-5059 FAX 951-572-6004

Date: 8/15/2018

Re:
CUP180013

Dear,
Heather Thomson
County Archaeologist
County of Riverside

Thank you for contacting the Morongo Band of Mission Indians (MBMI) Cultural Heritage Department regarding the above referenced project.

At this time the tribe does not have any additional information or immediate concerns pertaining to this particular project. However, in the unlikely event that cultural artifacts or human remains are discovered, we would like to request that you contact the Morongo Band of Mission Indians immediately to engage in consultation and follow the Standard Development Conditions outlined in the attached document. If you have any further questions regarding this matter please feel free to contact our office.

Sincerely,

Tribal Historic Preservation Office
Morongo Band of Mission Indians
Email: thpo@morongo-nsn.gov
Phone: (951) 755-5259

RINCON BAND OF LUISEÑO INDIANS

Cultural Resources Department

1 W. Tribal Road · Valley Center, California 92082
(760) 297-2635 Fax: (760) 692-1498



August 24, 2018

Heather Thomson
4080 Lemon Street, 12th Floor
Riverside, CA 92502

Re: CUP180013

Dear Ms. Thomson,

This letter is written on behalf of the Rincon Band of Luiseño Indians. We have received your notification regarding the above referenced project and we thank you for the opportunity to consult. The identified location is within the Territory of the Luiseño people, and is also within Rincon's specific area of Historic interest.

Embedded in the Luiseño territory are Rincon's history, culture and identity. We do not have knowledge of any cultural resources within or near the proposed project area. However this does not mean that none exist. We recommend that an archeological assessment be conducted and ask that a copy of the report be provided to the Rincon Band. In addition, we request consultation at this time in order to learn more about the project and any potential impacts to cultural resources.

If you have additional questions or concerns please do not hesitate to contact our office at your convenience at (760) 297-2635.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Destiny Colocho, RPA
Tribal Historic Preservation Officer
Rincon Cultural Resources Department

Bo Mazzetti
Tribal Chairman

Tishmall Turner
Vice Chairwoman

Steve Stallings
Council Member

Laurie E. Gonzalez
Council Member

Alfonso Kolb
Council Member



COLORADO RIVER INDIAN TRIBES

Tribal Historic Preservation Office

26600 Mohave Road

Parker, Arizona 85344

Telephone: (928)-669-5822 Fax: (928) 669-5843

August 8, 2018

Heather Thomson, Archaeologist
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

RE: Ghulam Hazrat Conditional Use Permit #180013

Dear Ms. Heather Thomson:

The Colorado River Indian Tribes' Tribal Historic Preservation Office ("CRIT THPO") has received your letter dated July 26, 2018, regarding the *proposal from Ghulam Hazrat to construct a 1,458 square-foot building, with 11 parking spaces, for used automobile sales in Riverside, California.*

As a preliminary matter, the Colorado River Indian Tribes are a federally recognized Indian tribe comprised of over 4,200 members belonging to the Mohave, Chemehuevi, Hopi and Navajo Tribes. The almost 300,000-acre Colorado River Indian Reservation sits astride the Colorado River between Blythe, California and Parker, Arizona. The ancestral homelands of the Tribe's members, however, extend far beyond the Reservation boundaries. Significant portions of public and private lands in California, Arizona and Nevada were occupied by the ancestors of the Colorado River Indian Tribes' Mohave and Chemehuevi members since time immemorial. These landscapes remain imbued with substantial cultural, spiritual and religious significance for the Tribes' current members and future generations. For this reason, we have a strong interest in ensuring that potential cultural resource impacts are adequately considered and mitigated.

In particular, the Colorado River Indian Tribes are concerned about the removal of artifacts from this area and corresponding destruction of the Tribes' footprint on this landscape. As such, the Tribes request that all prehistoric cultural resources, including both known and yet-to-be-discovered sites, be avoided if feasible. If avoidance of the site is infeasible, then the Tribes request that the resources be left in-situ or reburied in a nearby area, after consultation. This language should be incorporated into enforceable mitigation measures.

In addition, we respond as follows:

_____ Given the potential impact of the project on important cultural resources, the Colorado River Indian Tribes request in-person government-to-government consultation. Please contact the CRIT THPO to discuss our concerns and schedule a meeting with Tribal Council.

CRIT THPO

Project Name: Ghulam Hazrat Project

Date: August 8, 2018

Page 2

 X In the event any human remains or objects subject to provision of the Native American Graves Protection and Repatriation Act, or cultural resources such as sites, trails, artifacts are identified during ground disturbance, please contact the CRIT THPO within 48 hours.

 The Colorado River Indian Tribes request tribal monitoring of any ground disturbing activity as a condition of project approval. The Tribes request notification of any opportunities to provide tribal monitoring for the project.

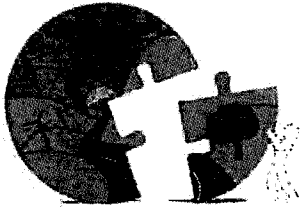
 X The Colorado River Indian Tribes do not have any specific comment on the proposed project and instead defer to the comments of other affiliated tribes.

Thank you for your consideration. Please contact the undersigned if you have any questions or concerns.

Sincerely,

**COLORADO RIVER INDIAN TRIBES
TRIBAL HISTORIC PRESERVATION OFFICE**

/s/ Bryan Etsitty, Acting-Director
26600 Mohave Road
Parker, AZ 85344
Phone: (928) 669-5822
E-mail: betsitty@crit-nsn.gov



EQ 180052
CF 1800414
CC 1807506

RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT Original Case No. PAR 180013

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Ghulam Hazrat & Rohulla Hazrat

Contact Person: Ghulam Hazrat E-Mail: hazyosef@gmail.com

Mailing Address: 2175 Sampson Ave.
Corona CA 92879
City State ZIP

Daytime Phone No: () _____ Fax No: () _____

Engineer/Representative Name: TR Design Group, Inc.

Contact Person: Ira S. Carpman E-Mail: ira@trdesigngroup.com

Mailing Address: 7179 Magnolia Ave
Riverside CA 92504
City State ZIP

Daytime Phone No: (951) 742-7179 Fax No: () _____

Property Owner Name: Premium Autos

Contact Person: Ghulam Hazrat E-Mail: hazyosef@gmail.com

Mailing Address: 2175 Sampson Ave.
Corona CA 92879
City State ZIP

Daytime Phone No: (951) 224 4913 Fax No: () _____

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

APPLICATION FOR LAND USE AND DEVELOPMENT


Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:


I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

Ghulam Hazrat
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

Rohulla Hazrat
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 277 081 031 1

Approximate Gross Acreage: 0.89 ACRES

General location (nearby or cross streets): North of Ontario Ave., South of _____, East of Consul Ave., West of Diplomat

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

This project consists of a Used Car Sales Lot with the installation of a New approximate 1458 S.F. Sales Office.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): 348.4857

Number of existing lots: 3

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	1701	16'-6"	1	Sales Office
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	1524	Car Sales Area
2	3232	Car Sales Area
3	2644	Car Sales Area
4	1136	Car Sales Area
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: _____
Address: _____
Phone number: _____
Address of site (street name and number if available, and ZIP Code): _____
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number: _____
Specify any list pursuant to Section 65962.5 of the Government Code: _____
Regulatory Identification number: _____
Date of list: _____
Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) [Signature] Date 5-31-18
Owner/Authorized Agent (2) Rohulla Hazrat Date 5-31-18

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

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

If yes, indicate the type of report(s) and provide a signed copy(ies): _____

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- [Santa Ana River/San Jacinto Valley](#)
- [Santa Margarita River](#)
- [Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Ghulam Hazrat

Rohulla Hazrat

Property Owner(s) Signature(s) and Date

Ghulam Hazrat

Rohulla Hazrat

PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- ***If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.***
- ***If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.***
- ***If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.***
- ***If the property owner is a trust, provide a copy of the trust certificate.***

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

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Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

CONDITIONAL USE PERMIT NO. 180013 – Exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3) (No potential for causing a significant effect on the environment) and Section 15303(c) (New Construction or Conversion of Small Structures) – Applicant: Ghulam Hazrat – Engineer/Representative: TR Design Group – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan – Community Development: Commercial Retail – Location: The project is located northerly of Ontario Avenue, southerly of Hillside Street, easterly of Consul Avenue, and westerly of Diplomat Avenue - 0.89 acres – Zoning: General Commercial (C-1/CP) – **REQUEST:** The Conditional Use Permit proposes to construct a 1,701 sq. ft. office building for used automobile sales. The proposed use will include two (2) offices, a waiting area, kitchen, restroom, and a two (2) car garage for employee parking. The project site will also include 8,360 sq. ft. of outdoor sales/display area, as outlined in the site plan. The business will have a total of two (2) employees and the business operating hours are from 10:00 a.m. to 6:00 p.m., Monday through Sunday.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **APRIL 3, 2019**
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 the Project Planner David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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 Street 12th 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: David Alvarez
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 13, 2018,

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

APN (s) or case numbers CUP180013 for

Company or Individual's Name RCIT - GIS

Distance buffered 600'

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

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

TITLE: GIS Analyst

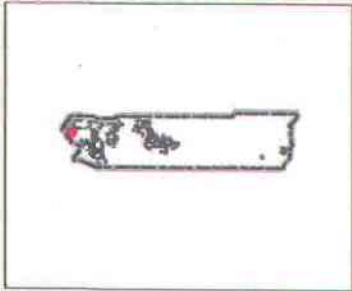
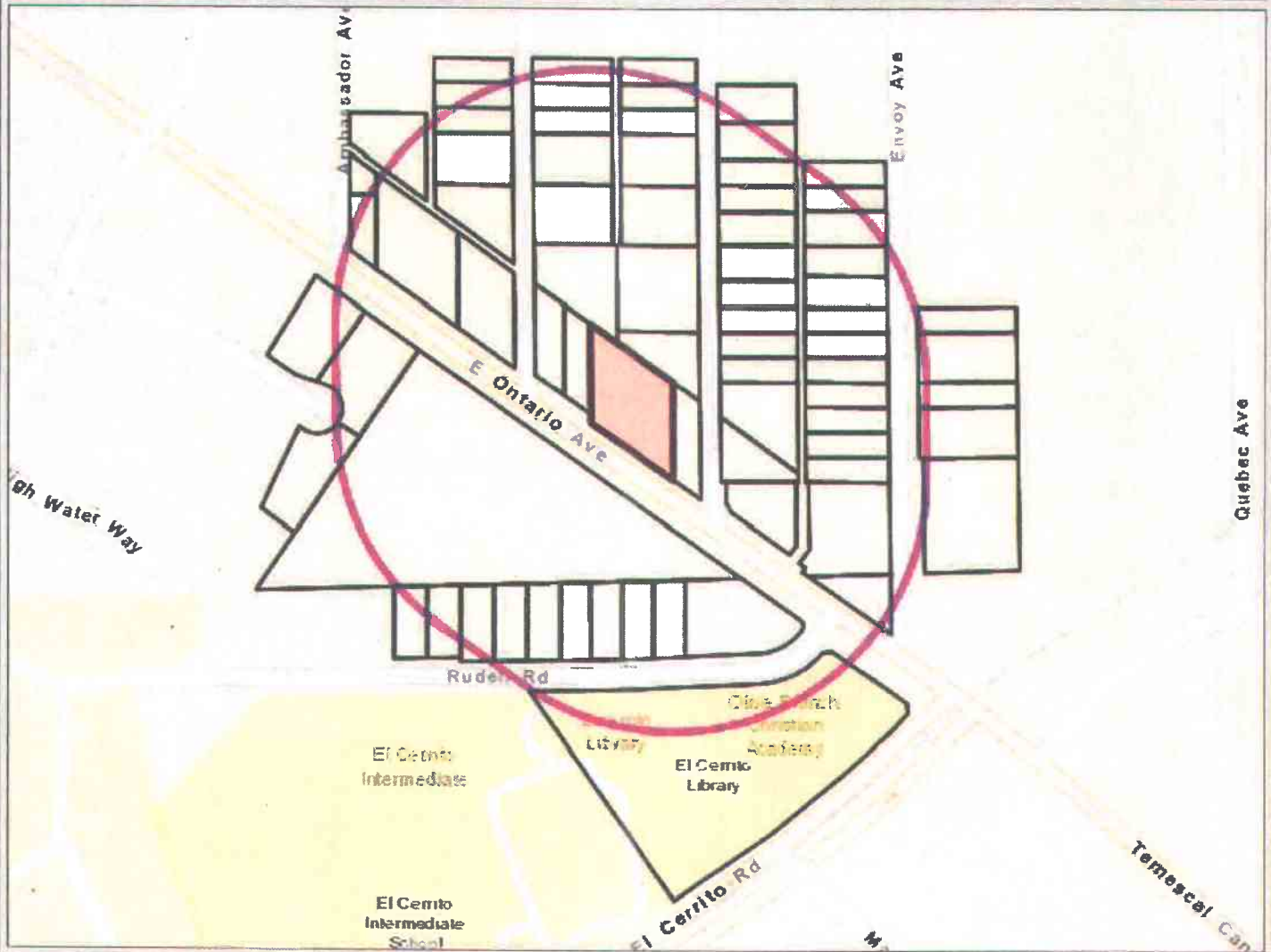
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CUP180013 (600 feet buffer)



- Legend**
- County Boundary
 - Cities
 - World Street Map

Notes



0 376 752 Feet

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

REPORT PRINTED ON... 11/13/2018 7:57:39 AM

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277321017
BRET A HIGGINS
ANDREA K HIGGINS
4493 SIGNATURE DR
CORONA CA 92883

277131016
COUNTY OF RIVERSIDE
C/O C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

277082015
PAUL RIVAS
1406 VALCARLOS
ROWLAND HEIGHTS CA 91748

277082051
MAURO GALAN SANCHEZ
AGUSTINA GALAN
19440 DIPLOMAT AVE
CORONA CA. 92881

277082050
CANDIDO BELLO
SONIA HERNANDEZ
19430 DIPLOMAT AVE
CORONA CA. 92881

277070007
JOHN E MADDOX
EVELYN M MADDOX
19340 AMBASSADOR AVE
CORONA CA. 92881

277081018
JACINTA AMESQUITA
RAMONA MARY ARELLANO
AMESQUITA JACINTA REVOCABLE TRUST

19313 DIPLOMAT AVE
CORONA CA. 92881

277081005
DGM FAMILY
C/O C/O DONALD L MODGLIN
7342 SADDLEHORN WAY
ORANGE CA 92869

277070015
LUCILO O TORRES
VERONICA TORRES
19301 CONSUL AVE
CORONA CA. 92881

277081028
BERTHO R LOPEZ
MARIA SOCORRO LOPEZ
927 W 7TH ST
CORONA CA 92882

277082032
RICARDO M AGUILERA
ERNESTINA D AGUILERA
19347 ENVOY AVE
CORONA CA 92881

277070009
SALVADOR C SANCHEZ
SOCORRO A SANCHEZ
TERESA D SANCHEZ

19320 ENVOY AVE
CORONA CA 92881

277081016
JOSE ANTONIO BENITEZ
MARIA E BENITEZ
PO BOX 77861
CORONA CA 92877

277081007
ANA R RUIZ
NATALIE CORNEJO
19348 CONSUL AVE
CORONA CA 92881

277081017
ELIASAR RAMIREZ DECASTRO
19323 DIPLOMAT AVE
CORONA CA. 92881

277082031
ARTURO G MEDINA
SARA A MEDINA
19355 ENVOY ST
CORONA CA 92881

277081014
ERNESTO GARCIA
CLAUDIA Y GARCIA
19369 DIPLOMAT AVE
CORONA CA. 92881

277070012
ROBERTO URQUIZA
19343 CONSUL AVE
CORONA CA. 92881

277082012
JUAN CAZAREZ
19360 DIPLOMAT AVE
CORONA CA. 92881

277070011
CAROL J RAMIREZ
19351 CONSUL AVE
CORONA CA. 92881

277081009
STANLEY A MILLER
19360 CONSUL AVE
CORONA CA. 92881

277082010
RICHARD VARGAS
RUBY A VARGAS
19348 DIPLOMAT AVE
CORONA CA. 92881

277082008
ALBERTO AMEZOLA
CHRISTINA AMEZOLA
19326 DIPLOMAT AVE
CORONA CA. 92881

277081013
BERTHO JR LOPEZ
927 W 7TH ST
CORONA CA 92881

277082029
ELAINE GALVEZ
19381 ENVOY AVE
CORONA CA. 92881

277082052
RODOLFO JIMENEZ
OMAR JIMENEZ
19386 DIPLOMAT AVE
CORONA CA. 92881

277081030
EFFAT YOUSSEF
8311 BONNIE BRAE DR
BUENA PARK CA 90621

277082027
LONNIE DALE WINKLER
19391 ENVOY AVE
CORONA CA. 92881

277082028
RICHARD VARGAS
RUBY A VARGAS
19348 DIPLOMAT AVE
CORONA CA 92881

277082053
JOHN R NIXON
MARY K NIXON
19390 DIPLOMAT AVE
CORONA CA. 92881

277081029
EFFAT YOUSSEF
8311 BONNIE BRAE DR
BUENA PARK CA 90621

277082026
JUAN PABLO N LIZARRAGA
19401 ENVOY AVE
CORONA CA. 92881

277070013
CELIA MIRANDA GONZALEZ
JENNY MIRANDA GONZALEZ
19321 CONSUL AVE
CORONA CA. 92881

277081006
DGM FAMILY
C/O C/O DONALD L MODGLIN
7342 SADDLEHORN WAY
ORANGE CA 92869

277090017
EFRAIN REGALADO ORTIZ
19443 ENVOY
CORONA CA 92881

277090016
DAVID PEREZ
CRYSTAL PEREZ
19430 ENVOY AVE
CORONA CA 92881

277082022
GEORGE DAVILA
MARIA CARMEN DAVILA
664 ALSACE CIR
CORONA CA 92882

277082025
JOSE REYES
19409 ENVOY AVE
CORONA CA. 92881

277070010
RICHARD WALCHLE
JANA WALCHLE
18863 CONSUL AVE
CORONA CA 92881

277121014
KENT KNOPF
CATHY KNOPF
C/O PMB 130
420 N MCKINLEY ST NO 111
CORONA CA 92879

277090013
JUAN PABLO NEVAREZ
KARINA G NEVAREZ
19390 ENVOY
CORONA CA 92881

277082049
RENE ORTIZ
19433 ENVOY AVE
CORONA CA. 92881

277082046
RASIK D PATEL
MADHU R PATEL
10789 JURUPA RD
MIRA LOMA CA 91752

277082048
EFRAIN REGALADO ORTIZ
19443 ENVOY AVE
CORONA CA. 92881

277131010
DOROTEO DEHARO
STEVEN DEHARO
7626 RUDELL RD
CORONA CA. 92881

277131008
JAMES GOBIN MOTZ
STEPHANIE TAYLOR MOTZ
5381 SANTA MONICA
GARDEN GROVE CA 92845

277082030
ALFRED BETANCOURT
MARIA BETANCOURT
19361 ENVOY AVE
CORONA CA. 92881

277132001
RASIK D PATEL
MADHU R PATEL
10789 JURUPA RD
MIRA LOMA CA 91752

277082014
REFUGIO HAROS
MARIA HAROS
19402 DIPLOMAT AVE
CORONA CA. 92881

277070014
RAUL CONTRERAS SILVA
TERESA CONTRERAS MIRANDA
2230 E BALSAM AVE
ANAHEIM CA 92806

277090036
OLIVIA E ESPARZA
FELIX FRANK ESPARZA
ESTHER ESPARZA

19408 ENVOY AVE
CORONA CA. 92881

277082047
RASIK D PATEL
MADHU R PATEL
10789 JURUPA RD
MIRA LOMA CA 91752

277070021
COSME H PAREDES
19358 AMBASSADOR AVE
CORONA CA. 92881

277131009
JOAQUIN RODRIGUEZ
CARMEN RODRIGUEZ
7616 RUDELL RD
CORONA CA. 92881

277082017
JASMIN R PATEL
HEENA PATEL
5182 MARTIN ST
MIRA LOMA CA 91752

277131007
LIANE T THOMAS
20690 KNOB PL
PERRIS CA 92570

277082009
ARTURO P ENRIQUEZ
RAQUEL MANCERA
19340 DIPLOMAT AVE
CORONA CA. 92881

277131015
SHARON K MAGNUSON
ROLLIN E MAGNUSON
JOAN D MAGNUSON
C/O ROLLIN E MAGNUSON
7056 POCO SENDA
RIVERSIDE CA 92504

277131013
KATHY HESSEL
7636 RUDELL RD
CORONA CA. 92881

277131011
ARNOLD MARTINEZ
10202 YANA DR
STANTON CA 90680

277132004
OLIVE BRANCH COMMUNITY CHURCH
7702 EL CERRITO RD
CORONA CA. 92881

277131006
MARGARET LOUISE TURNER
7574 RUDELL RD
CORONA CA. 92881

277081008
ANA R RUIZ
NATALIE CORNEJO
19348 CONSUL AVE
CORONA CA. 92881

277081015
SALVADOR ACEVES
LILIAN ACEVES
19341 DIPLOMAT AVE
CORONA CA. 92881

277070008
CRISTOBAL R ESTRELLAPORTILLO
MARTHA O ESTRELLA
19330 E ONTARIO AVE
CORONA CA. 92881

277082011
JACK RODNEY KAY
PILAR LORIE KAY
19354 DIPLOMAT AVE
CORONA CA. 92881

277321018
RICHARD L WALKER
STEPHANIE A WALKER
19340 BOX CANYON RD
CORONA CA. 92881

277081031
GHULAM HAZRAT
ROHULLA HAZRAT
17493 CRESTLAKE LN
RIVERSIDE CA 92503

277321016
ROLAND C CORTEZ
CHRISTINE CORTEZ
19355 BOX CANYON RD
CORONA CA. 92881

277081032
JOSE G LOPEZ
MARIA G LOPEZ
17392 CROSS CREEK LN
RIVERSIDE CA 92503

277081027
BERTHO R LOPEZ
MARIA SOCORRO LOPEZ
927 W 7TH ST
CORONA CA 92882

277131014
QUEVEDO CARMEN P ESTATE OF
LUIS C QUEVEDO
C/O C/O LUIS QUEVEDO
7640 RUDELL RD
CORONA CA. 92881

277082024
MARCOS CARDENAS ARCEO
CARMEN RAFAELA ARCEO
19409 ENVOY AVE
CORONA CA 92881

277131012
LEANDRO R LAREZ
MONICA LAREZ
7634 RUDELL RD
CORONA CA. 92881

City of Corona
Planning Department
400 S. Vicentia Ave
Corona, CA 92882

South Coast AQMD
Attn: CEQA Review
21865 Copley Drive
Diamond Bar, CA 91765

Pechanga Band of Luiseño Mission
Indians
P.O. Box 2183
Temecula, CA 92593

Soboba Band of Luiseño Mission
Indians
P.O. Box 487
San Jacinto, CA 92581

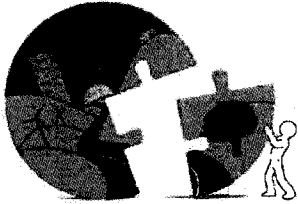
Corona School District
2820 Clark Ave
Norco, CA 92860

Riverside Transit Agency
1825 Third Street
Riverside, CA 92517

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607

Ghulam Hazrat & Roohulla Hazrat
2175 Sampson Ave
Corona, CA 92879

TR Design Group, Inc.
7179 Magnolia Avenue
Riverside, CA 92504



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

Conditional Use Permit (CUP) No. 180013

Project Title/Case Numbers

Dave Alvarez, Project Planner
County Contact Person

951-955-5719
Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Ghulam Hazrat and Roohulla Hazrat
Project Applicant

2175 Sampson Avenue, Corona, CA 92881
Address

The proposed project located northerly of Ontario Ave., southerly of Hillside St., easterly of Consul Ave., and westerly of Diplomat Ave
Project Location

Construction and Entitlement of a 1,701 square-foot office building automotive sales facility.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on April 3, 2019, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. The project was Exempt pursuant to the provisions of the California Environmental Quality Act (\$50.00) and reflect the independent judgment of the Lead Agency.
3. A statement of Overriding Considerations WAS NOT adopted
4. Findings were not required pursuant to the provisions of CEQA.

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

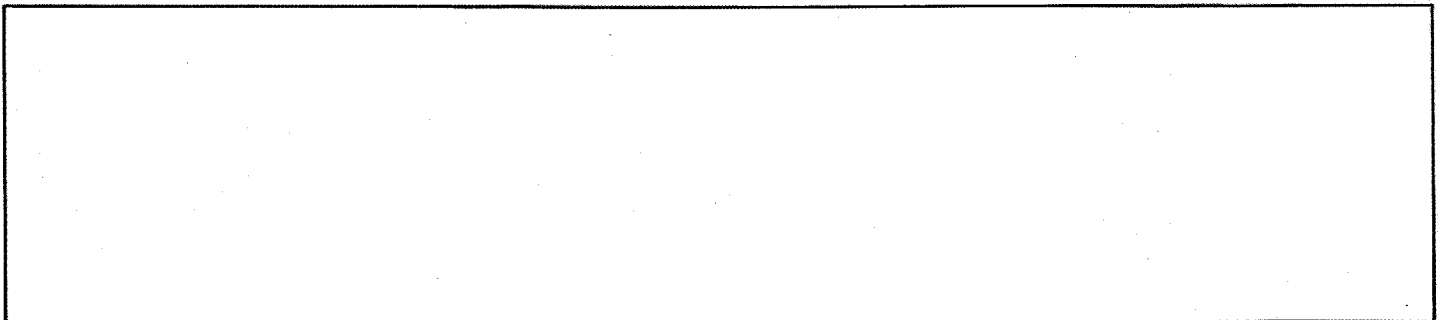
Signature

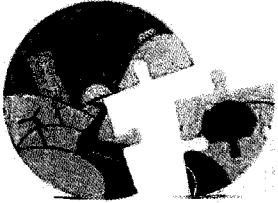
Project Planner
Title

Date

3/20/2019

Date Received for Filing and Posting at OPR: _____





RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
 P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
 Sacramento, CA 95812-3044
 County of Riverside County Clerk P. O. Box 1409 Palm Desert, CA 92201
 Riverside, CA 92502-1409

Project Title/Case No.: CUP180013

Project Location: The project is located north of Ontario Avenue, south of Hillside Street, east of Consul Avenue, and west of Diplomat Avenue.

Project Description: The Conditional Use Permit is to allow for the construction and operation of a 1,701 square-foot office building for used automobile sales. The proposed use will include two (2) offices, a waiting area, kitchen, restroom, and a two-car garage for employee parking. The project site will also include 8,360 square feet of outdoor sales/display area, as outlined in the site plan. The business will have a total of two (2) employees and the business operating hours are from 10:00 a.m. to 6:00 p.m., Monday through Sunday.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Ghulam Hazrat, 2175 Sampson Avenue, Corona, CA 92879.

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (Sec. 15061 (b)(3) and 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: An Exemption has been determined based on a Class III Category 15303.C - New Construction or Conversion of Small Structures. Class 3 consists of construction and location of small new equipment and facilities in small structures; installation of small new equipment and facilities in small structures; and conversion 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. There are many examples of this exemption however item C is specific to this project. A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities area available and the surrounding area is not environmentally sensitive. The project proposes construction of a 1,701 square-foot store, which is under the 2,500 square-foot threshold under CEQA guidelines for exemptions. Also 15061(b)(3)- The project meets exemption 15061(b)(3) because it can be seen with certainty that the proposed activity will not have an impact on the environment. The site was previously disturbed with asphalt and used as parking for neighboring businesses. The proposed use, a used car dealership, will have the parking of cars such as the previous use, however the cars will parked and on display rather than coming and going as what occurred on the previous use, so less impacts to air quality from vehicle emissions and less traffic impacts from vehicle movement. Further the proposed use will not be engaged in the use of hazardous chemicals or wastes. It will be only for the sale and display of vehicles. The site does not currently have any historic resources, it is an asphalted lot. The project site is not in a scenic corridor or along a scenic highway, and not impair a scenic view shed. The new use will give the site purpose and visual interest from an active business, rather than the poorly maintained asphalt lot which is currently at the site being used for overflow parking for neighboring uses. Based upon the above it can be seen with certainty that the proposed project will not have impact on the environment.

Dave Alvarez 951-955-5719
 County Contact Person Phone Number

 Signature Title Date
Contract Planner March 20, 2019

Please charge deposit fee case#: ZEA ZCFG No. - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY

Date Received for Filing and Posting at OPR: _____