

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



ITEM: 1.2
(ID # 12015)

MEETING DATE:

Tuesday, March 10, 2020

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE CONDITIONAL USE PERMIT NO. 3787 - CEQA EXEMPT - Applicant: Gabriel and Jacqueline Flores – Engineer/Representative: Supachai Kiatkwankul – Second Supervisorial District – EL Cerrito District – Temescal Canyon Area Plan – Community Development: Commercial Retail (CD:CR), Very Low Density Residential (CD:VLDR) (1 DU/AC) – Location: North of Temescal Canyon Road, south of Minnesota Road, east of El Cerrito Road, and west of Jolora Avenue – .55 gross acres (24,000 square feet) – Zoning: General Commercial (C-1 & C-P) and Residential Agriculture (R-A) – REQUEST: Proposes to convert a single family dwelling into an Animal Hospital. The project includes a 1,454 square foot one-story addition to an existing 1,514 square foot building on approximately .55 acres. APN: 277-110-066. District 2. [100% Applicant Funds]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **REVCEIVE AND FILE** the Planning Commission's Notice of Decision for the above referenced case acted on by the Planning Commission on January 29, 2020.

ACTION:Consent

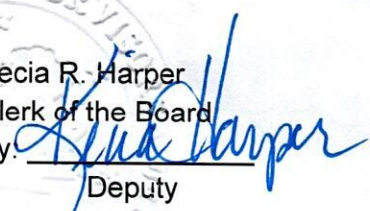

Charissa Leach, Assistant TLMA Director

3/4/2020

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: March 10, 2020
xc: Planning

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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

The Planning Department recommended Approval; and,

THE PLANNING COMMISSION: Unanimously, with a 5-0 vote,

FOUND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), based on the findings and conclusions in the staff report; and,

APPROVED Conditional Use Permit No. 3787, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in the staff report.

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 Conditional Use Permit was submitted to the County of Riverside on November 7, 2017, to propose an Animal Hospital that would occupy an existing Single Family Residence. The project proposes to construct a 1,454 square-foot, one-story addition to an existing 1,514 square-foot building. The total gross floor area of the facility would be 2,968 square feet. The single family residence was originally constructed in 1958. The parking ratio of: 1 space per 300 square feet of gross floor area equals 9 parking spaces that would be required for the proposed Animal Hospital.

Impact on Residents and Businesses

The proposed project will have no direct impact on citizens and businesses, as this is a private project. The proposed project is categorically exempt under CEQA, which means that it belongs to a class of projects that have been determined not to have a significant effect on the environment.

SUPPLEMENTAL:

Additional Fiscal Information

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

ATTACHMENTS:

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

- A. **PLANNING COMMISSION REPORT OF ACTIONS**
- B. **PLANNING COMMISSION STAFF REPORT**
- C. **INDEMNIFICATION AGREEMENT FORM**



Jason Farin, Senior Management Analyst

3/4/2020



**PLANNING COMMISSION
MINUTE ORDER
JANUARY 29, 2020**

I. AGENDA ITEM 4.2

CONDITIONAL USE PERMIT NO. 03787 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) – EA43086 – Applicant: Gabriel and Jacqueline Flores – Engineer/Representative: Supachai Kiatkwankul – Second Supervisorial District – El Cerrito District – Temescal Canyon Area Plan – Community Development: Commercial Retail (CD-CR) – Very Low Density Residential (CD-VLDR) (1 DU/AC) – Location: Northerly of Temescal Canyon Road, southerly of Minnesota Road, easterly of El Cerrito Road, and westerly of Jolora Avenue – .55 Gross Acres (24,000 sq. ft.) – Zoning: General Commercial (C-1 & C-P) – Residential Agriculture (R-A).

II. PROJECT DESCRIPTION:

A proposal to convert a single family dwelling into an Animal Hospital. The project includes a 1,454 sq. ft. one-story addition to an existing 1,514 sq. ft. building on approximately .55 acres.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Travis Engelking at (951) 955-1417 or email at TEngelki@rivco.org.

Spoke in favor:

Dr. Gabriel Flores, Applicant

Jackie Flores, Applicant

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Leonard, 2nd by Commissioner Thornhill

A vote of 5-0

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

APPROVED Conditional Use Permit No. 03787, subject to the conditions of approval as modified at hearing.

NOTICE OF PUBLIC HEARING SCHEDULING REQUEST FORM

DATE SUBMITTED: January 14, 2020

TO: Administration

FROM: Travis Engelking

T.E.

(Riverside)

PHONE No.: 951-955-1417

1/29/20

E-Mail: TEngelki@RIVCO.ORG

SCHEDULE FOR: Planning Commission Recommendation

10-Day Advertisement: Public Hearing for CUP03787, FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), based on the findings and conclusions in the staff report.

A 10-Day Advertisement was requested to run in the Press Enterprise Newspaper beginning on **January**

CONDITIONAL USE PERMIT NO. 03787 – EA43086 – Applicant: Gabriel and Jacqueline Flores – Engineer/Representative: Supachai Kiattkwankul – Second Supervisorial District – EL Cerrito District – Temescal Canyon Area Plan – Community Development: Commercial Retail (CD:CR), Very Low Density Residential (CD:VLDR) (1 DU/AC) – Location: North of Temescal Canyon Road, south of Minnesota Road, east of El Cerrito Road, and west of Jolora Avenue – .55 gross acres (24,000 square feet) – Zoning: General Commercial (C-1 & C-P) and Residential Agriculture (R-A) – **REQUEST:** proposes to convert a single family dwelling into an Animal Hospital. The project includes a 1,454 square foot one-story addition to an existing 1,514 square foot building on approximately .55 acres. APN: 277-110-066. The PROJECT PLANNER: Travis Engelking at 951-955-1417 or email at TEngelki@RIVCO.ORG

STAFF RECOMMENDATION:

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

Principal's signature/initials: <u><i>[Signature]</i></u>
Date: <u>1-14-20</u>

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

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

Fee Balance: \$1,905.63 as of 01/14/2020

CFG Case # N/A - Fee Balance: \$ N/A

Estimated amount of time needed for Public Hearing: 15 Minutes (Min 5 minutes)

Controversial: YES NO Maybe

needs more funds!!!



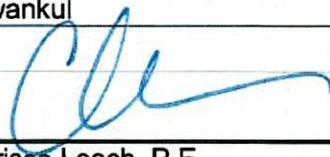
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.2

Planning Commission Hearing: January 29, 2020

PROPOSED PROJECT

Case Number(s): CUP03787	Applicant(s): Gabriel and Jacqueline Flores
CEQA Exempt Existing Facilities Section 15301 and Section 15303	Representative(s): Supachai Kiatwankul
Area Plan: Temescal Canyon	
Zoning Area/District: El Cerrito District	
Supervisory District: Second District	
Project Planner: Travis Engelking	
Project APN(s): 277-110-066	Charissa Leach, P.E. Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit No. 03787 (CUP03787) proposes to convert a single-family dwelling into an Animal Hospital. The project includes a 1,454-square-foot, one-story addition to an existing 1,514-square-foot building on approximately 0.55 acres.

The project site address is 19670 Temescal Canyon Rd. which is located south of Minnesota Road, east of El Cerrito Road, and west of Jolora Avenue.

The above shall herein after be referred to as "the Project."

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), based on the findings and conclusions in the staff report; and,

APPROVE CONDITIONAL USE PERMIT NO. 03787, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Commercial Retail (CR) and Very Low Density Residential (VLDR)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Very Low Density Residential (VLDR)
East:	Commercial Retail (CR) and Very Low Density Residential (VLDR)
South:	Commercial Retail (CR)
West:	Commercial Retail (CR)
Existing Zoning Classification:	General Commercial (C-1/C-P) and Residential Agricultural (R-A-1)
Surrounding Zoning Classifications	
North:	Residential Agriculture (R-A-1)
East:	General Commercial (C-1/C-P)
South:	General Commercial (C-1/C-P)
West:	General Commercial (C-1/C-P)
Existing Use:	Single-Family Residential
Surrounding Uses	
North:	Single-Family Residential
South:	Single-Family Residential
East:	Commercial Auto Sales and Vacant Land
West:	Single-Family Residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	0.55	N/A
Existing Building Area (SQFT):	1,514	N/A
Proposed Building Area (SQFT):	1,454	N/A

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Veterinary Hospital	2,968	1 Space/300 sq. ft. of gross floor area	9	9
TOTAL:	2,968		9	9

Located Within:

City's Sphere of Influence:	Yes – Corona
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



PROJECT BACKGROUND AND ANALYSIS

Background:

The Conditional Use Permit was submitted to the County of Riverside on November 7th, 2017 to propose an Animal Hospital that would occupy an existing Single Family Residence. The project proposes to construct a 1,454-square-foot, one-story addition to an existing 1,514-square-foot building. The total gross floor area of the facility would be 2,968 square feet. The single family residence was originally constructed in 1958. The parking ratio of: 1 space/300 square foot of gross floor area equals to 9 parking spaces that would be required for the proposed Animal Hospital.

CUP03787 was submitted to the County of Riverside on November 7, 2017.

General Plan Consistency

The proposed project site is located on APN 277-110-066 and has a General Plan Foundation Component of Community Development (CD). However, APN 277-110-266 has two Land Use Designations: a Land Use Designation of Commercial Retail (CR) for the majority of the property and a Land Use Designation of Very Low Density Residential (VLDR) for the northeast corner, rear portion of the property. The portion of APN 277-110-066 located at the northeast corner of the property with the Land Use Designation of Very Low Density Residential (VLDR) measures approximately 8,439 square feet and will not be part of the project. The proposed Animal Hospital would only be conducting operations within the Land Use Designation area of Commercial Retail. Conditional of Approval (015 Planning USE- No Use Proposed Limit) requires that the balance (undeveloped) portion of APN 277-110-066 shall be designated as "NO USE PROPOSED," and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348. Development will only occur on the portion of APN 277-110-066 with a Land Use Designation of Commercial Retail.

The Community Development Foundation Component is generally found in areas that the County has found are appropriate for urban or suburban development, including areas for single family and multiple family residential uses, commercial, industrial, business park, public facilities, and a mix of uses. It is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodate a range of life styles, living and working conditions, and accommodate diverse community settings. The goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the General Plan, such as mobility, open space, and air quality goals. Therefore, the Animal Hospital provides services compatible to the community and consistent with the General Plan.

It is the expressed goal of the General Plan to focus future growth into those areas designated for Community Development and in a pattern that is adaptive to transit and reduces sprawl. The Commercial Retail Land Use Designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. Commercial Retail uses will be permitted based on their compatibility with surrounding land uses, and based on the amount of Commercial Retail acreage already developed within County of Riverside unincorporated territory. The proposed Animal Hospital provides commercial growth at a neighborhood community. Therefore, the proposed project is consistent with the General Plan.

Zoning Consistency

APN 277-110-066 also has two different Zoning Classifications, which are coterminous with the two Land Use Designations. The portion of APN 277-110-066 with the CR Land Use Designation is zoned C-1/C-P (General Commercial), with the portion of APN 277-110-066 located at the northeast corner of the property that has a Land Use Designation of VLDR and measures approximately 8,439 square feet has a Zoning Classification of Residential Agricultural, One Acre Minimum (R-A-1) zoning classification. The proposed Animal Hospital would only be operating within the area of the C-1/C-P (General Commercial) zoning classification. Conditional of Approval (015 Planning USE- No Use Proposed Limit) requires that the portion of APN 277-110-066 zoned R-A-1 shall be designated as "NO USE PROPOSED" and shall require approval of an appropriate land use application prior to utilization of any additional land uses, subject to the requirements of Ordinance No. 348, the County land use ordinance.

Pursuant to Ordinance No. 348, Section 9.1 D (5), Animal Hospitals are permitted in the C-1/C-P Zone with an approved conditional use permit. The proposed project would be located entirely within the C-1/C-P zoning classification. The applicant has submitted this CUP application to ensure compliance with all applicable development standards and regulations. As further described in the findings section, the project meets all the applicable development standards for the C-1/C-P Zone and those set forth in Section 9.1 D (5) Ordinance No. 348, including design, height, setbacks, and parking requirements. Therefore, the proposed Animal Hospital would be consistent with the zoning classification.

The project site includes a proposed landscape plan in accordance with the County of Riverside Ordinance No. 348 and Ordinance No. 859.

The project site is not located within the Airport Influence Area ("AIA") boundary and is therefore is not subject to the Airport Land Use Commission ("ALUC") review.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This proposed project is exempt from CEQA review pursuant to Article 19 - Categorical Exemptions, Section 15303 (New Construction or Conversion of Small Structures). This section specifically exempts construction and location of new, small facilities or structures; and the conversion of existing small structures for one use or another where only minor modifications are made in the exterior of the structure. This exemption applies to retail or office building structures that do not exceed 10,000 square feet and are located in an urbanized area, and zoned for such use. In this case, the proposal includes the conversion of an existing 1,514 square-foot structure, and a 1,454 square foot addition to support an Animal Hospital Facility. Animal Hospitals within the C-1/C-P zoning classification are allowed subject to the approval of a Conditional Use Permit (CUP). Since the project proposes a maximum of 2,968 square feet and located on a site zoned for the use, it would meet the minimum criteria for this exemption.

The exemption also requires that proposed use be restricted from involving the use of significant amounts of hazardous substances and that the site be located outside of any environmentally sensitive areas and have access to all available public services and facilities. The Animal Hospital use does not propose to use any significant amounts of hazardous substances, and during construction would only utilize typical materials such as paint and household cleaners. The site is located on Temescal Canyon Road where all utilities are available to service the proposed use. The site is not located in a mapped environmentally sensitive area and is located outside of the County's Multiple Species Habitat Conservation Plan area. The site is currently developed, and surrounded by development on three sides.

Section 15387 of CEQA guidelines defines urbanization as a central city or a group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile. A lead agency shall determine whether a particular area meets the criteria by examining the area or by referring to a map prepared by the U.S. Bureau of the Census which designates the area as urbanized.

The project site is located within the City of Corona's sphere of influence, approximately 1,800 feet to the south and 3,000 feet to the west of the City of Corona's city limits. The population of the City of Corona is 167,836. The project site is located in census tract 419.09 which has a population of approximately 4,990 people, and a density of 1,397 persons per square mile. The U.S Bureau of Census, Map No. 75340 for Riverside-San Bernardino, CA. which defines this geographical area as an Urbanized Area, staff has determined that this criteria has been met regarding the site located within an urbanized area.

In addition, Section 15300.2 of the CEQA guidelines provides exceptions in the event that the project may have an impact on an environmental resource or critical concern when located in an area that has been designated, precisely mapped, and/or official adopted by federal, state, or local agencies. This exemption would be inapplicable if any of the following exceptions are triggered:

1. **Cumulative Impact.** Given the project's scale and scope, it is not anticipated to create, or contribute to a Cumulative Impact. The project has been evaluated through project design and conditions of approval to ensure that no significant impacts would be created.
2. **Significant Effect.** The proposed Animal Hospital as designed and conditioned will not have a significant effect on the environment.
3. **Scenic Highway.** The subject site is located on a parcel that has been previously developed. The proposed addition to the existing structure in compliance with the square footage, height requirements, and floor area ratio defined by the County's Zoning Ordinance and General Plan. The proposed development is typical of the surrounding area. The nearest State Eligible Scenic Highway is Interstate 15 Freeway, located approximately 1,800 feet west of the subject site. The areas between the subject site and Interstate 15 Freeway is predominately developed with varying topography and vegetation. It is not anticipated that the subject site would be distinguishably visible from this corridor, and therefore would not create an impact.
4. **Hazardous Waste Site.** The subject site is not located on a Hazardous Waste List as defined by Section 65962.5 of the Government Code.
5. **Historic Resources.** The subject site has not been identified as containing any historical resources, and therefore would not create an impact or substantial adverse change in the significance of a historic resource.

Therefore, the project as proposed, complies with CEQA Guidelines specifically qualifying for the Section 15303 exemption.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The Community Development General Plan Foundation Component depicts areas where urban and suburban development is appropriate. It is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodate a range of life styles, living and working conditions, and accommodate diverse community settings. The goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the RCIP Vision, such as mobility, open space, and air quality goals.

The project site has a General Plan Land Use Designation of Commercial Retail (CR) and Very Low Density Residential (VLDR) to the rear portion of the property. The portion located at the northeast corner of the property measuring approximately 8,439 square feet with a Land Use Designation of Very Low Density Residential (VLDR), will not a part of the project. The proposed Animal Hospital would only be conducting operations within the Land Use Designation area of Commercial Retail. The Commercial Retail land use designation provides for the emphasis on general uses such as grocery stores, drug stores, and other retail outlets. The proposed project is consistent with this land use designation because the project will provide local services of animal care to the surrounding community.

2. The project proposes to establish an Animal Hospital within an existing residence. The building would no longer continue to be used as a residence. In addition, the project would improve the existing building by constructing a 1,454-square-addition, upgrade the façade, and apply new paint and fixtures to the facility. Therefore the proposed Project is consistent with the Land Use Policy 29.9, ensuring that the commercial development be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area.

In addition, the project is consistent with the Community Development General Plan Foundation Component and Commercial Retail Land Use Designation, where the project will be operating, as it would provide community services and job opportunities within the surrounding community.

3. The project site is zoned C-1/C-P (General Commercial) with a portion of the site located at the northeast corner of the property measuring approximately 8,439 square feet with a Residential Agricultural One Acre Minimum (R-A-1) zoning classification. The proposed Animal Hospital would only be operating within the area of the C-1/C-P (General Commercial) zoning classification which is consistent with the Riverside County General Plan because the C-P-S Zone conditionally allows specified uses which implements the CD: CR General Plan Land Use Designation that encourages local and regional retail and local services such as animal care facilities to the surrounding community.
4. The proposed use, an Animal Hospital, is consistent with the development standards set forth Ordinance No. 348 Section 9.1. b. and is permitted within the C-1/C-P Zoning Classification, subject to a Conditional Use Permit approval.
 - A. There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. Any portion of a building which exceeds 35 feet in height shall be

set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line or from an existing adjacent street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The proposed project's building and proposed additions are not subject to yard requirements (setbacks) since the building will be approximately 14 feet high and therefore do not exceed 35 feet in height. The project therefore is in accordance with Section 9.53.b. of Ordinance No. 348.

- B. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of this ordinance. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27. of this ordinance. The proposed project's building heights are allowed up to 50-feet in this zone and the maximum height of the existing residential building with the proposed addition is up to approximately 14 feet maximum, below the height limit allowed by the C-P-S zone, as indicated in Section 9.53.c.of Ordinance No. 348.
- C. Automobile storage spaces are provided in accordance with Section 18.12 of Ordinance No. 348 in that the proposed project provides a minimum of 1 parking space per 300 square feet for proposed 2,968-square-foot Animal Hospital building which totals 9 spaces, and the proposed project provides 9-parking spaces including one (1) parking space for the disabled.
- D. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. The proposed project is conditioned to screen all roof mounted equipment as required in Section 9.53.e. of Ordinance No. 348 in accordance with COA 90.PLANNING.-Roof Equipment Shielding.

Conditional Use Permit Findings:

- 1. The proposed project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as the project site is surrounded by properties which are designated Community Development: Commercial Retail (CD: CR) which encourages suburban development and land uses that foster variety, choice and accommodate a balance of jobs, housing, and services within communities. The project is surrounded by residential properties to the north and west and commercial businesses to the south and east. The proposed use of an Animal Hospital, would provide community services and job opportunities within the surrounding community and is consistent with the nearby commercial businesses. Additionally, the project complies with the development standards of the C-1/C-P Zone. Therefore, the proposed project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property.
- 2. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. Such condition of approval has been placed on the project.

3. Based on the findings included in this staff report, advisory notification document and conditions of approval, the proposed project will not be detrimental to the health, safety or general welfare of the community. The processing of the Conditional Use Permit, with the conditions of approval, and the limited lifespan of the CUP will ensure that the Project will not adversely affect the public's health, safety, and general welfare. The site has been continuously used as a residential property since 1958 and has not created any issues related to the public's health, safety, and general welfare. In the instance that the operation of the Animal Hospital does create issues affecting the public's health, safety, and general welfare, conditions of approval will allow the County to revoke this CUP. Therefore, the proposed Project as designed and condition, will protect the public's health, safety, and general welfare.

Other Findings:

1. The project site is not located within a Criteria Cell of the Western Riverside County Multiple-Species Habitat Conservation Plan.
2. The project site is located within the City of Corona Sphere of Influence. This project was provided to City of Corona for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary and therefore is not subject to lighting requirements per Ord. No. 655.
5. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"), and as a result is not subject to fee assessments per Ord. No. 663.

Fire Findings:

1. The project site is not located within a Cal Fire State Responsibility Area ("SRA")

Conclusion:

1. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has/has not received written communication or phone calls in support or opposition to the proposed project.

APPEAL INFORMATION

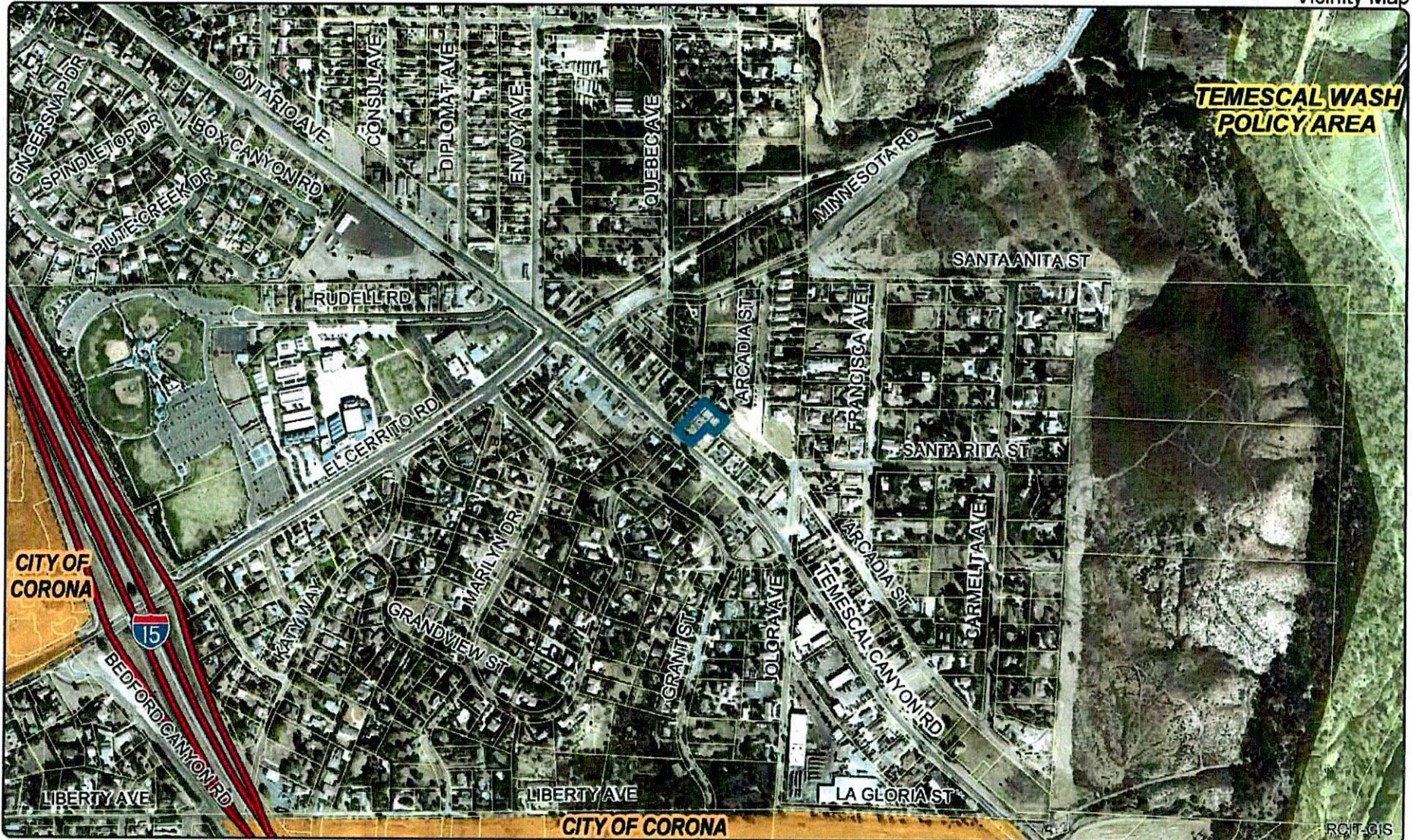
The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the notice of decision of the Planning Commission appears on the Board of Supervisors agenda.

RIVERSIDE COUNTY PLANNING DEPARTMENT CUP03787

VICINITY/POLICY AREAS

Supervisor: Spiegel
District 2

Date Drawn: 08/08/2019
Vicinity Map



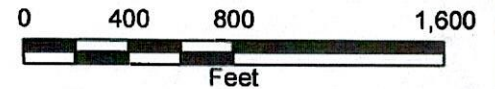
CITY OF CORONA

CITY OF CORONA

TEMESCAL WASH
POLICY AREA

Zoning Dist: El Cerrito

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2000, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may provide 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)966-8277 (Eastern County) or website: <http://www.riversidecounty.net>

RIVERSIDE COUNTY PLANNING DEPARTMENT

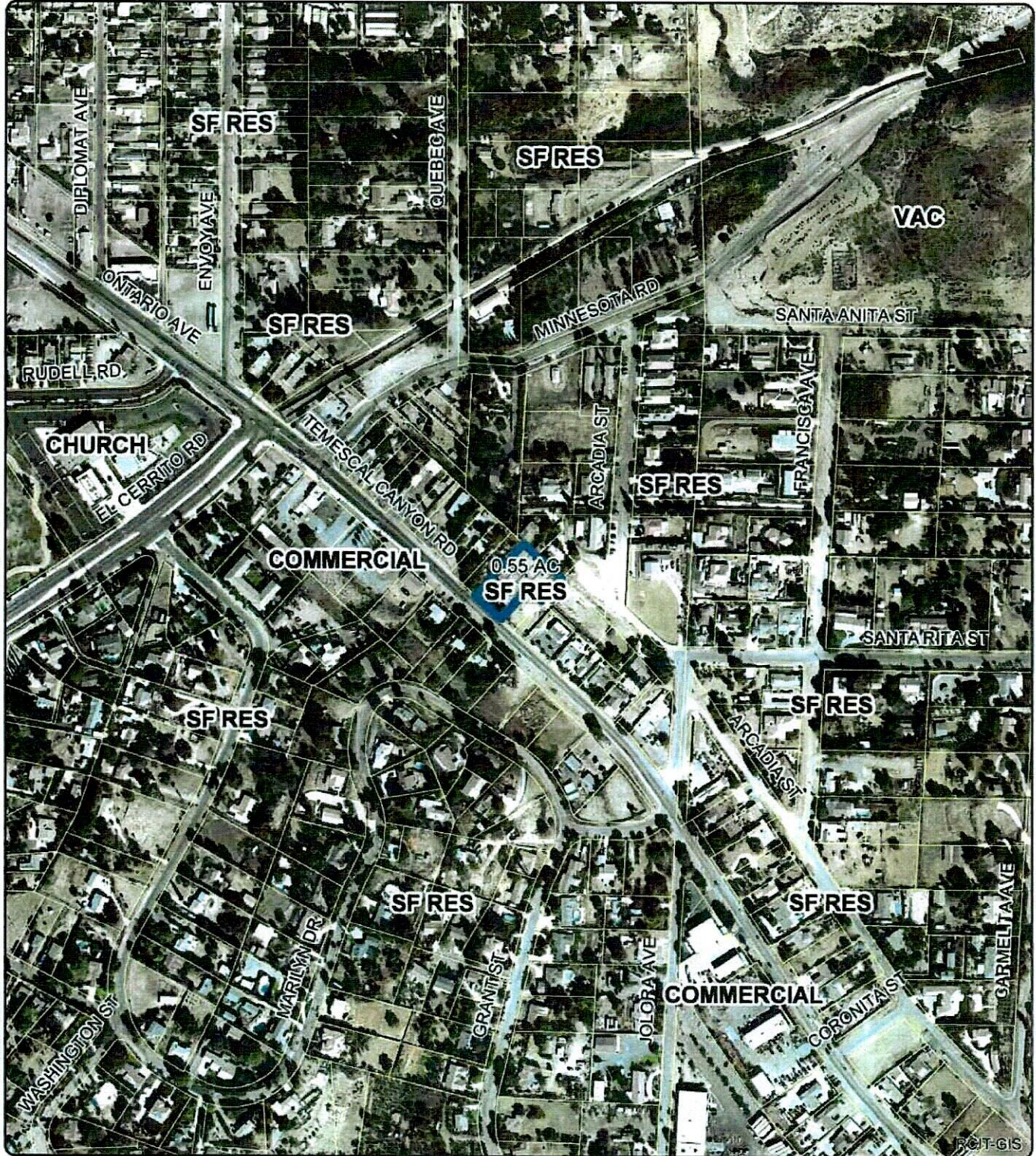
CUP03787

LAND USE

Supervisor: Spiegel
District 2

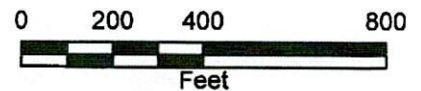
Date Drawn: 08/08/2019

Exhibit 1



Zoning Dist: El Cerrito

Author: Vinnie Nguyen



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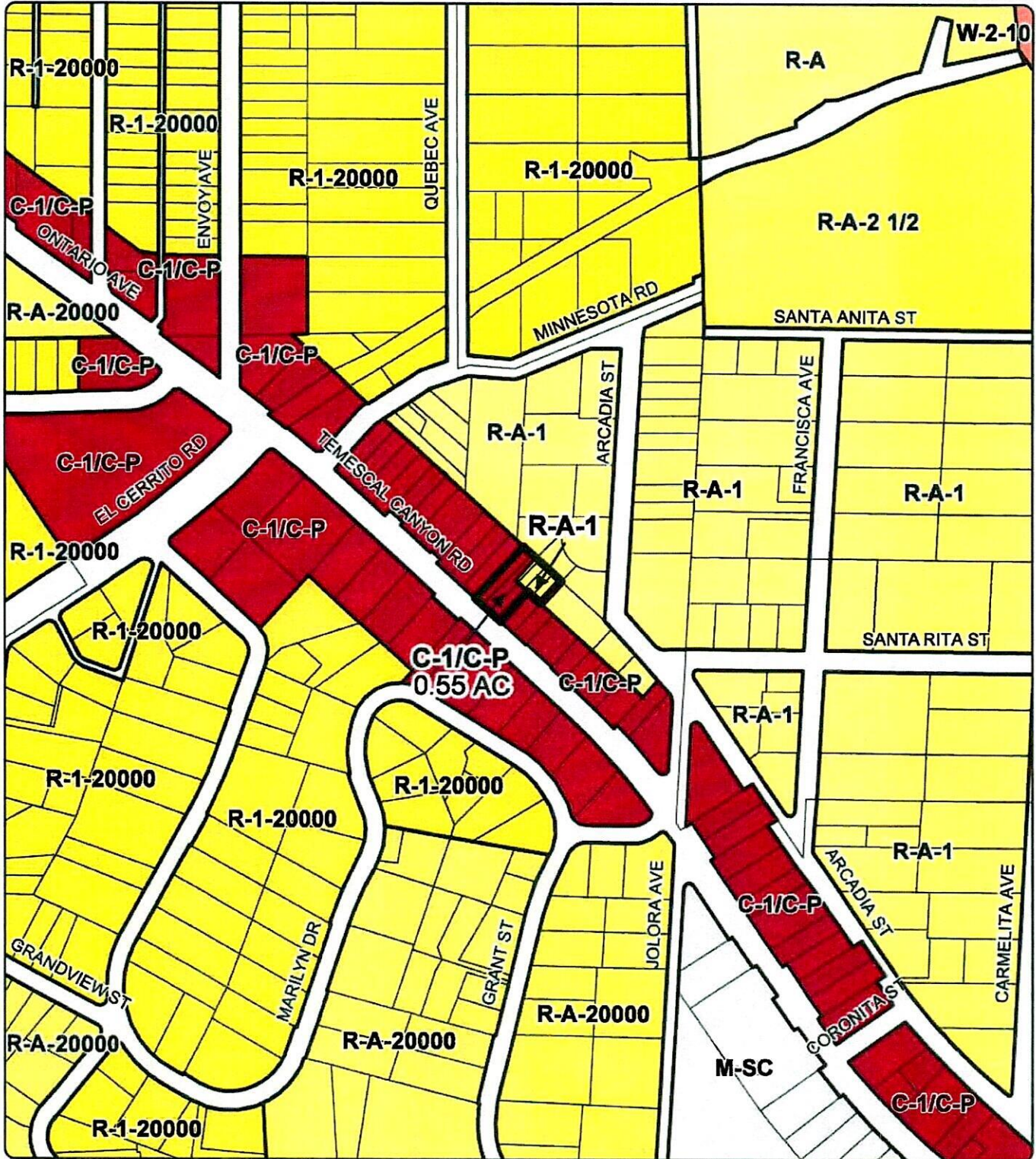
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03787

EXISTING ZONING

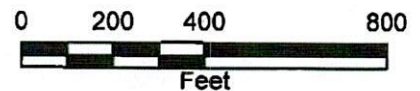
Supervisor: Spiegel
District 2

Date Drawn: 08/08/2019
Exhibit 2



Zoning Dist: El Cerrito

Author: Vinnie Nguyen



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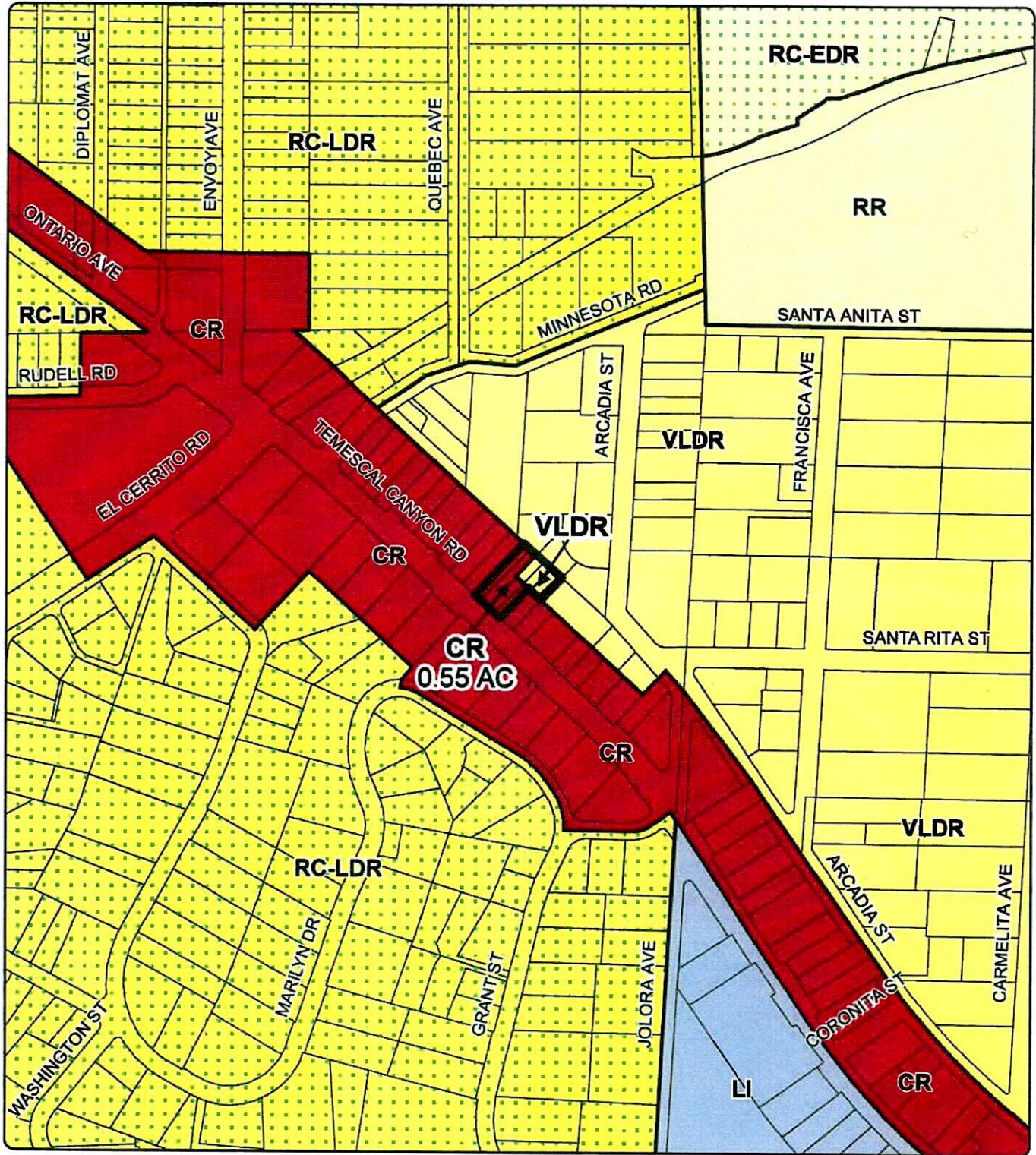
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03787

Supervisor: Spiegel
District 2

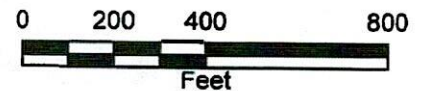
EXISTING GENERAL PLAN

Date Drawn: 08/08/2019
Exhibit 5



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)945-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcdm.org>

CONDITIONAL USE PERMIT NO. 03787

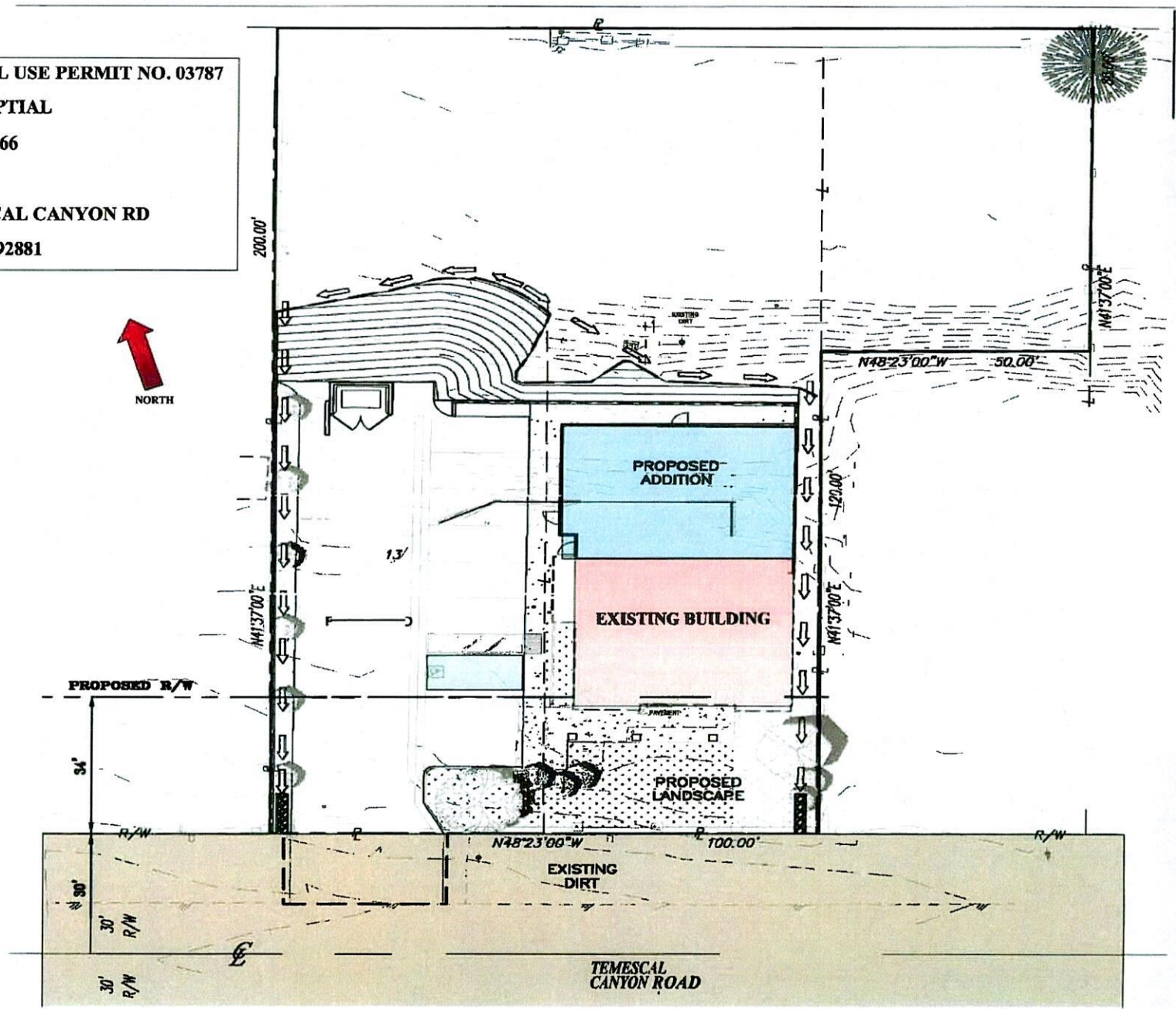
ANIMAL HOSPITAL

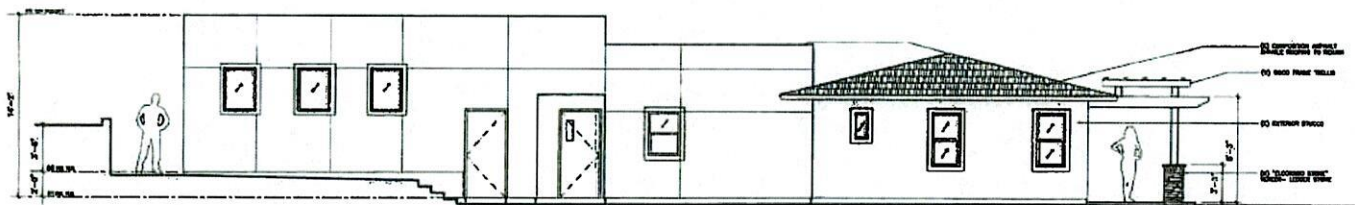
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ADDRESS:

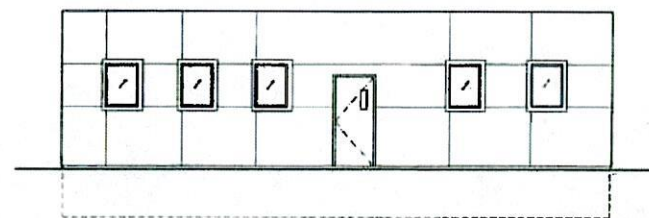
19670 TEMESCAL CANYON RD

CORONA, CA 92881

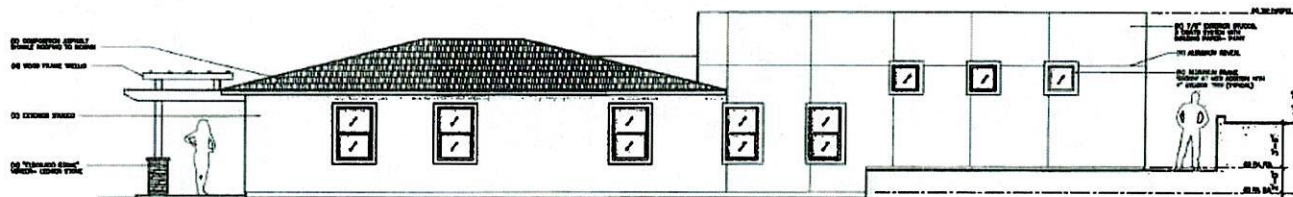




LEFT ELEVATION - (PARKING LOT) $\frac{1}{4}$ "=1'-0"



REAR ELEVATION $\frac{1}{4}$ "=1'-0"



RIGHT ELEVATION $\frac{1}{4}$ "=1'-0"



FRONT ELEVATION $\frac{1}{4}$ "=1'-0"

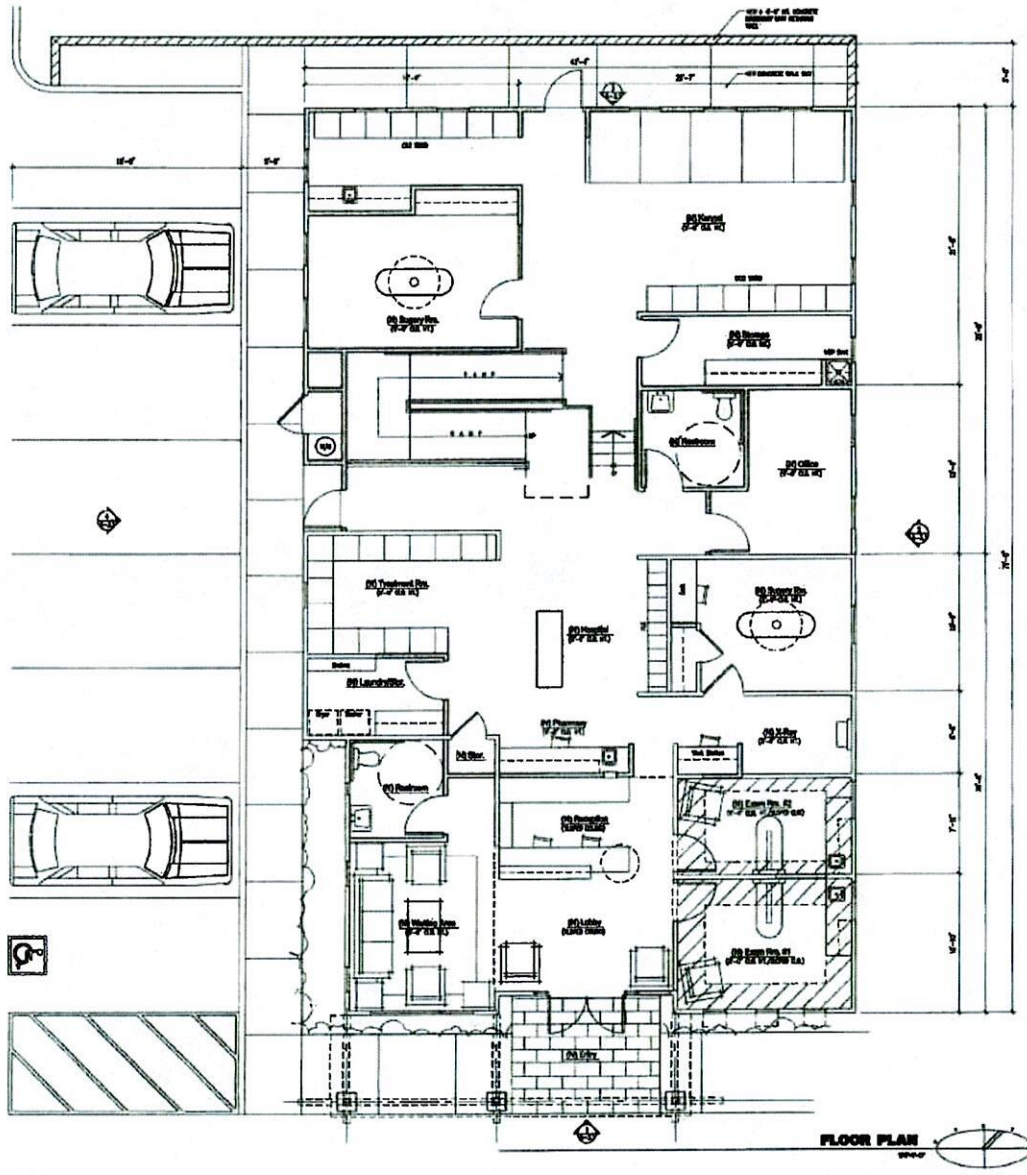


DATE:	
PROJECT:	TERRELL CANYON AMBULATORY
OWNER:	TERRELL CANYON AMBULATORY
ARCHITECT:	SK DESIGNS
SCALE:	
DATE:	
PROJECT:	TERRELL CANYON AMBULATORY
OWNER:	TERRELL CANYON AMBULATORY
ARCHITECT:	SK DESIGNS
SCALE:	
DATE:	
PROJECT:	TERRELL CANYON AMBULATORY
OWNER:	TERRELL CANYON AMBULATORY
ARCHITECT:	SK DESIGNS
SCALE:	
DATE:	

DATE:	
PROJECT:	TERRELL CANYON AMBULATORY
OWNER:	TERRELL CANYON AMBULATORY
ARCHITECT:	SK DESIGNS
SCALE:	
DATE:	

DATE:	
PROJECT:	TERRELL CANYON AMBULATORY
OWNER:	TERRELL CANYON AMBULATORY
ARCHITECT:	SK DESIGNS
SCALE:	
DATE:	

A-3.1





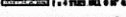

FLOOR PLAN




TERRELL GANTON ARCHA
 HOSPITAL

WYD TERRELL GANTON RE
 FORMER, GA 0801

**FLOOR PLAN
 ROOF PLAN**

- LEGEND**
-  CHANGING ROOM TO STAIR
 -  CHANGING ROOM TO RE-ENTRY
 -  1 x 4 STUDS WALL @ 16" O.C.
 -  2 x 6 STUDS WALL @ 16" O.C.

SCALE	1" = 10'-0"
DATE	08-20-07
BY	SKD
APP	SKD

A-2.1

GENERAL NOTES

- 1. ALL GRADING SHALL CONFORM TO THE 2013 CALIFORNIA BUILDING CODE CHAPTERS 17, 18 AND APPENDIX CHAPTER-J AS AMENDED BY ORD. 457.
- 2. ALL PROPERTY CORNERS, GRADING BOUNDARIES AND ALL CONSERVATION AREAS/LEAST SENSITIVE AREA (LSA) DESIGNATED BY THE ENVIRONMENTAL PROGRAMS DEPARTMENT (EPD) SHALL BE CLEARLY DELINEATED AND STAKED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION/ GRADING.
- 3. ALL WORK UNDER THIS PERMIT SHALL BE LIMITED TO WORK WITHIN THE PROPERTY LINES. ALL WORK WITHIN THE ROAD RIGHT-OF-WAY WILL REQUIRE SEPARATE PLANS AND A SEPARATE REVIEW-APPROVAL (PERMIT) FROM THE TRANSPORTATION DEPARTMENT.
- 4. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A SOILS ENGINEER IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE PRELIMINARY SOILS INVESTIGATION PREPARED BY [REDACTED] NO DATE.
- 5. COMPACTED FILL TO SUPPORT ANY STRUCTURES SHALL COMPLY WITH SECTION 1803.2.6 PROJECTS WITHOUT PRELIMINARY SOILS REPORT SHALL INCLUDE DETAILED SPECIFICATIONS IN ACCORDANCE WITH SECTIONS 1803.2 AND 1803.3 PREPARED BY THE ENGINEER OF RECORD.
- 6. THE CONTRACTOR SHALL NOTIFY THE BUILDING AND SAFETY DEPARTMENT AT LEAST 24 HOURS IN ADVANCE TO REQUEST FRESH LOT GRADE AND DRAINAGE INSPECTION. THIS INSPECTION MUST BE APPROVED PRIOR TO BUILDING PERMIT FINAL INSPECTION FOR EACH LOT.
- 7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT, TWO DAYS BEFORE DIGGING AT 1-800-422-4133.
- 8. PRIOR TO GRADING, A MEETING SHALL BE SCHEDULED WITH A RIVERSIDE COUNTY ENVIRONMENTAL COMPLIANCE INSPECTOR PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.

CUT / FILL

- 9. MAXIMUM CUT AND FILL SLOPE = 2:1. (HORIZONTAL TO VERTICAL).
- 10. NO FILL SHALL BE PLACED ON EXISTING GROUND UNLESS THE GROUND HAS BEEN CLEARED OF WEEDS, DESIRS, TOPSOIL AND OTHER DELETERIOUS MATERIAL. FILLS SHOULD BE PLACED IN 4" LIFTS (8-INCH MAX ON AS RECOMMENDED IN SOILS REPORT), COMPACTED AND TESTED THROUGH THE GRADING PROCESS UNIT. FINAL GRADINGS ARE ATTAINED. ALL FILLS ON SLOPES STEEPER THAN 5 TO 1 (R/W) AND A HEIGHT GREATER THAN 5 FEET SHALL BE KEPT AND ERODED INTO FIRM BENCHES FOR FULL SUPPORT. THE BENCH UNDER THE TOC MUST BE 10 FEET WIDE MINIMUM.
- 11. THE SLOPE STABILITY FOR CUT AND FILL SLOPES OVER 30 FEET IN VERTICAL HEIGHT, OR CUT SLOPES STEEPER THAN 2:1 HAVE BEEN VERIFIED WITH A FACTOR OF SAFETY OF AT LEAST 1.5.
- 12. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12 INCHES SHALL BE BURIED OR PLACED IN FILLS CLOSER THAN 10 FEET TO THE FINISHED GRADE.

DRAINAGE EROSION / DUST CONTROL

- 13. DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. EROSION OF THE GROUND IN THE AREA OF DRAINAGE SHALL BE PREVENTED BY INSTALLATION OF NON-EROSIVE DOWN DRAINS OR OTHER DEVICES.
- 14. PROVIDE A PAVED SLOPE INTERCEPTOR DRAIN ALONG THE TOP OF CUT SLOPES WHERE THE DRAINAGE PATH IS GREATER THAN 40 FEET TOWARD THE CUT SLOPE.
- 15. PROVIDE 3" WIDE BY 1" HIGH BERM ALONG THE TOP OF ALL FILL SLOPES STEEPER THAN 3:1 (HORIZONTAL TO VERTICAL).
- 16. THE GROUND IMMEDIATELY ADJACENT TO THE BUILDING FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL. (5%-PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE FOUNDATION.
- 17. NO OBSTRUCTION OF NATURAL WATER COURSES SHALL BE PERMITTED.
- 18. DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL (BEST MANAGEMENT PRACTICES, BMPs) SHALL BE PROVIDED TO PREVENT FLOODING WATER AND DRAINAGE TO ADJACENT PROPERTIES.
- 19. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
- 20. PROMPT DUST CONTROL: CONSTRUCTION SITES SUBJECT TO PM10 FUGITIVE DUST MITIGATION SHALL COMPLY WITH AQMD RULE 403.1.
- 21. ALL EXISTING DRAINAGE COURSES AND STORM DRAIN FACILITIES SHALL CONTINUE TO FUNCTION. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJACENT PROPERTIES DURING GRADING OPERATIONS.
- 22. FOR ALL SLOPES STEEPER THAN 4 TO 1 (R/W), ALL SLOPES EQUAL TO OR GREATER THAN 3 IN VERTICAL HEIGHT ARE REQUIRED TO BE PLANTED WITH AN APPROVED BROADLEAF-TOLERANT GRASS COVER AT A MINIMUM SPACING OF 12" ON CENTER OR AS APPROVED BY THE ENGINEER OF RECORD OR THE REGISTERED LANDSCAPE ARCHITECT AND BROADLEAF-TOLERANT SHRUBS SPACED AT NO MORE THAN 10' ON CENTER. SLOPES EXCEEDING 10' IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED SHRUBS NOT EXCEEDING 10' ON CENTER, OR TREES SPACED NOT TO EXCEED 20' ON CENTER, OR A COMBINATION OF SHRUBS AND TREES NOT TO EXCEED 10' IN ADDITION TO THE GRASS OR GROUND COVER. SLOPES THAT REQUIRE PLANTING SHALL BE PROVIDED WITH AN IN-GROUND IRRIGATION SYSTEM EQUIPPED WITH AN APPROPRIATE BACKFLOW DEVICE PER C.P.C. CHAPTER 5. THE SLOPE PLANTING AND IRRIGATION SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE UPON COMPLETION OF ROUGH GRADING. ALL PERMANENT SLOPE PLANTING SHALL BE ESTABLISHED AND IN GOOD CONDITION PRIOR TO SCHEDULING PRECISE GRADE INSPECTION.

COMPLETION OF WORK

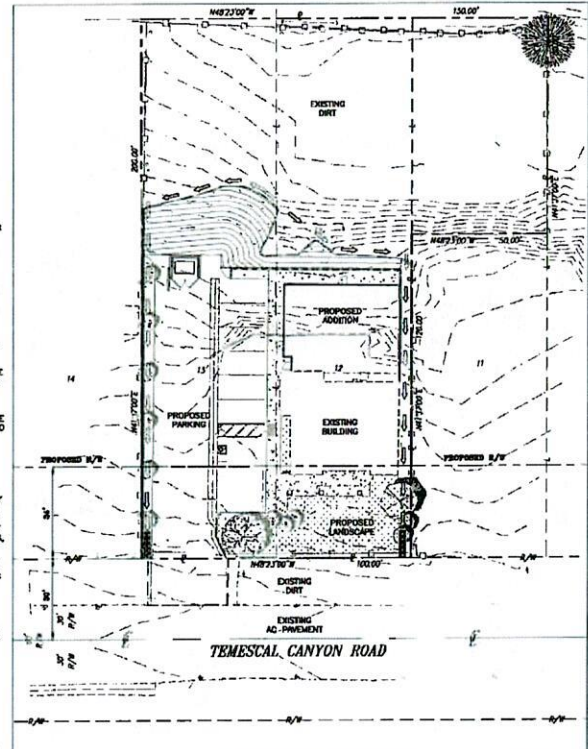
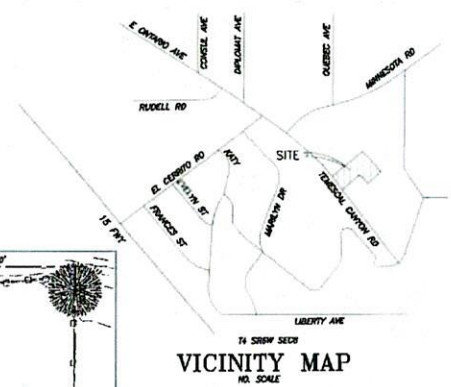
ROUGH GRADE

- 23. A REGISTERED CIVIL ENGINEER SHALL PREPARE FINAL COMPACTION REPORT/GRADING REPORT AND IT SHALL BE SUBMITTED TO THE DEPARTMENT OF BUILDING AND SAFETY FOR REVIEW AND APPROVAL. THE REPORT SHALL INCLUDE BUILDING FOUNDATION DESIGN PARAMETERS (ALLOWABLE SOIL PRESSURES, ETC.), EXPANSION INDEX (AND DESIGN ALTERNATIVES IF E-20), WATER SOLUBLE SULFATE CONTENT, CORROSION AND REMEDIAL MEASURES IF NECESSARY.
- 24. EXCEPT FOR NON-TWO SINGLE RESIDENTIAL LOT GRADING, THE COMPACTION REPORT SHALL INCLUDE THE SPECIAL INSPECTION VERIFICATIONS LISTED ON TABLE 1705-A OF 2013 CBC.
- 25. THE COUNTY OF RIVERSIDE REQUIRES A LICENSED PROFESSIONAL ENGINEER TO SUBMIT A NET WEIGHT AND STRENGTH ROUGH GRADING CERTIFICATION WHICH INCLUDES FAD ELEVATIONS PRIOR TO REQUESTING INSPECTION AND ISSUANCE OF THE BUILDING PERMIT.
- 26. DOUBLE GRADE ONLY PERMITS: IN ADDITION TO OBTAINING ALL REQUIRED INSPECTIONS AND APPROVAL OF ALL FINAL REPORTS, ALL SITES PERMITTED FOR DOUBLE GRADE ONLY SHALL PROVIDE VEGETATIVE COVERAGE (100 PERCENT) OR OTHER MEANS OF SITE STABILIZATION APPROVED BY ENVIRONMENTAL COMPLIANCE DIVISION, PRIOR TO RECEIVING A ROUGH GRADE PERMIT FINAL.
- 27. A REGISTERED CIVIL ENGINEER SHALL SUBMIT TO THE BUILDING AND SAFETY DEPARTMENT WRITTEN FINAL CERTIFICATION OF COMPLETION OF GRADING IN ACCORDANCE WITH THE APPROVED GRADING PLAN PRIOR TO THE REQUEST OF PRECISE GRADING INSPECTION.

NOTES: WHEN ONE ACRE OR MORE IS BEING DISTURBED:

- 1. CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMPs) FOR THE MANAGEMENT OF STORM WATER AND NON-POINT WATER DISCHARGES SHALL BE DOCUMENTED ON THE GRADING PLAN. ARRANGEMENTS SHALL BE MADE BY THE DEVELOPER TO RETAIN THE SWPPP ON THE JOBSITE THROUGHOUT THE LIFE OF THE CONSTRUCTION. THE IMPLEMENTATION AND MAINTENANCE OF THE SITE BMPs IS REQUIRED TO MINIMIZE JOBSITE EROSION AND SEDIMENTATION. ARRANGEMENTS SHALL BE MADE BY THE DEVELOPER TO MAINTAIN THROUGHOUT THE LIFE OF CONSTRUCTION.
- 2. EROSION CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED TO PREVENT AND/OR MINIMIZE THE ENTRANCEMENT OF SOIL IN RUNOFF FROM DISTURBED SOIL AREAS ON CONSTRUCTION SITES.
- 3. SEDIMENT CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED TO PREVENT AND/OR MINIMIZE THE TRANSPORT OF SOIL FROM THE CONSTRUCTION SITE.
- 4. GRADING SHALL BE PHASED TO LIMIT THE AMOUNT OF DISTURBED AREAS EXPOSED TO THE EXTENT FEASIBLE.
- 5. AREAS THAT ARE CLEARED AND GRADED ARE SHALL BE LIMITED TO ONLY THE PORTION OF THE SITE THAT IS NECESSARY FOR CONSTRUCTION. THE CONSTRUCTION SITE SHALL BE MANAGED TO MINIMIZE THE EXPOSURE TIME OF DISTURBED SOIL AREAS THROUGH PHASING AND SCHEDULING OF GRADING AND THE USE OF TEMPORARY AND PERMANENT SOIL STABILIZATION.
- 6. ONCE DISTURBED, SLOPES (TEMPORARY OR PERMANENT) SHALL BE STABILIZED IF THEY WILL NOT BE WORKED WITHIN 21 DAYS. DURING THE STORM SEASON, ALL SLOPES SHALL BE STABILIZED PRIOR TO A PREDICTED STORM EVENT. CONSTRUCTION SITES SHALL BE REVEGETATED AS EARLY AS FEASIBLE AFTER SOIL DISTURBANCE.
- 7. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO ELIMINATE OR REDUCE SEDIMENT TRANSPORT FROM THE SITE OR STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
- 8. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A MANNER THAT A STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OTHER THAN STORMWATER (NON-STORMWATER DISCHARGES) ARE PROHIBITED, EXCEPT AS AUTHORIZED BY AN NPDES PERMIT. THE STATUTORY GENERAL PERMIT-CONSTRUCTION ACTIVITY. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS, WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETRIMENTAL GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES, AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENT, FUELS, OILS, LUBRICANTS, AND HYDRAULIC, INDIATOR OR BATTERY FLUIDS, CONCRETE AND RELATED CLUTING OR CURING RESIDUES. FLOTTABLE WASTES: WASTES FROM ENGINE/ EQUIPMENT STEAM CLEANING OR CHEMICAL DEGRASSING; WASTES FROM STREET CLEANING; AND SUPER CHLORINATED POTABLE WATER FROM LIME FLUSHING AND TESTING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATE FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
- 9. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITE AND MUST NOT BE DISCHARGED TO RECEIVING WATERS OR THE LOCAL STORM DRAIN SYSTEM.
- 10. APPROPRIATE BMPs FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED TO ELIMINATE OR REDUCE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJACENT PROPERTIES BY WIND OR RUNOFF.
- 11. ALL CONSTRUCTION CONTRACTORS AND SUBCONTRACTORS PERSONNEL ARE TO BE TRAINED IN THE IMPLEMENTATION AND USE OF THE REQUIRED BMPs AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS AND ALL TRAINING DOCUMENTATION SHALL BE MAINTAINED IN THE SWPPP.
- 12. DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING GROUNDWATER THAT HAS BEEN FILTERED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS ALSO PROHIBITED. DISCHARGING NON-CONTAMINATED GROUNDWATER PRODUCED BY DRAINAGE ACTIVITIES MAY REQUIRE A NONPOINT POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE REGIONAL WATER QUALITY CONTROL BOARD.
- 13. BMPs SHALL BE MAINTAINED AT ALL TIMES. IN ADDITION, BMPs SHALL BE INSPECTED PRIOR TO PREDICTED STORM EVENTS AND FOLLOWING STORM EVENTS.
- 14. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED OF IN TRASH OR RECYCLE BINS.

PRECISE GRADING PLAN FOR TEMESCAL CANYON ANIMAL HOSPITAL APN 381-100-021 CORONA, CALIFORNIA



LEGEND table with symbols and descriptions for various features like fire hydrant, block wall, street light, etc.




DIGALERT logo and emergency contact information: 800-277-2800.

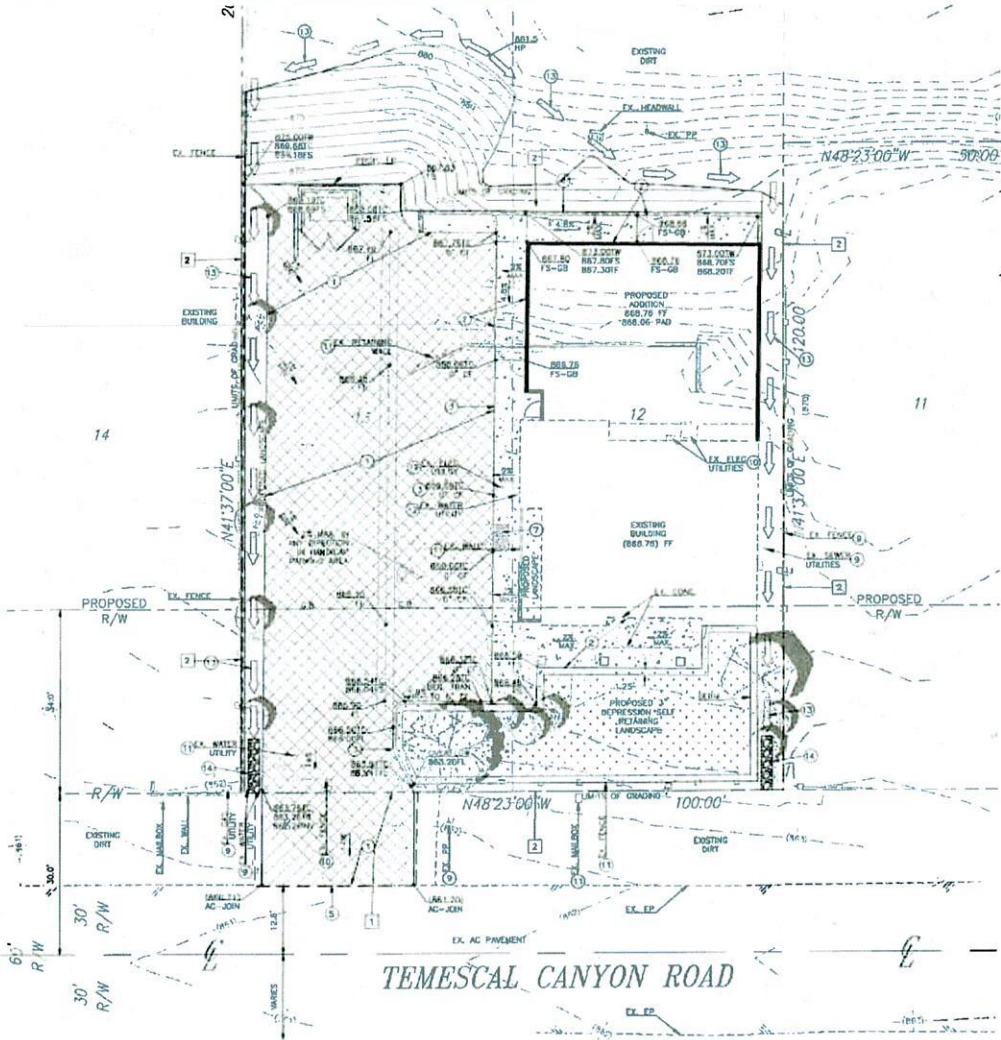
ENGINEER'S NOTE: THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY OF DESIGN AND ACCEPTABILITY OF THE WORK HEREIN...

INDEX MAP 20 SCALE showing the project location within a larger regional context.

Professional stamps and title block including Ventura Engineering Inland, County of Riverside, and project details like APN 381-100-021 and sheet number 1 of 3.

LEGEND

-  PROP. CONCRETE
-  PROP. PERMEABLE PAVING
-  PROP. LANDSCAPE



- CONSTRUCTION NOTES**
- | NO. | DESCRIPTION |
|-----|---------------------------------------------------------------|
| 1 | 4" PERMEABLE PAVING OVER 8" AGGREGATE BASE COURSE OVER NATIVE |
| 2 | 4" CONCRETE PAVEMENT |
| 3 | 6" CURB PER DETAIL HEREON |
| 4 | HOT IN USE |
| 5 | JOIN EXISTING AC PAVEMENT |
| 6 | 3' HIGH RETAIL WALL |
| 7 | TRUNCATED BOMES PER ARCHITECT'S PLAN |
| 8 | 5 TO 1 BERM |
| 9 | PROTECT IN PLACE |
| 10 | REMOVE AND RELOCATE |
| 11 | REMOVE |
| 12 | ADJUST TO GRADE |
| 13 | 2' WIDE POC OR GURITE BROW DITCH PER DETAIL HEREON |
| 14 | 10' LONG X 2' WIDE NO. 2 BACKING ROCK DISSIPATOR |

NOTE: PROVIDE EXPANSION JOINTS AT 80' O.C. MAX. W/ WEAKENED PLANE JOINTS AT 20' O.C.

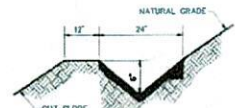


CURB DETAIL
NO SCALE

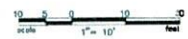
NOTE: PROVIDE EXPANSION JOINTS AT 60' O.C. MAX. WITH WEAKENED PLANE JOINTS AT 20' O.C.



CURB & GUTTER DETAIL
NO SCALE



BROW DITCH DETAIL
NO SCALE



NOTE: PROVIDE EXPANSION JOINTS AT 60' O.C. MAX. W/ WEAKENED PLANE JOINTS AT 30' O.C. INSTALL 37.5\"/>

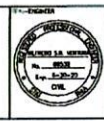


GUTTER DETAIL
NO SCALE

DIG ALERT
CALL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS
BEFORE YOU DIG

WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

REAL COUNTY



ENGINEER OF RECORD
VENTURA ENGINEERING INLAND
27000 INCE ROAD, SUITE 200
TOLUCA CA 94788
PHONE 925-232-7822

WILFRIDO S.D. VENTURA
RCE 06537, EXP. 06.30.20

DATE: 9-1-19

BENCHMARK:

COUNTY OF RIVERSIDE

19670 TEMESCAL CANYON ROAD
APN 277-110-088
PRECISE GRADING PLAN

COPY FILE NO.

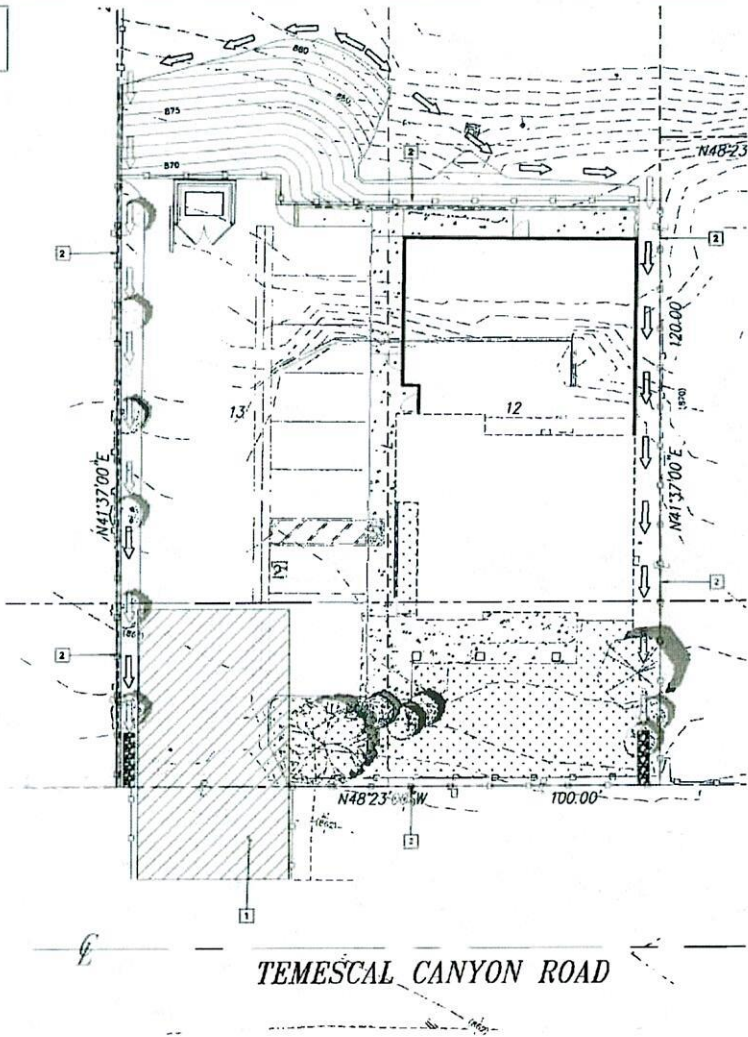
CUP03787

SHEET NO.
2

OF 3 SHEETS
FILE NO.

CONSTRUCTION NOTES

- DESCRIPTION
- 1 STABILIZED CONSTRUCTION ENTRANCE PER DETAIL HEREON
- 2 SILT FENCE PER DETAIL HEREON

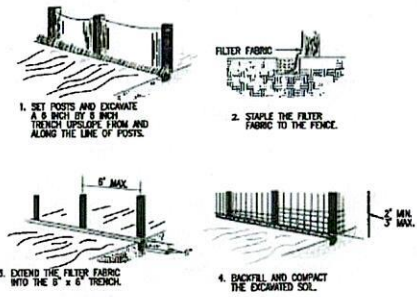


EROSION CONTROL NOTES

- A. IN CASE OF EMERGENCY, CALL OWNER _____ AT (942) _____ (24-HOUR PHONE NUMBER).
- B. THE UNDERSIGNED CIVIL ENGINEER WILL REVIEW PLACEMENT OF EROSION CONTROL AND INSURE THAT WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.
- C. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON, OCTOBER 15 THROUGH APRIL 15. NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES OR TO REPAIR ANY DAMAGED EROSION CONTROL MEASURE WHEN RAIN IS IMMINENT.
- D. EROSION CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE COUNTY INSPECTOR/ENGINEER.
- E. ALL RESPONSIBLE PROTECTIVE EROSION CONTROL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE (5) DAY RAIN PROBABILITY FORECAST EXCEEDS FORTY PERCENT (40%).
- F. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS AND DESLUDGING BASINS. ANY GRADED SURFACE PROTECTION MEASURES DAMAGED DURING A RAINSTORM SHALL ALSO BE IMMEDIATELY REPAIRED.
- G. FILL SLOPES AT THE TRACT PERIMETER MUST DRAIN AWAY FROM THE TOP OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
- H. THE CONTRACTOR SHALL BE RESPONSIBLE AND HAVE POSTED ON THE SITE TO PREVENT PUBLIC TRESPASS INTO AREAS WHERE WATER IS IMPOUNDED WHENEVER THE DEPTH EXCEEDS TWO (2) FEET OR CREATES A HAZARDOUS CONDITION.

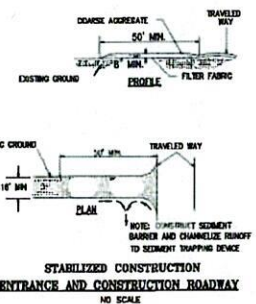
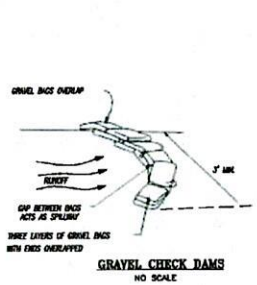
ATTACHMENTS & BMPs

- THE FOLLOWING BMPs AS OUTLINED IN, BUT NOT LIMITED TO, THE CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICES HANDBOOK, JANUARY 2000, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE PROJECT ENGINEER OR BUILDING OFFICIAL).
- EROSION CONTROL**
- EC1- SCHEDULING
- EC2- PRESERVATION OF EXISTING VEGETATION
- EC3- HISTORICAL LANDSCAPE
- TEMPORARY SEDIMENT CONTROL**
- SET- SILT FENCE
- SE4- CHECK DAM
- SE5- CHANNEL SWEEP
- SE7- STREET SWEEPING AND VACUUMING
- SE8- SWEEPING BARRIER
- WIND EROSION CONTROL**
- WE1- WIND EROSION CONTROL
- EQUIPMENT TRACKING CONTROL**
- TE1- STABILIZED CONSTRUCTION ENTRANCE EOP
- NON-POINTWATER MANAGEMENT**
- NS1- WATER CONSERVATION PRACTICES
- NS2- PAVING AND GRINDING OPERATIONS
- NS3- VEHICLE AND EQUIPMENT CLEANSING
- NS4- VEHICLE AND EQUIPMENT FUELING MAINTENANCE
- NS10- VEHICLE AND EQUIPMENT MAINTENANCE
- NS12- CONCRETE CURING
- NS14- CONCRETE FRESHING
- WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL**
- WM1- MATERIAL DELIVERY AND STORAGE
- WM2- MATERIAL USE
- WM3- STOCKPILE MANAGEMENT
- WM4- SPILL PREVENTION AND CONTROL
- WM5- SOLID WASTE MANAGEMENT
- WM6- HAZARDOUS WASTE MANAGEMENT
- WM7- CONTAMINATED SOIL MANAGEMENT
- WM8- CONCRETE WASTE MANAGEMENT
- WM9- SANITARY/SEPTIC WASTE MANAGEMENT
- WM10- LIQUID WASTE MANAGEMENT



SILT FENCE DETAIL

NO SCALE
THE SILT FENCE SHOULD BE SUPPORTED BY A WIRE MESH IF THE FILTER FABRIC DOES NOT HAVE SUFFICIENT STRENGTH AND RESISTING STRENGTH CHARACTERISTICS (AS RECOMMENDED BY THE FABRIC MANUFACTURER)



DIG ALERT
CALL TOLL FREE
1-800-221-2600
AT LEAST TWO DAYS BEFORE YOU DIG
CALIFORNIA SERVICE ALERT OF SOILS CALIFORNIA

WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50
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TEMESCAL CANYON ROAD



ENGINEER OF WORK
VENTURA ENGINEERING INLAND
2000 1102 ROAD, P.O. BOX 100
TEMESCAL CA 92584
PHONE (942) 282-7942
DATE: 8-1-19
WILFREDO S.D. VENTURA
RCE 08532, EXP. 08/30/20

BENCHMARK:
SCALE: AS SHOWN
BY: WTB/MS

COUNTY OF RIVERSIDE		SHEET NO.
19870 TEMESCAL CANYON ROAD		3
APN 277-110-068		OF 3 SHEETS
EROSION CONTROL PLAN		FILE NO.
FOR:	SIL:	CREATED FILE NO.

CUP03787



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



CUP03787

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP03787. 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 - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Conditional Use Permit 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. 2 AND - Project Description & Operational Limits

Conditional Use Permit proposes to convert a single-family dwelling into an Animal Hospital. The project includes a 1,454-square-foot, one-story addition to an existing 1,514-square-foot building on approximately .55 acres.

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)
Exhibit A (Site Plan), dated __09/05/2019
Exhibit B (Elevations), dated __04/09/2019.
Exhibit C (Floor Plans), dated __04/09/19.

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - 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)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

- Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
- 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)
 - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals) • Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
 - 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) {Geographically based}
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
- 4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-B&S-SUBMITTAL REQUIREMENTS

General Building and Safety Information Please show all existing structures on the site plan. Identify structures that will be retained, and any structures to be demolished. All existing structures to be retained shall include the listed building permit numbers correlating with the applicable structure. You may contact the Building & Safety Records Department @ (951) 955-2017 for assistance with building permit number retrieval. Any structures without proof of final permit status shall be

ADVISORY NOTIFICATION DOCUMENT**BS-Plan Check****BS-Plan Check. 1 0010-BS-Plan Check-B&S-SUBMITTAL REQUIREMENTS (cont.)**

considered as "Construction Without Permit" (CWP) and subject to the requirements below.

CWP: Where any building, structure, equipment, alteration, use, change of use, or utility has been fully or partially constructed, placed or installed on a property without permit, the applicant shall comply with current Building Department policies and procedures with regards to construction without permit (CWP).

The applicant may obtain a demolition permit to remove the CWP item from the property, or may begin the process to obtain the required building permit(s). Due to public safety concerns, time frames have been reduced to ensure that all minimum code and safety requirements per all applicable departments have been satisfied.

Building plans and supporting documents and required verification documents shall be submitted to the building department with fee payment for review PRIOR to any approval of the current planning case.

NOTE: Where a building and/or structure has been constructed, altered, or placed on the property without permit, the applicable building/structure shall not be occupied or in use until a final approved building inspection has been received. If the non-permitted/non-approved use and/or occupancy persists without full approval from applicable county departments, the applicant/owner is doing so at their own risk.

ACCESSIBLE PATH OF TRAVEL: Please provide a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include:

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

ADVISORY NOTIFICATION DOCUMENT**BS-Plan Check****BS-Plan Check. 1 0010-BS-Plan Check-B&S-SUBMITTAL REQUIREMENTS (cont.)**

The Accessible path of travel shall:

1.Connect to all building(s). 2.Connect to all accessible parking loading/unloading areas. 3.Connect to accessible sanitary facilities. 4.Connect to areas of public accommodation.

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

ACCESSIBLE PARKING: Please provide total parking count, along with number of standard and van accessible spaces. Provide details of accessible spaces, including dimensions, composition, cross-slope, signage, etc.

PERMIT ISSUANCE: Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

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

At no time shall the approval of the planning case exhibit allow for the construction or use of any building,

ADVISORY NOTIFICATION DOCUMENT**BS-Plan Check****BS-Plan Check. 1 0010-BS-Plan Check-B&S-SUBMITTAL REQUIREMENTS (cont.)**

structure, or equipment.

In commercial and residential applications, each separate structure will require a separate building permit.

William Peppas Senior Building Inspector Riverside County Building & Safety (951) 955-1440

BS-Plan Check. 2 Gen - Custom

BUILDING AND SAFETY Information To assist in providing an expeditious review, please cloud all corrections on revised exhibit. Items labeled as "Corrections" must be addressed prior to entitlement approval. Items labeled as "Notifications" are for your information only and are not required for entitlement approval. Include a comment response list addressing each correction on the comment list. Thank You.

NOTIFICATIONS: Automatic sprinkler system. An approved automatic sprinkler system complying with California Fire Code Section 903 shall be installed. Exception: Where a fire alarm system that is connected to a central reporting station that alerts the local fire department in case of fire. CBC 441.2

2- Based on the change of occupancy group from R3 to B and the existing setbacks from the property line at the right side, Rated walls shall be required per table 602 CBC.

ACCESSIBLE PATH OF TRAVEL: Complete details for a continuous accessible paved path of travel shall be required. The accessible path of travel details shall include the following information and details; 1. Accessible path construction type (Asphalt or concrete). 2. Accessible path width. 3. Accessible path directional slope % and cross slope %. 4. All accessible ramp and curb cut-out locations and details where applicable. The Accessible path of travel shall: 1. Connect to the public R.O.W. 2. Connect to all building(s). 3. Connect to all accessible parking loading/unloading areas. 4. Connect to accessible sanitary facilities. 5. Connect to areas of public accommodation. Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

ADVISORY NOTIFICATION DOCUMENT**BS-Plan Check****BS-Plan Check. 2 Gen - Custom (cont.)**

CODE/ORDINANCE REQUIREMENTS: The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 24 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply. **NOTE:** The new updated 2019 California Building Codes will be in effect as of January 1st 2020, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2020 will be subject to the new updated California Building Code(s).

PERMITTED BUILDINGS: Where existing structures are identified on the site plan, revise site plan to include the building permit number for each applicable structure shown. You may contact the Building & Safety Records Department @ (951) 955-2017 for assistance with building permit number retrieval.

CWP: Where any building, structure, equipment, alteration, use, change of use, or utility has been fully or partially constructed, placed or installed on a property without permit, the applicant shall comply with current Building Department policies and procedures with regards to construction without permit (CWP).

The applicant may obtain a demolition permit to remove the CWP item from the property, or may begin the process to obtain the required building permit(s). Due to public safety concerns, time frames have been reduced to ensure that all minimum code and safety requirements per all applicable departments have been satisfied. Building plans and supporting documents and required verification documents shall be submitted to the building department with fee payment for review prior to any approval of the current planning case.

NOTE: Where a building and/or structure has been constructed, altered, or placed on the property without permit, the applicable building/structure shall not be occupied or in use until a final approved building inspection has been received. If the non-permitted/non- approved use and/or occupancy persists without full approval from applicable county departments, the applicant/owner is doing so at their own risk.

PERMIT ISSUANCE: Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

ADVISORY NOTIFICATION DOCUMENT**BS-Plan Check****BS-Plan Check. 2 Gen - Custom (cont.)**

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure. At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

GREEN BUILDING CODE WASTE REDUCTION (Non Residential): Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

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

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

Plan Info Plans prepared, stamped and signed by a design professional (California licensed Architect, or California Licensed Engineer) may not be altered with hand drawn information. The jurisdictional plan review and/or inspection staff is unable to determine when such information has been placed, and if in fact either the design professional or applicable park authority has in fact approved the added information. All added structural components, cabinets/counter, or utility additions shall be included within the printed designed plans.

Selvana Guirguis 10/29/18

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

E Health. 2 Gen - Custom

This CUP is for an addition to an existing SFR and to convert it to an animal hospital. The existing residence is serviced by an OWTS for wastewater. To allow the hospital to operate while construction is under way, the applicant intends to connect to sewer in 2 phases, so that once phase 2 is complete, the entire facility will be serviced by sewer. DEH has the following requirements: 1) No additional wasteflows and no modifications or repairs shall be allowed to the existing septic system.

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 2 Gen - Custom (cont.)

2) No commercial waste shall be allowed to drain to an OWTS. Only domestic waste such as kitchen and restroom wastewater is allowed to drain to an OWTS. All other wasteflows shall first obtain approval from the Regional Water Quality Control Board. 3) Once connected to sewer, the OWTS shall be properly abandoned under permit with this department.

Fire

Fire. 1 0010-Fire-USE-#20-SUPER FIRE HYDRANT

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located not more than 400 feet from any portion of the building as measured along approved vehicular travel ways.

Fire. 2 0010-Fire-USE-#89-KNOX BOX

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

General

General. 1 Planning-USE - RECLAIMED WATER

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

Planning

Planning. 1 0010-Planning-USE - 90 DAYS TO PROTEST

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

Planning. 2 0010-Planning-USE - BUSINESS LICENSING

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 2 0010-Planning-USE - BUSINESS LICENSING (cont.)**

Program Office of the Building and Safety Department at www.rctlma.org.buslic.

Planning. 3 0010-Planning-USE - 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 the revocation procedures.

Planning. 4 0010-Planning-USE - COMPLY WITH ORD./CODES

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes. The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

Planning. 5 0010-Planning-USE - LIGHTING HOODED/DIRECTED

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

Planning. 6 0010-Planning-USE - NOISE MONITORING REPORTS

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report). Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 6 0010-Planning-USE - NOISE MONITORING REPORTS (cont.)**

exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

Planning. 7 0010-Planning-USE - ORD 810 O S FEE (1)

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

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

Planning. 8 0010-Planning-USE - PERMIT SIGNS SEPARATELY

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

Planning. 9 0010-Planning-USE* - BASIS FOR PARKING

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), Veterinary Hospital = 1 space/300 sq. ft. 2,968 sq. ft. / 300 sq. ft. = 9 Total required = 9 Total provided = 9

Planning. 10 0015 Planning - USE - No Residency Occupancy

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

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 11 0015 Planning USE- No Use Proposed Limit (cont.)****Planning. 11 0015 Planning USE- No Use Proposed Limit**

The balance (undeveloped) portion of the property, APN 277-110-066, shall be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

Planning. 12 0020-Planning-USE - EXPIRATION DATE-PP

This approval shall be used within nine (9) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a nine (9) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the nine year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within ten (10) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

Planning. 13 Planning-USE - ANIMAL HOSPITAL USE ONLY

The project shall only be used as a Animal Hospital per the project description. No fractional ownership, residence or anything similar is allowed under this Conditional Use Permit No. 3787. Any changes to the description or operation of may require a Planning Department application.

Planning. 14 Planning-USE - CEASED OPERATIONS

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

Planning. 15 Planning-USE - MAINTAIN LICENSING

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from Department of Animal Control, or equivalent agency as provided by law for the care of animals. If the licensing expire or lapse at any time in the future, this permit will become null and void.

ADVISORY NOTIFICATION DOCUMENT

Planning. 16

Planning-USE - NO OUTDOOR ADVERTISING

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

Planning-All

Planning-All. 1

0010-Planning-All-USE* - 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 Plot Plan No. 26198 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 Plot Plan No. 26198, 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 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 DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO190019 ACCEPTED (cont.)

County Geologic Report GEO No. 190019, submitted for the project CUP03787, APN 277-110-066, was prepared by Toro International, and is titled; "Geotechnical Investigation for One-Story Building Addition, Temescal Canyon Animal Hospital, 19670 Temescal Canyon Road, Corona, California," dated February 3, 2017. In addition, Toro has submitted the following reports: "Preliminary Geological/Geotechnical Investigation for Proposed One-Story Building Addition, Temescal Canyon Animal Hospital, 19670 Temescal Canyon Road, Corona, California," dated February 28, 2019 and TI Project No. 03-110.28.2. "Response to Review Comments of Riverside County Planning Department, Geologic Report No. 190019 regarding Geotechnical Investigation for Proposed One-Story Building Addition, Temescal Canyon Animal Hospital, 19670 Temescal Canyon Road, Corona, California," dated June 4, 2019. GEO190019 concluded: 1. The site is not located within a State of California Earthquake Fault Zone, or a County of Riverside Fault Hazard Zone. Based on a review of aerial photography and published geologic maps, the potential for surface fault rupture is considered nil. 2. The site is underlain by dense to very dense sandstone bedrock and is therefore not susceptible to the potential for damage due to expansive soils, collapsible soils, liquefaction, hydroconsolidation, subsidence, and wind and water erosion. 3. Due to the relatively flat topography on the site, landsliding, slope stability, rock falls, and debris flows are not potential hazard at the site. GEO190019 recommended: 1. Vegetation, organic soil, roots and other unsuitable material should be removed from the building areas. 2. The extent of the removal should be within the proposed concrete slab footprint, and 3 feet beyond it, wherever possible. 3. All deleterious materials should be discarded offsite and the upper 18 to 24 inches of the subsurface materials should be removed and replaced with compacted fills. 4. Upon completion of removal of the upper two feet of subsurface soil materials, the geotechnical consultant should evaluate the bottom of the excavation and may make further recommendations accordingly.

GEO No. 190019 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 190019 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.

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE - AB 1826

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The

ADVISORY NOTIFICATION DOCUMENT**Waste Resources****Waste Resources. 1 0010-Waste Resources-USE - AB 1826 (cont.)**

threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Waste Resources. 2 0010-Waste Resources-USE - HAZARDOUS MATERIALS

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

Waste Resources. 3 0010-Waste Resources-USE - LANDSCAPE PRACTICES

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Waste Resources. 4 0010-Waste Resources-USE*- AB 341

ADVISORY NOTIFICATION DOCUMENT**Waste Resources****Waste Resources. 4 0010-Waste Resources-USE*- AB 341 (cont.)**

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial or multi-family complex).

-Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit: www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

Plan: CUP03787

Parcel: 277110066

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-USE - FEE STATUS Not Satisfied

Prior to the issuance of grading permits for Conditional Use Permit No. 3599, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

060 - Planning. 2 0060-Planning-USE - GRADING PLANS Not Satisfied

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

- a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.
- b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.
- c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.
- d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

Transportation

060 - Transportation. 1 SUBMIT FINAL WQMP Not Satisfied

This project is located in the Santa Ana watershed. Prior to the issuance of a grading permit, the project-proponent shall submit a Water Quality Management Plan (WQMP), as a single PDF on two CD copies, in accordance with the latest version of the WQMP manual as determined by the California Regional Water Quality Board and the Transportation Department. All water quality features shall be included on the grading plan. Guidance can be found on-line at: www.rcflood.org/npdes.

060 - Transportation. 2 WQMP ACCESS AND MAINT EASEMENT Not Satisfied

Prior to issuance of a grading permit, the Project-Proponent shall ensure that the BMP facilities are placed in dedicated easements and that sufficient legal access to the BMP facilities is provided for the WQMP. This requirement applies to both onsite and offsite property.

80. Prior To Building Permit Issuance

E Health

080 - E Health. 1 Water Will Serve Not Satisfied

A "Will-Serve" letter is required from the appropriate sewer agency prior to building permit issuance.

Plan: CUP03787

Parcel: 277110066

80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 **0080-Fire-USE*-#51-WATER CERTIFICATION** **Not Satisfied**

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering required fire flow. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

080 - Fire. 2 **Prior to permit** **Not Satisfied**

Prior to building permit issuance the applicant will provide a comprehensive scope of use. If the project is to include any use as a kennel, then fire sprinklers will be required. (CFC 903) Exception (CBC 441.2).

Planning

080 - Planning. 1 **0080-Planning-USE - FEE STATUS** **Not Satisfied**

Prior to issuance of building permits for Conditional Use Permit No. 3787, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

080 - Planning. 2 **0080-Planning-USE - LIGHTING PLANS** **Not Satisfied**

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan and Ordinance No. 915.

080 - Planning. 3 **0080-Planning-USE - ROOF EQUIPMENT SHIELDING** **Not Satisfied**

The C-1/C-P Zone development standard requires that "All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet."

080 - Planning. 4 **0080-Planning-USE - SCHOOL MITIGATION** **Not Satisfied**

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

080 - Planning. 5 **0080-Planning-USE*- CONFORM TO ELEVATIONS** **Not Satisfied**

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

080 - Planning. 6 **0080-Planning-USE*- CONFORM TO FLOOR PLANS** **Not Satisfied**

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

Plan: CUP03787

Parcel: 277110066

Transportation

080 - Transportation. 1 ESTABLISH WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected no later than October 15 each year and rendered fully functional.

080 - Transportation. 2 IMPLEMENT WQMP Not Satisfied

The project-proponent shall construct BMP facilities described in the approved Final WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project-Proponent is responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are provided to future owners/occupants.

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - WASTE RECYCLE PLAN Not Satisfied

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

90. Prior to Building Final Inspection

Fire

090 - Fire. 1 0090-Fire-USE-#27-EXTINGUISHERS Not Satisfied

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

Plan: CUP03787

Parcel: 277110066

Planning

090 - Planning. 1 0090- Planning USE - 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.

090 - Planning. 2 0090-Planning-USE - LIGHTING PLAN COMPLY Not Satisfied

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan, and Ordinance 915

090 - Planning. 3 0090-Planning-USE - ORD NO. 659 (DIF) Not Satisfied

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3599 has been calculated to be .55 acres.

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

Plan: CUP03787

Parcel: 277110066

90. Prior to Building Final Inspection

Planning

090 - Planning. 4 0090-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied

The C-1/C-P Zone development standard requires that "All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet."

090 - Planning. 5 0090-Planning-USE*- ACCESSIBLE PARKING Not Satisfied

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

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

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

090 - Planning. 6 0090-Planning-USE*- ORD 810 O S FEE (2) Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 03787 calculated to be .55 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the

Plan: CUP03787

Parcel: 277110066

90. Prior to Building Final Inspection

Planning

090 - Planning. 6 **0090-Planning-USE*- ORD 810 O S FEE (2) (cont.)** **Not Satisfied**
appropriate fee set forth in that ordinance shall be required.

090 - Planning. 7 **0090-Planning-USE*- PARKING PAVING MATERIAL** **Not Satisfied**

A minimum of nine (9) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete decomposed granite to current standards as approved by the Department of Building and Safety.

090 - Planning. 8 **0090-Planning-USE*- TRASH ENCLOSURES** **Not Satisfied**

One (1) trash enclosure which are 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 with landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

Transportation

090 - Transportation. 1 **WQMP COMPLETION** **Not Satisfied**

Prior to Building Final Inspection, the Project-Proponent is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section, and ensure that the requirements for inspection and cleaning the BMPs are established.

090 - Transportation. 2 **WQMP REGISTRATION** **Not Satisfied**

Prior to Building Final Inspection, the Project-Proponent is required to register the project with the Transportation Department's Business Storm Water Compliance Program Section.

Waste Resources

090 - Waste Resources. 1 **0090-Waste Resources-USE - WASTE REPORTING FORM** **Not Satisfied**

Prior to building final inspection, evidence (i.e.,

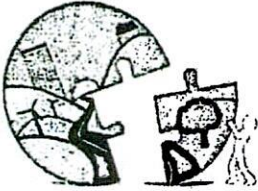
Plan: CUP03787

Parcel: 277110066

90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-USE - WASTE REPORTING FORM Not Satisfied
receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting 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

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.


Property Owner(s) Signature(s) and Date

12/10/19 ^{12/10/19} Jacqueline H. Flores

Gabriel Flores
Printed Name of Owner



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

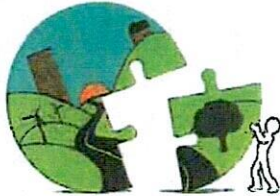
If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- 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

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

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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. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Gabriel Flores

Contact Person: Gabriel Flores E-Mail: _____

Mailing Address: 19730 Katy Way

Corona Street Ca ZIP 92881
City State

Daytime Phone No: (909) 532-4844 Fax No: () _____

Engineer/Representative Name: Supachai Kiatkwankul

Contact Person: Supachai Kiatkwankul E-Mail: sup20@netzero.net

Mailing Address: 2342 Calle Bienvenida

Chino Hills Street Ca ZIP 91709
City State

Daytime Phone No: (909) 576-2616 Fax No: () _____

Property Owner Name: Same as Applicant

Contact Person: _____ E-Mail: _____

Mailing Address: _____

Street

City State ZIP

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

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APPLICATION FOR LAND USE AND DEVELOPMENT

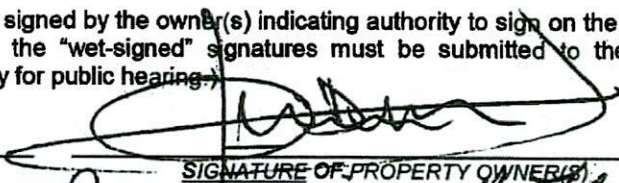
Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses;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

Gabriel Flores
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

Jacqueline H. Flores
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.

277-110-066-2

PROPERTY INFORMATION:

.55 Acres

Assessor's Parcel Number(s): 277-110-066-2

Marilyn Dr

Approximate Gross Acreage: .55 Acres
Minnesota Rd.

El Cerrito Rd.

Jolora Ave.

General location (nearby or cross streets): North of Marilyn Dr, South of

Minnesota Rd.

East of El Cerrito Rd.

West of Jolora Ave.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Convert existing single family residence to Animal Hospital, apply conditional use permit

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

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	1514	12'	1	Single Family Residence	<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	1,454	14'-2"	1	Animal Hospital
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

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

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 _____

Owner/Authorized Agent (2) Jacqueline A. Flores Date _____

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

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. 03787 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) – EA43086 – Applicant: Gabriel and Jacqueline Flores – Engineer/Representative: Supachai Kiatkwankul – Second Supervisorial District – EL Cerrito District – Temescal Canyon Area Plan – Community Development: Commercial Retail (CD-CR) – Very Low Density Residential (CD-VLDR) (1 DU/AC) – Location: Northerly of Temescal Canyon Road, southerly of Minnesota Road, easterly of El Cerrito Road, and westerly of Jolora Avenue – .55 Gross Acres (24,000 sq. ft.) – Zoning: General Commercial (C-1 & C-P) – Residential Agriculture (R-A) – **REQUEST:** A proposal to convert a single family dwelling into an Animal Hospital. The project includes a 1,454 sq. ft. one-story addition to an existing 1,514 sq. ft. building on approximately .55 acres.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **JANUARY 29, 2020**
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 Travis Engelking at (951) 955-1417 or email at TEngelki@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. For further information or an appointment, contact the project planner.

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: Travis Engelking
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on August 09, 2019,

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

APN (s) or case numbers CUP03787 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

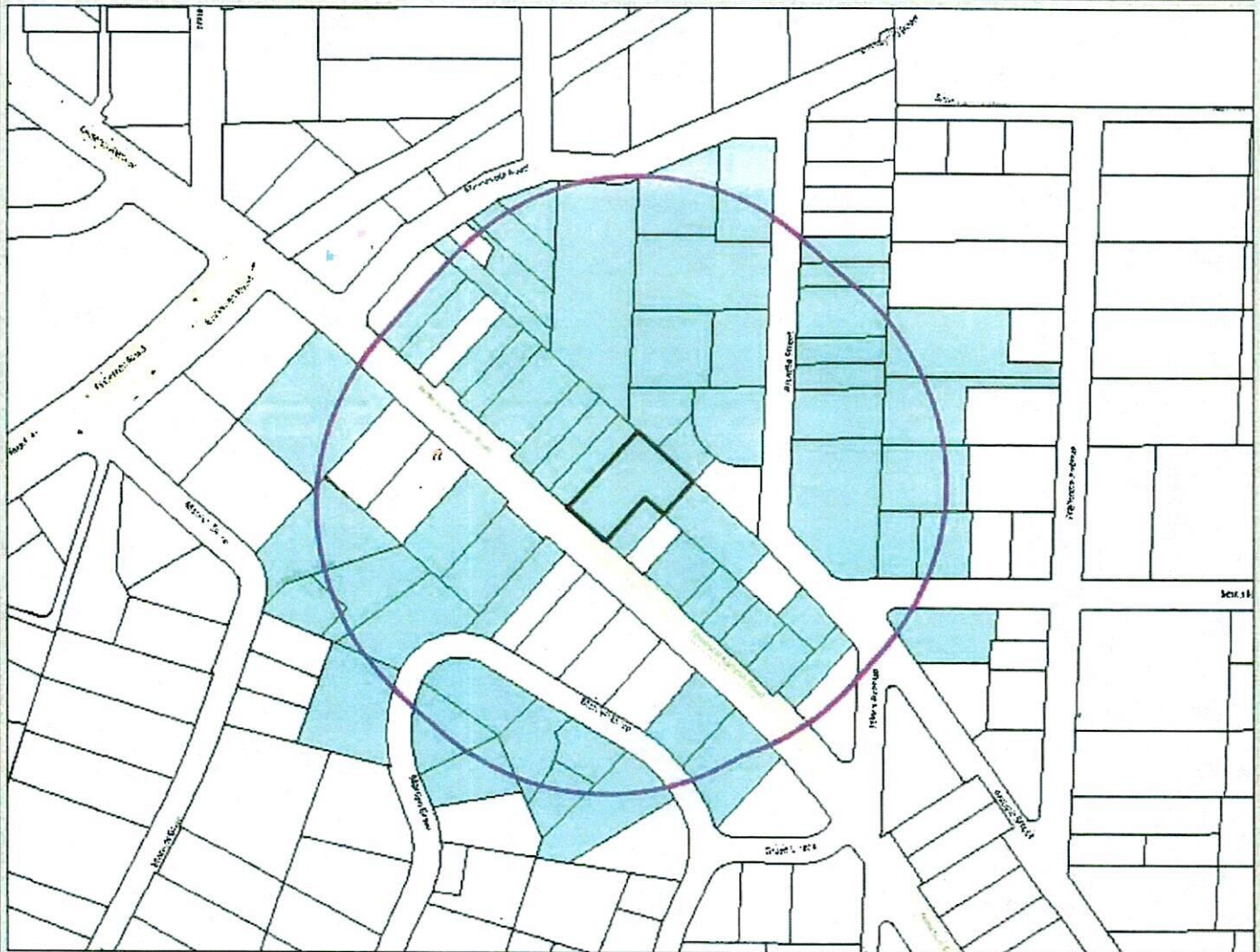
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS Mailing Labels

CUP03787 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels

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... 8/9/2019 3:33:55 PM

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ROBERT L FREEMAN
108 MORNING SIDE DR
MANHATTAN BEACH CA 90226

277151005
JAMES MARTINEZ
1080 1ST ST
NORCO CA 92860

277151010
JOSEPH H HERNANDEZ
16143 GREENS CT
CHINO HILLS CA 90255

277141003
RICHARD FLYNN
BETTY FLYNN
19540 CARMELITA AVE
CORONA CA 92881

277110053
CHRISTOPHER MICHAEL FOBAR
KARI ANN FOBAR
19576 ARCADIA ST
CORONA CA. 92881

277110005
ANGEL SALGADO
GUADALUPE SALGADO
19587 ARCADIA ST
CORONA CA. 92881

277110065
ESTRELLA VARELA
DANIEL LUPERCIO
19596 ARCADIA ST
CORONA CA. 92881

277110064
DANIEL SALAZAR
19600 ARCADIA ST
CORONA CA. 92881

279031006
EULALIA VALENZUELA
19601 FRANCISCA AVE
CORONA CA. 92881

277122010
TEMECANYON INV
19612 TEMESCAL CANYON RD
CORONA CA. 92881

277110036
MICHAEL V CRUZ
LEE ANN CRUZ
19650 ARCADIA ST
CORONA CA. 92881

277110012
JOHNNIE HARMISON
JUANITA M ROMERO
19654 TEMESCAL CANYON RD
CORONA CA. 92881

277110034
WARREN T FOWLER
CYNTHIA A FOWLER
19660 ARCADIA ST
CORONA CA. 92881

277110022
MARK F SAUER
19720 TEMESCAL CANYON RD
CORONA CA. 92881



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277110020
MARK F SAUER
19720 TEMESCAL CYN
CORONA CA 92881

277110066
GABRIEL FLORES
JACQUELINE H FLORES
19730 KATY WAY
CORONA CA 92881

277110054
MARILYN A MATHENY
19731 JOLORA AVE
CORONA CA 92881

277110025
VALENTIN ZAPATA
GUILLERMINA ZAPATA
19741 ARCADIA ST
CORONA CA. 92881

277110050
DENNIS WOODLAND
VICKY WOODLAND
19760 TEMESCAL CANYON RD
CORONA CA 92881

277110051
DENNIS WOODLAND
VICKY WOODLAND
19760 TEMESCAL CANYON RD
CORONA CA. 92881

277110006
JUAN C PAN
LINDA MICHELLE ROSALES
19837 ARCADIA ST
CORONA CA. 92881

277110044
MARGUERITE R HUME
210 WARMBLOOD WAY
NORCO CA 92860

277151004
GEORGE P RANDALL
MARIA E RANDALL
PHILLIP RANDALL

277110011
DEMIRAL EMMA SOLIMAN
28678 LA AZTECA
LAGUNA NIGUEL CA 92677

2248 BURNING TREE DR
CORONA CA 92882

277110010
DEMIRAL EMMA SOLIMAN
2900 GARRETSON AVE
CORONA CA 92881

277122011
TEM CAN PARTNERS INC
2933 PICASSO DR
BONITA CA 91982

277110015
DEREK FRANK CATALANO
DANA ALLISON CATALANO
4079 SHADY RIDGE CIR
CORONA CA 92881

277110040
DEREK FRANK CATALANO
DANA ALLISON CATALANO
4079 SHADY RIDGE CIR
CORONA CA 92881



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277110039
SHAWN E BRAUNER
43189 BUSINESS PARK DR
TEMECULA CA 92590

279041007
CESAR RAMIREZ
4440 OWENS ST NO 103
CORONA CA 92883

277122007
BRENT MAYS
DAVID VELARDE
CADE LEWIS
511 ALEX D OWNES DR
KINGS MOUNTAIN NC 28086

277122008
RIGHT SHOW CORONA
555 W FIFTH ST 48TH FLR
LOS ANGELES CA 90013

277110008
RICHARD TAMPLIN TRUST
RICHARD TAMPLIN
5610 FELSPAR ST
JURUPA VALLEY CA 92509

277151003
EDWARD SHAPIRO
MARY T SHAPIRO
570 CHARRO WAY
NIPOMO CA 93444

277122005
ALLAN M BERLAND
6 WOLFE CANYON RD
KENTFIELD CA 94904

277122013
TAM TRUONG
620 AVENIDA DEL SOL
CORONA CA 92882

277110004
ROGELIO WENCES
6724 MORRILL AVE
WHITTIER CA 90606

277151015
BETSABE VELA GARCIA
7296 MARILYN DR
CORONA CA. 92881

277151016
STEVEN STRUTHERS
7300 MARILYN DR
CORONA CA. 92881

277110007
TRICIA E OSBORNE GUNN
7457 FENNEL RD
RANCHO CUCAMONGA CA 91739

277110021
FORREST LYNN JENSEN
PHYLLIS DARLENE JENSEN
7486 SMERBER RD
CORONA CA 92881

277152002
JEFFREY WAGONER
KRISTINE WAGONER
7801 MARILYN DR
CORONA CA. 92881



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ANDREW W ELLIS
SYNTHIA L ELLIS
7828 MARILYN DR
CORONA CA. 92881

277152003
DEJON L ANDERSON
TANYA N ANDERSON
7831 MARILYN DR
CORONA CA. 92881

277151014
KRISTIAN GARCIA
MARLENE ZUNIGA
7834 MARILYN DR
CORONA CA. 92881

277151013
THOMAS E MOORE
BARBARA A MOORE
7840 MARILYN DR
CORONA CA. 92881

277122003
FABIAN R ROJAS
ANGEL R ROJAS
7847 MINNESOTA RD
CORONA CA 92881

277122002
RAUL MONTES
SINTHIA YUSSELA MONTES
7855 MINNESOTA RD
CORONA CA. 92881

277152004
JOHN THOMAS MESAROS
MICHELE DAWN MESAROS
7861 MARILYN DR
CORONA CA 92881

277122001
RIGOBERTO AGUILAR
7865 MINNESOTA RD
CORONA CA. 92881

277152005
TIM R WALDREP
DENISE E WALDREP
7873 MARILYN DR
CORONA CA. 92881

277152006
ALEJANDRA OCHOA
FELIPE GARCIA
7885 MARILYN DR
CORONA CA. 92881

277110001
LAWRENCE HAYDEN
7891 MINNESOTA RD
CORONA CA. 92881

277152007
CYNTHIA M RODARTE
JESSICA M NAVA
7901 MARILYN DR
CORONA CA. 92881

277152008
JAMES R HILDEBRAND
TERRI D ROBERTS
MARY HILDEBRAND
7933 MARILYN DR
CORONA CA. 92881

279042002
DAVE RUTKOSKI
8004 SANTA RITA ST
CORONA CA. 92881



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279031009
RUBEN DELATORRE
MARIA DELATORRE
8008 SANTA RITA ST
CORONA CA. 92881

279042003
GARY M WOLFF
8010 SANTA RITA ST
CORONA CA. 92881

279042004
BRENT M CHAPPELLE
DONNA M CHAPPELLE
8030 SANTA RITA ST
CORONA CA. 92881

277110002
CONCHITA R VICKERS
8061 SANTA ANITA ST
CORONA CA 92881

277110059
ROBERT LYLE WHITACRE
CAROLEE A WHITACRE
981 KIRKWOOD LN
LA HABRA CA 90631

277151011
BRIAN K STUART
GINA STUART
P O BOX 2556
CORONA CA 92878

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

Supachai Kiatkeankul
2342 Calle Bienvenida
Chino Hills, CA 91709

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

Gabriel and Jacqueline Flores
19730 Katy Way
Corona, CA 92881

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant Director of TLMA

NOTICE OF EXEMPTION

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, CA 92201

Project Title/Case No.: Animal Hospital / Conditional Use Permit No. 03787

Project Location: APN 277-110-066

Project Description: Conditional Use Permit No. 03787 (CUP03787) proposes to convert a single family dwelling into an Animal Hospital. The project includes a 1,454 square foot one-story addition to an existing 1,514 square foot building on approximately .55 acres.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Supachai Kiatwankul

Exempt Status: (Check one)

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

Reasons why project is exempt: This proposed project is exempt from CEQA review pursuant to Article 19 - Categorical Exemptions, Section 15303 (New Construction or Conversion of Small Structures). This section specifically exempts construction and location of new, small facilities or structures; and the conversion of existing small structures for one use or another where only minor modifications are made in the exterior of the structure. This exemption applies to retail or office building structures that do not exceed 10,000 square feet and are located in an urbanized area, and zoned for such use. In this case, the proposal includes the conversion of an existing 1,514 square-foot structure, and a 1,454 square foot addition to support an Animal Hospital Facility. Animal Hospitals within the C-1/C-P zoning classification are allowed subject to the approval of a Conditional Use Permit (CUP). Since the project proposes a maximum of 2,968 square feet and located on a site zoned for the use, it would meet the minimum criteria for this exemption.

The exemption also requires that proposed use be restricted from involving the use of significant amounts of hazardous substances and that the site be located outside of any environmentally sensitive areas and have access to all available public services and facilities. The Animal Hospital use does not propose to use any significant amounts of hazardous substances, and during construction would only utilize typical materials such as paint and household cleaners. The site is located on Temescal Canyon Road where all utilities are available to service the proposed use. The site is not located in a mapped environmentally sensitive area and is located outside of the County's Multiple Species Habitat Conservation Plan area. The site is currently developed, and surrounded by development on three sides.

Section 15387 of CEQA guidelines defines urbanization as a central city or a group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile. A lead agency shall determine whether a particular area meets the criteria by examining the area or by referring to a map prepared by the U.S. Bureau of the Census which designates the area as urbanized.

The project site is located within the City of Corona's sphere of influence, approximately 1,800 feet to the south and 3,000 feet to the west of the City of Corona's city limits. The population of the City of Corona is 167,836. The project site is located in census tract 419.09 which has a population of approximately 4,990 people, and a density of 1,397 persons per

square mile. The U.S Bureau of Census, Map No. 75340 for Riverside-San Bernardino, CA, which defines this geographical area as an Urbanized Area, staff has determined that this criteria has been met regarding the site located within an urbanized area.

In addition, Section 15300.2 of the CEQA guidelines provides exceptions in the event that the project may have an impact on an environmental resource or critical concern when located in an area that has been designated, precisely mapped, and/or official adopted by federal, state, or local agencies. This exemption would be inapplicable if any of the following exceptions are triggered:

1. **Cumulative Impact.** Given the project's scale and scope, it is not anticipated to create, or contribute to a Cumulative Impact. The project has been evaluated through project design and conditions of approval to ensure that no significant impacts would be created.
2. **Significant Effect.** The proposed Animal Hospital as designed and conditioned will not have a significant effect on the environment.
3. **Scenic Highway.** The subject site is located on a parcel that has been previously developed. The proposed addition to the existing structure in compliance with the square footage, height requirements, and floor area ratio defined by the County's Zoning Ordinance and General Plan. The proposed development is typical of the surrounding area. The nearest State Eligible Scenic Highway is Interstate 15 Freeway, located approximately 1,800 feet west of the subject site. The areas between the subject site and Interstate 15 Freeway is predominately developed with varying topography and vegetation. It is not anticipated that the subject site would be distinguishably visible from this corridor, and therefore would not create an impact.
4. **Hazardous Waste Site.** The subject site is not located on a Hazardous Waste List as defined by Section 65962.5 of the Government Code.
5. **Historic Resources.** The subject site has not been identified as containing any historical resources, and therefore would not create an impact or substantial adverse change in the significance of a historic resource.

Therefore, the project as proposed, complies with CEQA Guidelines specifically qualifying for the Section 15303 exemption.

Travis Engelking _____ (951) 955-1417 _____
County Contact Person Phone Number

Signature Urban Regional Planner II Title Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case # _____ Please charge deposit fee case#: ZEA43083 ZCFG 06458

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant Director of TLMA

NOTICE OF EXEMPTION

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

Project Title/Case No.: Animal Hospital / Conditional Use Permit No. 03787

Project Location: APN 666-190-006 and APN 277-110-066 (See attached map)

Project Description: Conditional Use Permit No. 03787 (CUP03787) proposes to convert a single family dwelling into an Animal Hospital. The project includes a 1,454 square foot one-story addition to an existing 1,514 square foot building on approximately .55 acres.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Supachai Kiatwankul

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (15301 (b) 3)
 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:

This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15301 (Existing Facilities), which states: Class I consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of an existing use. The existing site has already been utilized as a residential site. Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyance would be required, which would not significantly expand the capability of the site or substantively increase the proposed use of the site beyond what already occurs. In this case, the proposed project would expand the existing structure with a minor addition to the existing building. Therefore, the project as proposed, would not expand the use of the site beyond those uses that already occur, and therefore the Project complies with the guidelines of the California Environmental Quality Act (CEQA), (Article 19, Section 15301 Class 1, Existing Facilities).

Additionally, this project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15303 (New Construction or Conversion of Small Structures). This section specifically exempts construction and location of new, small facilities or structures; and the conversion of existing small structures for one use or another where only minor modifications are made in the exterior of the structure. The Project does not include the construction of any new structures, would only propose minor modifications such as a 1,454 square foot addition, paint and signage to establish the Animal Hospital Facility. Therefore, the project as proposed, complies with the guidelines of the California Environmental Quality Act (CEQA), (Article 19, Section 15303 (New Construction or Conversion of Small Structures)).

None of the exceptions pursuant to State CEQA Guidelines section 15300.2 would occur. The Project would not have a significant effect on the environment due to unusual circumstances; would not result in a cumulative impact; would not impact any historic resources; and is not located on a hazardous site or location.

County Contact Person

Phone Number

Signature

Urban Regional Planner II
Title

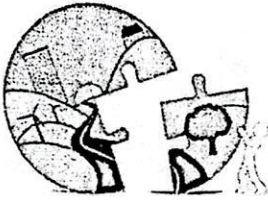
Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case # _____

Please charge deposit fee case#: ZEA43083 ZCFG 06458

FOR COUNTY CLERK'S USE ONLY

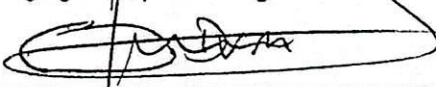


RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E,
Assistant TLMA Director

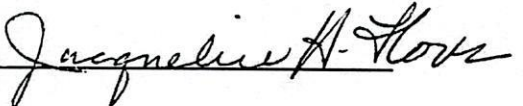
INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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.


Property Owner(s) Signature(s) and Date

12/10/19 ^{12/10/19} Jacqueline H. Flores

Gabriel Flores
Printed Name of Owner



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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040