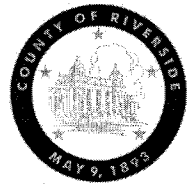


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

208B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 10, 2010

SUBJECT: CONDITIONAL USE PERMIT NO. 3552 – (No Further Environmental Documentation Required) – Applicant: United Strategies, Inc. – Engineer/Representative: IW Consulting Engineers, Inc. – Second Supervisorial District – Glen Avon Zoning District – Jurupa Area Plan – Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) – Location: Northerly of Van Buren Boulevard and easterly of Bain Street – 6.20 Gross Acres – Zoning: Light Agriculture (A-1) and One-Family Dwellings (R-1) – **REQUEST:** The Conditional Use Permit proposes to permit an existing trucking and equipment storage operation. The proposal consists of two (2) single-story caretaker units, an office, and two (2) structures for storage. The proposal also consists of six (6) parking spaces – APN(s): 170-320-013 & 014.

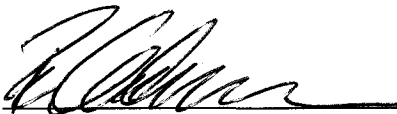
RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on September 30, 2009.

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

APPROVED CONDITIONAL USE PERMIT NO. 3552, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FOUND THAT NOTHING FURTHER IS REQUIRED for **CONDITIONAL USE PERMIT NO. 3552** because all potentially significant impacts were adequately analyzed in the earlier Negative Declaration and have been avoided or mitigated pursuant to the Negative Declaration adopted by the Riverside County Planning Commission on August 19, 2009.


Ron Goldman
Planning Director

RG:vc


REVIEWED BY EXECUTIVE OFFICE

DATE 9/14/09
Tina Grande

Departmental Concurrence

Dep't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: Second

Agenda Number:

1.3

**PLANNING COMMISSION
MINUTE ORDER SEPTEMBER 30, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

I. **AGENDA ITEM 8.4: CONDITIONAL USE PERMIT NO. 3552** – No Further Environmental Documentation Required – Applicant: United Strategies, Inc. – Engineer/Representative: IW Consulting Engineers, Inc. – Second Supervisorial District – Glen Avon Zoning District – Jurupa Area Plan – Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) – Location: Northerly of Van Buren Boulevard and easterly of Bain Street – 6.20 Gross Acres – Zoning: Light Agriculture (A-1) and One-Family Dwellings (R-1). APN(s): 170-320-013 & 014. (Quasi-Judicial)

II. **PROJECT DESCRIPTION**

The Conditional Use Permit proposes to permit an existing trucking and equipment storage operation. The proposal consists of two (2) single-story caretaker units, an office, and two (2) structures for storage. The proposal also consists of six (6) parking spaces.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Jeffery Childers, at 951-955-3626 or email jchilder@rctlma.org.

The following spoke in favor of the subject proposal:

Andrew Walker, Applicant's Representative, 3544 University Ave., Riverside, California 92501

No one spoke in neutral or in opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0, with modifications,

APPROVED CONDITIONAL USE PERMIT NO. 3552, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report, and;

FOUND THAT NOTHING FURTHER IS REQUIRED for CONDITIONAL USE PERMIT NO. 3552 because all potentially significant impacts were adequately analyzed in the earlier Negative Declaration, and have been avoided or mitigated pursuant to the Negative Declaration adopted by the Riverside County Planning Commission on August 19, 2009.

VI. **CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.: 8.4
Area Plan: Jurupa
Zoning District: Glen Avon
Supervisory District: Second
Project Planner: Christian Hinojosa
Planning Commission: September 30, 2009

Conditional Use Permit No.: 3552
E.A. Number: 41384
Applicant: United Strategies, Inc.
Engineer/Rep.: IW Consulting Engineers, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT ADDENDUM STAFF REPORT

RECOMMENDATIONS:

FIND THAT NOTHING FURTHER IS REQUIRED for **CONDITIONAL USE PERMIT NO.: 3552** because all potentially significant impacts were adequately analyzed in the earlier Negative Declaration, and have been avoided or mitigated pursuant to the Negative Declaration adopted by the Riverside County Planning Commission on August 19, 2009.

Agenda Item No.: 8.4
Area Plan: Jurupa
Zoning District: Glen Avon
Supervisory District: Second
Project Planner: Jeffery Childers
Planning Commission: September 30, 2009

CONDITIONAL USE PERMIT NO.: 3552
EA No.: 41384
Applicant: United Strategies
Engineer/Rep.: IW Consulting, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No. 3552 proposes to permit an existing trucking and equipment storage operation. The proposal consists of two single-story caretaker units, an office, and two structures for storage. The proposal also consists of six (6) parking spaces.

The proposed project is located in the Glen Avon community of the Jurupa Area Plan of Western Riverside County; more specifically, northerly of Van Buren Boulevard and easterly of Bain Street.

BACKGROUND:

At the August 19, 2009 Planning Commission Hearing the associated General Plan Amendment No. 859 and Change of Zone No. 7515 were Tentatively Approved by the Planning Commission. This Conditional Use Permit was included in the General Plan Amendment and Change of Zone and is currently ready for action by the Commission. The remainder of the projects as proposed in the previous items will be brought before the Commission when all issues have been resolved.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) |
| 2. Proposed General Plan Land Use (Ex. #5) | Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) |
| 3. Surrounding General Plan Land Use (Ex. #5): | Community Development: Low Density Residential to the north and east, Community Development: Business Park (CD:BP) and Community Development: Commercial Retail (CD:CR) to the south, and Community Development: Light Industrial (CD:LI) to the west |
| 4. Existing Zoning (Ex. #3): | Light Agriculture (A-1) and One Family Dwelling (R-1) |
| 5. Proposed Zoning (Ex. #3): | Manufacturing-Service Commercial (M-SC) |
| 6. Surrounding Zoning (Ex. #3): | One Family Dwelling (R-1) to the north and east, Rural Residential (R-R) to the west and Manufacturing-Service Commercial (M-SC) to the south |
| 7. Existing Land Uses (Ex. #1): | Existing equipment storage yard, trucking operation and soil operation |
| 8. Surrounding Land Use (Ex. #1): | General commercial and industrial uses |
| 7. Project Data: | Total Acreage: 20.71 gross acres |

ABR 9/9/09

7. Environmental Concerns:

See attached Environmental Assessment

RECOMMENDATIONS:

APPROVAL of **CONDITIONAL USE PERMIT NO. 3552**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

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

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

1. The project site is designated Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) on the Jurupa Area Plan.
2. The project site is surrounded by properties which are designated Community Development: Low Density Residential to the north and east, Community Development: Business Park (CD:BP) and Community Development: Commercial Retail (CD:CR) to the south, and Community Development: Light Industrial (CD:LI) to the west.
3. The proposed use, trucking and equipment storage, is consistent with the Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
4. The zoning for the subject site is Light Agriculture (A-1) and One Family Dwelling (R-1).
5. The proposed uses, trucking and equipment storage, are consistent with the development standards set forth in the Manufacturing-Service Commercial (M-SC).
6. The project site is surrounded by properties which are zoned One Family Dwelling (R-1) to the north and east, Rural Residential (R-R) to the west and Manufacturing-Service Commercial (M-SC) to the south.

7. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
8. Environmental Assessment No. 41376 identified the following potentially significant impacts:
 - a. Geology/Soils
 - b. Hydrology/Water Quality
 - c. Transportation/Traffic

(1) These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

9. No new environmental documentation is required because:
 - a) All potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards,
 - b) All potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration,
 - c) The proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration,
 - d) The proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration,
 - e) No considerably different mitigation measures have been identified, and
 - f) No mitigation measures found infeasible have become feasible.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A City of sphere of influence;
 - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - c. A high fire area;
 - d. A Flood Zone;
 - e. A Policy Area;
 - f. WRCMSHCP Criteria Cell;
 - g. The boundaries of a Redevelopment Area;
 - h. An Airport Influence Area;
 - i. An Area drainage plan area; or,
 - j. A dam inundation area.
3. The project site is located within:
 - a. The boundaries of the Jurupa Area Plan;
 - b. The Jurupa Area Recreation and Parks District;
 - c. An area of Low Paleontological potential;
 - d. An area susceptible to subsidence;
 - e. The boundaries of the Jurupa Unified School District; and,
 - f. An area of low liquefaction potential.

CONDITIONAL USE PERMIT NO.: 3552

EA No.: 41384

PC Staff Report: September 30, 2009

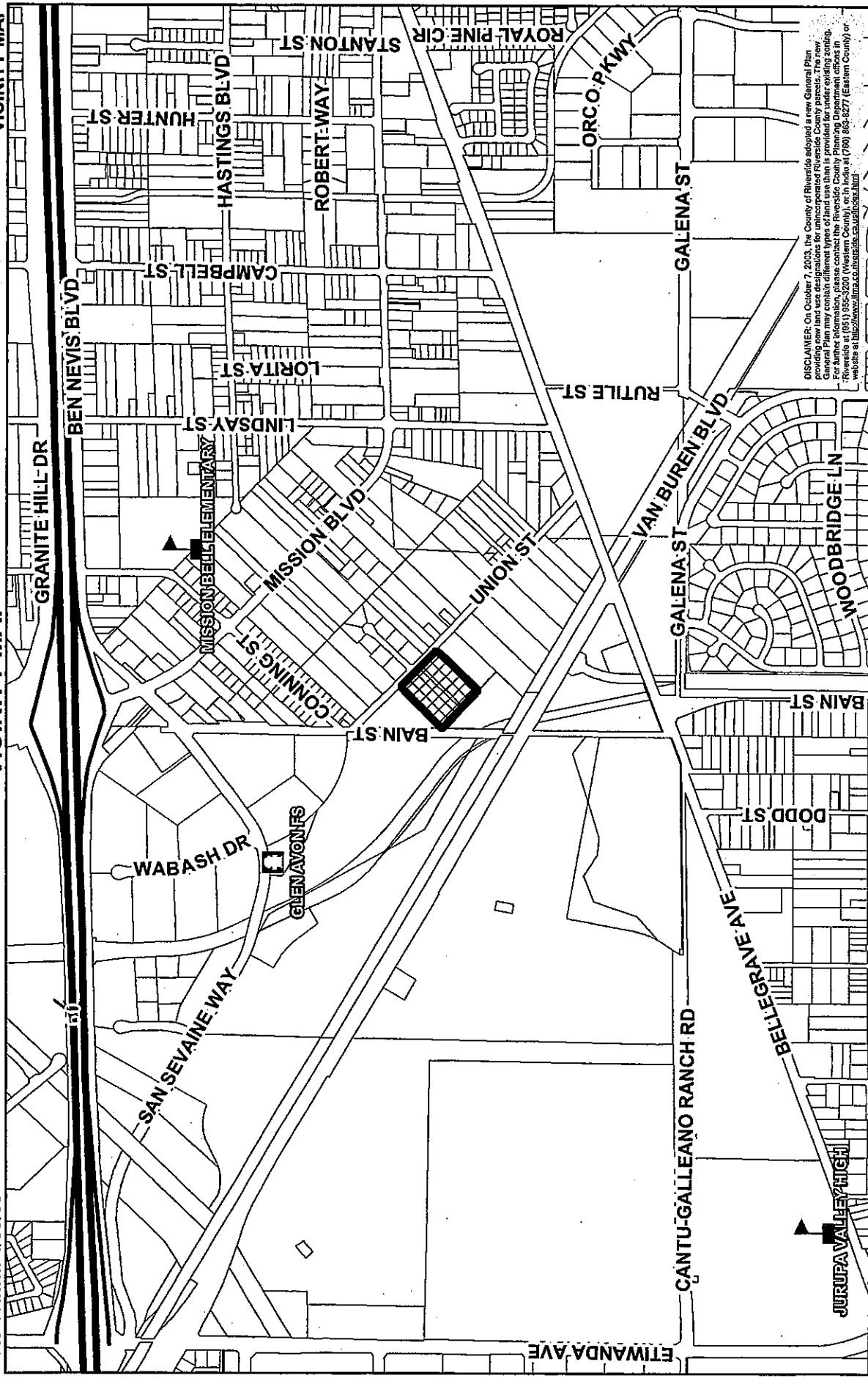
Page 4 of 4

4. This project was received on May 16, 2007 and reviewed by the Land Development Committee two times on the following dates; September 20, 2007 and June 26, 2008.
5. Deposit Based Fees charged for this project, as of the time of staff report preparation is \$26,371. The applicants also participated in paying fees for the previously mentioned General Plan Amendment and Change of Zone.
6. The subject site is currently designated as Assessor's Parcel Numbers 170-320-013 and 170-320-014.

Supervisor Tavaglione
 District 2
 Date Drawn: 4/09/09

CUF-03552
VICINITY MAP

Planner: Jeffery Childers
 Date: 5/13/09
VICINITY MAP



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 895-8277 (Eastern County) or website at <http://www.indioandoriverside.ca.gov/planning/>

RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Glen Avon
 Township/Range: T2SR6W
 Section: 10

Assessors
 Bk. Pg. 170-32
 Thomas
 Bros. Pg. 644 A7

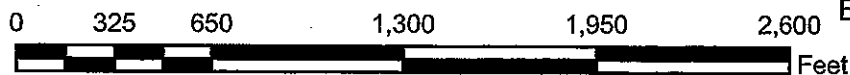


CUP03552
DEVELOPMENT OPPORTUNITY

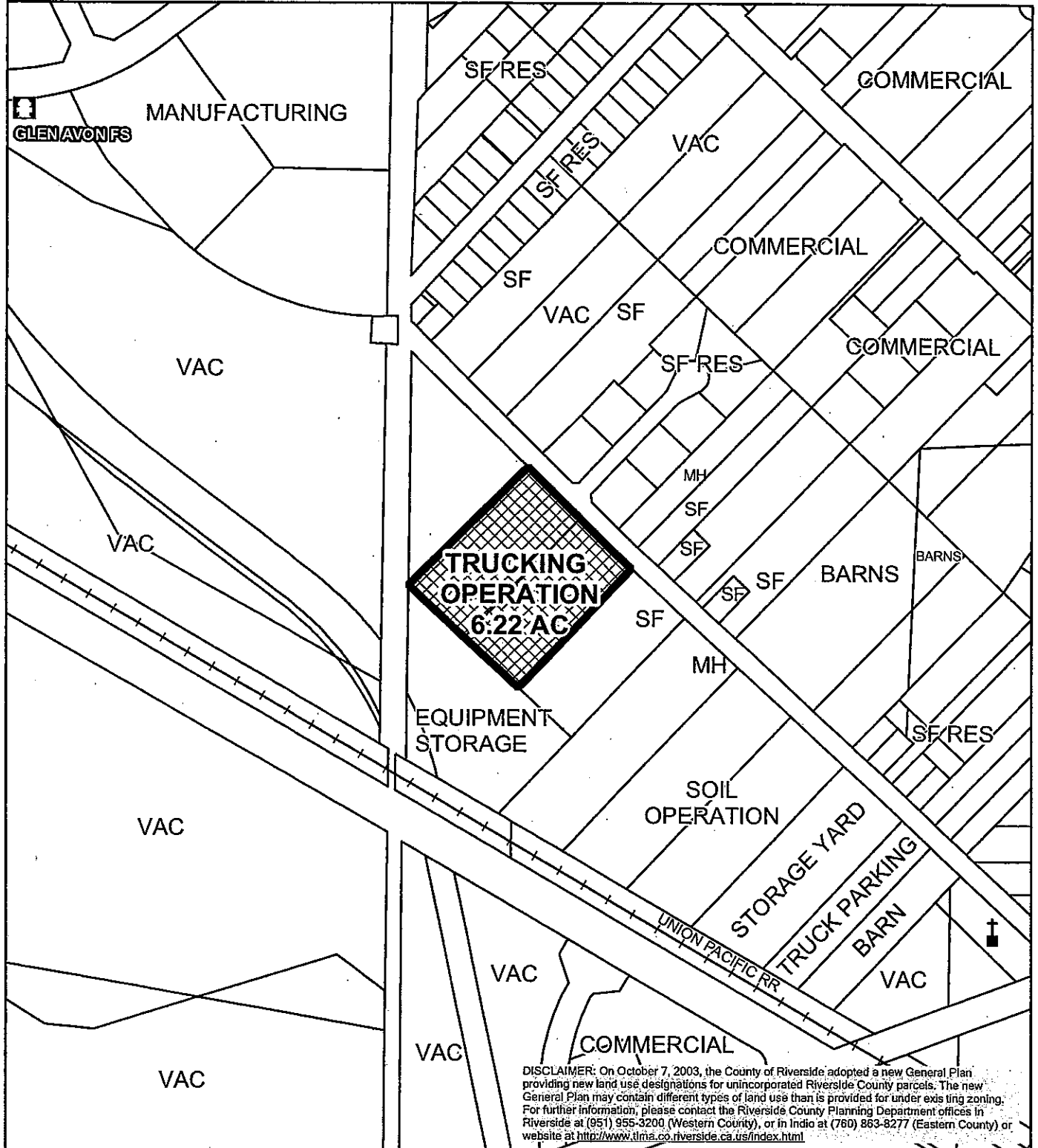


RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Glen Avon
Township/Range: T2SR6W
Section: 10

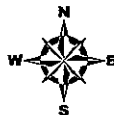


Assessors
Bk. Pg. 170-32
Thomas
Bros. Pg. 644 A7



RIVERSIDE COUNTY PLANNING DEPARTMENT

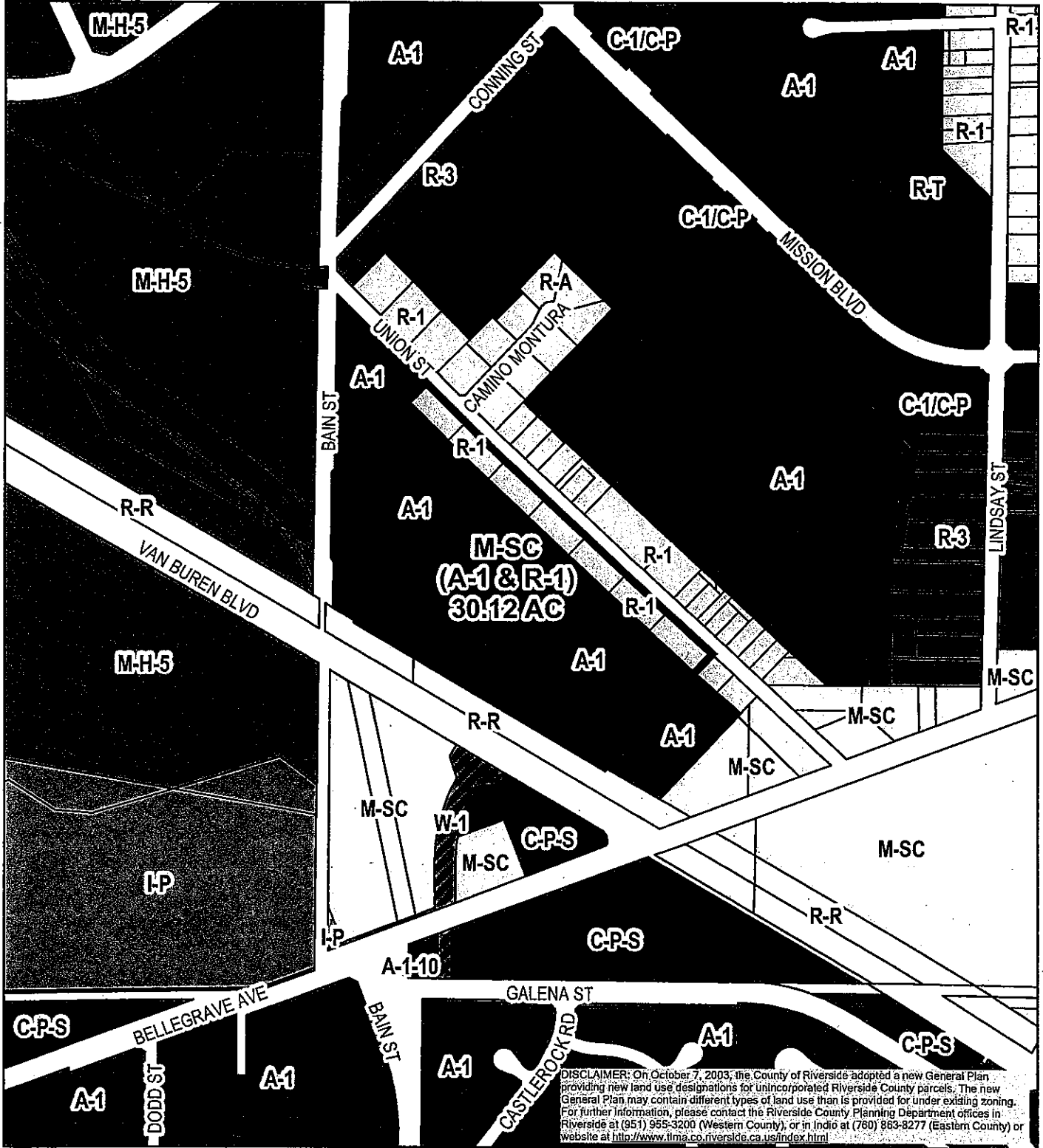
District: Glen Avon
Township/Range: T2SR6W
Section: 10



Assessors
Bk. Pg. 170-32
Thomas
Bros. Pg. 644 A7



GPA00859 CZ07517
PROPOSED ZONING



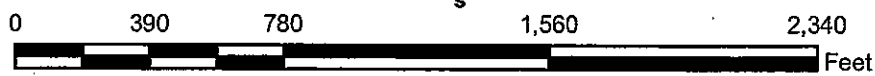
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 958-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

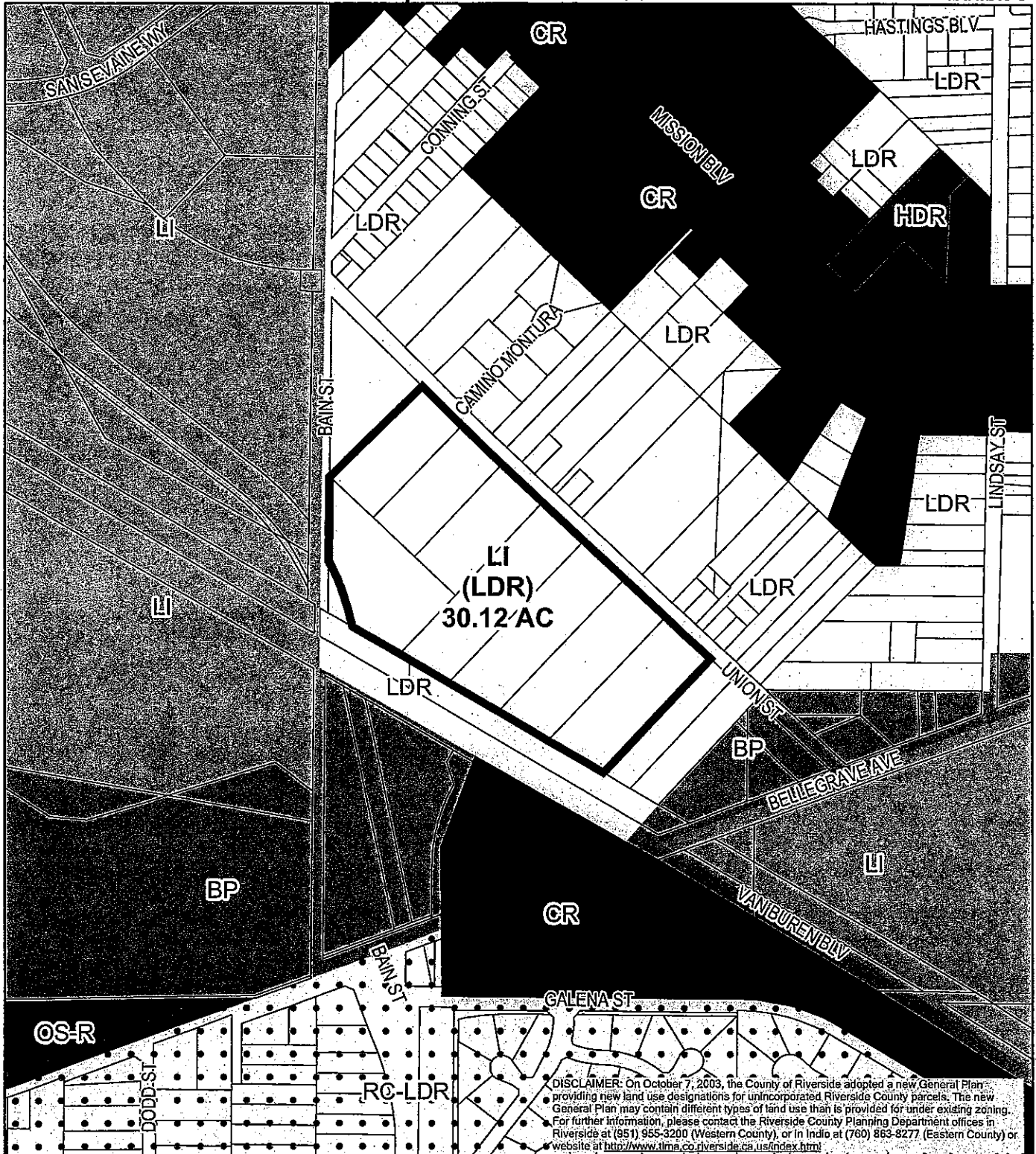
RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Glen Avon
 Township/Range: T2SR6W
 Section : 10



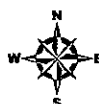
Assessors
 Bk. Pg. 170-32
 Thomas
 Bros. Pg. 684 A1





RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Glen Avon
Township/Range: T2SR6W
Section : 10

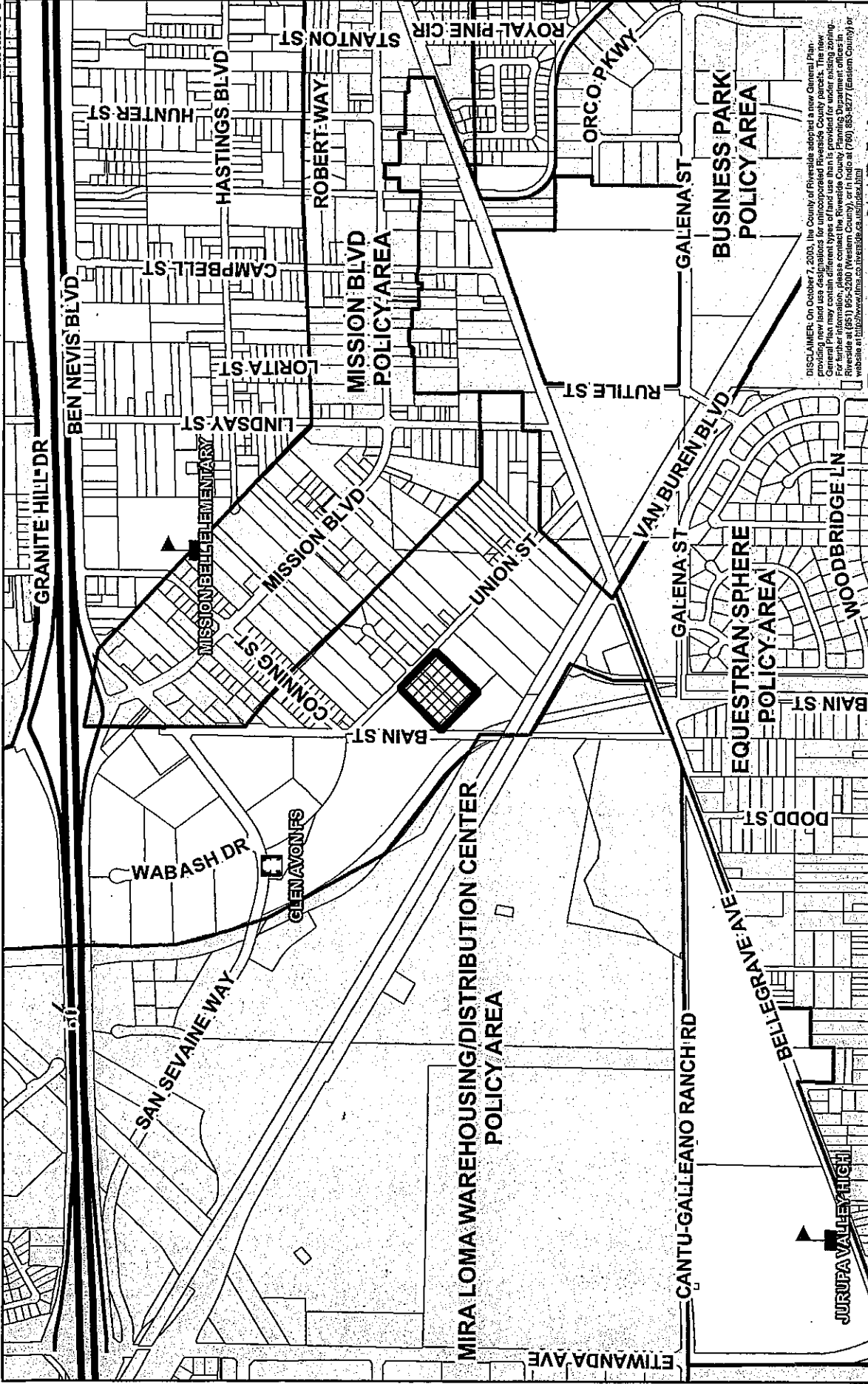


Assessors
Bk.Pg. 170-32
Thomas
Bros. Pg. 684 A1

Supervisor Tavaglione
District 2
Date Drawn: 4/09/09

CU-03552
POLICY AREAS

Planner: Jeffery Childers
Date: 5/13/09
Exhibit 8



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan, providing new and use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-5200 (Western County), or in Indio at (760) 853-8277 (Eastern County) or visitable at <http://info2.riverside.ca.gov/planinfo.aspx>

RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Glen Avon
Township/Range: T2SR6W
Section: 10

Assessors
Bk. Pg. 170-32
Thomas
Bros. Pg. 644 A7

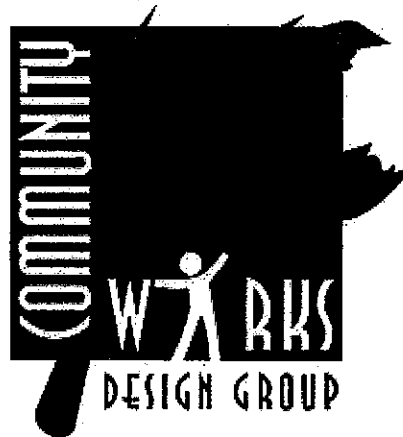


United Strategies Inc.

Conditional Use Permit #3552

Preliminary Plant Palette

Prepared By:



October 7th, 2008

CASE: CUP03552 AMD. 1
EXHIBIT: L-1 (SHEETS 1-9)
DATE: 6/9/09
PLANNER: C. Hinojosa

Landscape Concept

The landscape concept for the existing site along Union Street is first to enhance the visual appeal of the industrial site both along the frontage and as seen from Van Buren Boulevard. This is accomplished with large screening shrubs and trees along the back of the property. The frontage along Union Street is enhanced with decorative shrubs and groundcovers as well as shade trees and flowering trees.

The second objective of the landscape is to reduce the water consumption of the site while enhancing the aesthetics. This is accomplished with low water use shrubs and trees that are California friendly. The shrubs and trees are spaced for mature growth. All planter areas are to receive wood mulch to reduce moisture loss through the soil.

Overall, the concept is decorative while being water-wise and California friendly to enhance an existing industrial site.

Trees:



Chitalpa tashkentensis – Chitalpa

- Deciduous Tree 20-30 feet tall
- Light green leaves 4-5 inches long, 1 inch wide
- Clusters of Trumpet shaped flowers from late spring to fall
- Little to moderate water
- Sunset zones 3-25
- Full sun



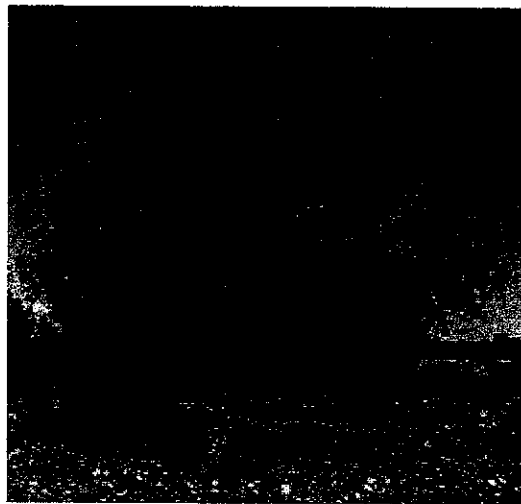
Eucalyptus polyanthemus – Silver Dollar Gum

- Evergreen tree 30-75 feet tall, 15-45 feet wide
- Gray-green, nearly round, 2-3 inch juvenile leaves
- Dark green mature leaves
- Little or no Water
- Sunset Zones 5, 6, 8-24, H1, H2
- Full sun



***Pinus canariensis* – Canary Island Pine**

- Evergreen tree 30-80 feet tall, 15-25 feet wide
- 2-6 ½ inch long dark green needles
- Little to moderate water
- Sunset zones 8, 9, 12-24
- Full sun



***Quercus suber* – Cork Oak**

- Evergreen tree 30-60 feet tall and wide
- Toothed, 3 inch oval, dark green glossy leaves
- ¾ -1 ½ inch long egg-shaped acorns
- Little to moderate water
- Sunset zones 5-7, 8-16, 18-24
- Full sun

Shrubs:



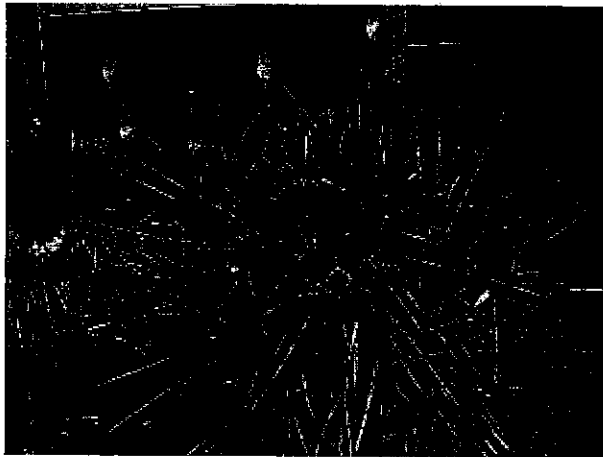
Eleagnus pungens - Silverberry

- Evergreen shrub 10-15 feet tall & wide
- 1-3 inch, wavy edged, grayish-green leaves have brown tinting
- ½ inch long oval fruit is red with rust dusting
- Little to regular water
- Sunset zones 4-24
- Full sun or partial shade



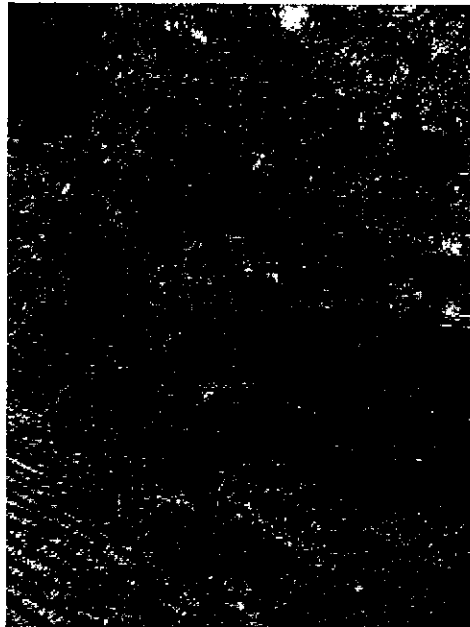
Grevillea noellii – Noel's Grevillea

- Evergreen shrub 4-5 feet tall & wide
- 1 inch narrow medium green leaves
- Clusters of pink and white flowers in spring
- Moderate water
- Sunset zones 8, 9, 12-24
- Full sun



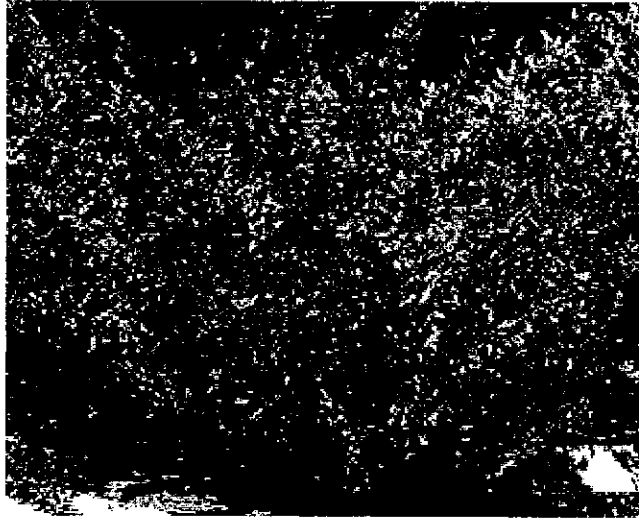
Kniphofia uvaria – Red Hot Poker

- Perennial shrub to 2 feet tall
- Leaves 1 inch wide, 2 feet long, Oblong flower heads on stems 3-3 ½ feet tall
- Coral-red buds open to deep yellow blossoms in summer
- Moderate to regular water
- Sunset zones 2-9, 12-24
- Full sun or partial shade



Lantana camara – Bush Lantana

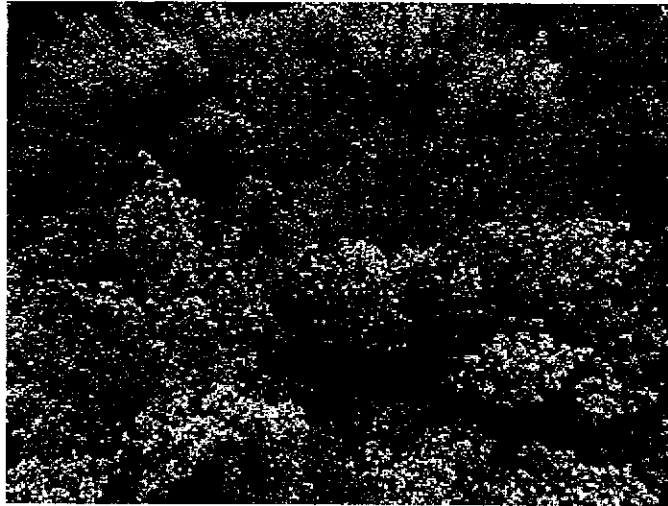
- Evergreen shrub 6 feet tall and wide
- Rough dark green leaves
- Yellow, orange or red flowers in 1-2 inch clusters throughout the year
- Moderate water
- Sunset zones 8-10, 12-24, H1, H2
- Full sun



Salvia greggii – Autumn Sage

- Evergreen or deciduous shrub 1-4 feet tall and wide
- Slender, hairy limbs closely set with glossy green, $\frac{3}{4}$ -1 $\frac{1}{4}$ inch long leaves
- Deep purplish-red to true red, $\frac{1}{4}$ -1 inch flowers throughout summer and fall
- Little to moderate water
- Sunset zones 8-24
- Full sun to partial shade

Groundcovers:



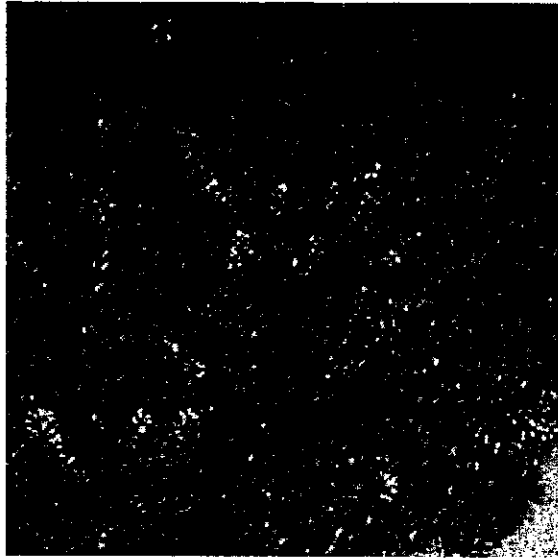
Baccharis pilularis – Dwarf Coyote Bush

- Evergreen shrub 8-24 inches high, 6 feet wide or more
- Small, toothed leaves closely set
- Little to moderate water
- Sunset zones 5-11, 14-24
- Full sun



Dalea greggii – Trailing Indigo Bush

- Evergreen shrub 1 ½ feet tall, 6 feet wide
- Pearl grey, finely divided leaves
- Lavender to purple flowers in spring and early summer
- Little to moderate water
- Sunset zones 10-13
- Full sun



Myoporum pacificum – Myoporum

- Evergreen shrub to 2 feet tall, 30 feet wide
- Medium green, 1 inch long oval leaves
- Small white flowers in summer
- Little to moderate water
- Sunset zones 16-24
- Full sun

**COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

Environmental Assessment (E.A.) Number: 41384
Project Case Type (s) and Number(s): Conditional Use Permit No. 3552
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1629
Contact Person: Jeffery Childers, Project Planner
Telephone Number: (951) 955-3626
Applicant's Name: United Strategies
Applicant's Address: 1881 Business Center, San Bernardino, CA 92408
Engineer's Name: IW Consulting Engineers
Engineer's Address: 3544 University Avenue, Riverside, CA 92501

I. PROJECT INFORMATION

A. Project Description:

Conditional Use Permit No. 3552 proposes to permit an existing trucking and equipment storage operation. The proposal consists of two single-story caretaker units, an office, and two structures for storage. The proposal also consists of six (6) parking spaces.

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

C. Total Project Area: 6.20 Gross Acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: 6.20	Lots: 2	Sq. Ft. of Bldg. Area:	Est. No. of Employees: 3
Other:			

D. Assessor's Parcel No(s): 170-320-013 and 170-320-014

E. Street References: Northerly of Van Buren Boulevard and easterly of Bain Street

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 10, Township 2 South and Range 6 West

Brief description of the existing environmental setting of the project site and its surroundings: The project site currently supports a trucking and equipment storage yard. The site has been developed for a number of years and includes a number of code violations for uses without planning permits.

Surrounding land uses including a uses similar to those proposed, intermingled with some single family residential.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements of the Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) general plan land use designation.
2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The project site is not located within a cell of the Multi-Species Habitat Conservation Plan (MSHCP); as such, the project was not required to be preserved or set aside per the MSHCP. The proposed project meets all applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed project is not located within any special hazard zone (including fault zone, high fire hazard area, dam inundation zone, etc.). The project site is subject to liquefaction and is susceptible to subsidence, which have been mitigated for as noted in the project conditions of approval. The proposed project has allowed for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety Element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The proposed project meets all other applicable Noise Element policies.
6. **Housing:** The proposed project meets all applicable Housing Element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

B. General Plan Area Plan(s): Jurupa Area Plan

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding:

1. **Area Plan(s):** N/A

2. **Foundation Component(s):** Community Development

3. **Land Use Designation(s):** Community Development: Low Density Residential to the north and east, Community Development: Business Park (CD:BP) and Community Development: Commercial Retail (CD:CR) to the south, and Community Development: Light Industrial (CD:LI) to the west

4. **Overlay(s):** N/A

5. **Policy Area(s):** Mira Loma Warehousing/Distribution Center Policy Area to the southwest and the Mission Boulevard Policy Area to the northeast.

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan:** N/A

2. **Specific Plan Planning Area, and Policies:** N/A

I. **Existing Zoning:** Light Agriculture (A-1) and One Family Dwelling (R-1)

J. **Proposed Zoning, if any:** Manufacturing-Service Commercial (M-SC)

K. **Adjacent and Surrounding Zoning:** One Family Dwelling (R-1) to the north and east, Rural Residential (R-R) to the west and Manufacturing-Service Commercial (M-SC) to the south

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Mandatory Findings of Significance |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier Negative Declaration (**EA41376**) pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier Negative Declaration (**EA41376**), (c) the proposed project will not result in any new significant environmental effects not identified in the earlier Negative Declaration (**EA41376**), (d) the proposed project will not substantially increase the

severity of the environmental effects identified in the earlier Negative Declaration (**EA41376**), (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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

Signature

Christian Hinojosa

Printed Name

September 9, 2009

Date

For Ron Goldman, Planning Director

Revised: 6/9/08

CONDITIONAL USE PERMIT Case #: CUP03552

Parcel: 170-320-014

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to permit an existing trucking and equipment storage operation. The proposal consists of two single-story caretaker units, an office, and two structures for storage. The proposal also consists of six (6) parking spaces.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 3552. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3552 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Conditional Use Permit No. 3552 Amended No. 1, dated June 9, 2009.

APPROVED EXHIBIT L = Preliminary Landscaping Plans (Sheets 1-2) for Conditional Use Permit No. 3552 Amended No. 1, dated June 9, 2009.

APPROVED EXHIBIT L-1 = Preliminary Landscaping Color Plant Palette Booklet and LS Concept Theory (Sheets 1-9) for Conditional Use Permit No. 3552 Amended No. 1, dated June 9, 2009.

APPROVED EXHIBIT W = Wall and Fencing Plan for Conditional Use Permit No. 3552 Amended No. 1, dated June 9, 2009.

CONDITIONAL USE PERMIT Case #: CUP03552

Parcel: 170-320-014

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 2 USE* - GIN VARY INTRO RECOMMND

The Conditional Use Permit proposes to permit and existing trucking and equipment storage operation. Additional paving is proposed as part of the conditional use permit submittal. Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT RECOMMND

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

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

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

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

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

10.BS GRADE. 7 USE-G2.5 2:1 MAX SLOPE RATIO RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

ADDITIONAL USE PERMIT Case #: CUP03552

Parcel: 170-320-014

10. GENERAL CONDITIONS

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

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

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

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

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

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

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

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

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

10.BS GRADE. 14 USE-G.3.1NO B/PMT W/O G/PMT RECOMMND

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

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

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

ADDITIONAL USE PERMIT Case #: CUP03552

Parcel: 170-320-014

10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 PAR - HAZMAT BEP RECOMMND

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

ADDITIONAL USE PERMIT Case #: CUP03552

Parcel: 170-320-014

10. GENERAL CONDITIONS

FIRE DEPARTMENT

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

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

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

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

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

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located at less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

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

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

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

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

ADDITIONAL USE PERMIT Case #: CUP03552

Parcel: 170-320-014

10. GENERAL CONDITIONS

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

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

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

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE XLOOD HAZARD REPORT DRAFT

Conditional Use Permit 03552 is a request to legalize an existing trucking and equipment storage operation on an approximately 6.2-acre site. The site is located in the Jurupa area on the south side of Union Avenue east of Bain Street

The construction of the District's San Sevaine Channel (Project No. 1-0-00050) has significantly reduced the flooding threat in this area. Surrounding developments and proposed street improvements along Union Avenue will provide the site additional protection from localized storm runoff. This case is being processed to comply with a code violation issued to this site and no additional structures are proposed at this time. The site naturally drains in a southerly direction and any grading proposed perpetuates this drainage pattern and runoff sheet flows toward proposed landscaping along the property line. Any impervious surface improvements proposed are minimized with the use of porous pavement and therefore a Water Quality Management Plan (WQMP) is not required.

CONDITIONAL USE PERMIT Case #: CUP03552

Parcel: 170-320-014

10. GENERAL CONDITIONS

10.FLOOD RI. 2 USE POROUS PAVEMENT

DRAFT

To mitigate the development's impact on water quality, porous pavement will be constructed at the locations shown on the exhibit. Should alternative impervious construction material be proposed, a review by the District shall be required.

10.FLOOD RI. 3 USE FLOOD HAZARD REPORT

RECOMMND

Conditional Use Permit 03552 is a request to legalize an existing trucking and equipment storage operation on an approximately 6.2-acre site. The site is located in the Jurupa area on the south side of Union Avenue east of Bain Street

The construction of the District's San Sevaine Channel (Project No. 1-0-00050) has significantly reduced the flooding threat in this area. Surrounding developments and proposed street improvements along Union Avenue will provide the site additional protection from localized storm runoff. However, a storm of unusual magnitude may still cause some damage.

A preliminary project-specific Water Quality Management Plan (WQMP) was submitted to the District for review. In order to mitigate the site's impact on water quality, an 8-foot wide, 3-foot deep gravel/sand filled infiltration trench with landscaping on the surface is proposed along the length of the southwesterly property line and along a portion of the southerly side of the site. While this proposal is acceptable to the District, the rock strip in the middle of the landscaping shall be a minimum of 5-foot wide. Any grading of the site shall be designed to direct flows to the water quality feature. These BMP features shall be shown on the grading plan. It should be noted that the site's natural soils infiltration rate is high and alternative mitigation features are possible. The engineer/applicant should contact the District's Plan Check Section to discuss the various BMP options available prior to starting any final design improvement plans.

10.FLOOD RI. 6 USE SUBMIT FINAL WQMP =PRELIM

RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for

ADDITIONAL USE PERMIT Case #: CUP03552

Parcel: 170-320-014

10. GENERAL CONDITIONS

10.FLOOD RI. 6

USE SUBMIT FINAL WQMP =PRELIM (cont.)

RECOMMND

discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:

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

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

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

10.FLOOD RI. 8

USE WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of

CONDITIONAL USE PERMIT Case #: CUP03552

Parcel: 170-320-014

10. GENERAL CONDITIONS

10.FLOOD RI. 8 USE WQMP ESTABL MAINT ENTITY (cont.) RECOMMND

improvement plans that will show the BMPs will depend on the selected maintenance entity.

PLANNING DEPARTMENT

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND RECOMMND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a

ADDITIONAL USE PERMIT Case #: CUP03552

Parcel: 170-320-014

10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

10.PLANNING. 3 USE - GEO02086 RECOMMND

County Geologic Report (GEO) No. 2086, submitted for this project (CUP03552) was prepared by LOR Geotechnical Group, Inc. (LOR) and is entitled: "Geologic Feasibility Investigation, Vanderhorst Properties, 9950 and 9930 Union Street, Unincorporated Glen Avon Area, Riverside County, California, Project No. 22560A.3", dated July 23, 2008. In addition, LOR Geotechnical Group, Inc. (LOR) prepared the following report:

"Response to County Review Sheet, for the County Geologic Report No. 2086, Geologic Feasibility Investigation, Vanderhorst Properties, 9950 and 9930 Union Street, Unincorporated Glen Avon Area, Riverside County, California, Project No. 22560A.31", dated September 30, 2008.

This additional report is now included as part of GEO No. 2086.

GEO No. 2086 concluded:

- 1.No potentially active fault is known to exist at the subject site.
- 2.Groundwater is not anticipated to adversely affect proposed development.
- 3.The liquefaction potential on the site is considered very low.
- 4.The potential for this site to be affected by seismically induced landslides and seiche/tsunami is considered negligible.

ADDITIONAL USE PERMIT Case #: CUP03552

Parcel: 170-320-014

10. GENERAL CONDITIONS

10.PLANNING. 3 USE - GEO02086 (cont.)

RECOMMND

5.Except for the potential for this site to be affected by strong seismic shaking, there is a low potential for this site to be affected by other secondary seismic hazards.

GEO No. 2086 recommended:

1.Any earthwork and/or grading which may be required for any future construction on this site should be performed in accordance with the applicable grading ordinances of the County of Riverside, the 2007 CBC and recommendations contained in the report.

2.Any proposed construction should be designed in accordance with all applicable seismic design provisions of the recently adopted California Building Code (CBC 2007).

3.Any proposed future construction on this site will require an Engineering Soils and/or and Engineering Geologic study based on the proposed construction.

GEO No. 2086 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2086 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 4 USE - LC RECLAIMED WATER

RECOMMND

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

10.PLANNING. 5 USE - LC VIABLE LANDSCAPING

RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Planning Department's Milestone 90 condition entitled "USE - LANDSCAPE/IRRIGATION INSTALLATION INSPECTIONS."

ADDITIONAL USE PERMIT Case #: CUP03552

Parcel: 170-320-014

10. GENERAL CONDITIONS

10.PLANNING. 6 USE - LC LANDSCAPING REVIEW/CO RECOMMND

All landscaping plans shall be prepared in accordance with Ordinance 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance 348, Section 18.12. Such plans shall be reviewed and approved by the Planning Department, the appropriate maintenance authority, and shall be in conformance with the PRELIMINARY/CONCEPTUAL LANDSCAPING plans

10.PLANNING. 8 USE - COMPLY WITH ORD./CODES RECOMMND

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

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

10.PLANNING. 9 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 10 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 13 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to no more than 3 trucks from the hours of 4:00 a.m to 7:00 am, normal business hours shall be from 7:00 a.m. to 10:00 p.m., Monday through Friday in order to reduce conflict with adjacent residential zones and/or land uses.

CONDITIONAL USE PERMIT Case #: CUP03552

Parcel: 170-320-014

10. GENERAL CONDITIONS

10.PLANNING. 14 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b),

6 Spaces provided
6 Spaces required

10.PLANNING. 15 USE - PERMIT SIGNS SEPARATELY RECOMMND

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

10.PLANNING. 17 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 23 USE - NO SECOND FLOOR RECOMMND

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

10.PLANNING. 24 USE - NO RESIDENT OCCUPANCY RECOMMND

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

ADDITIONAL USE PERMIT Case #: CUP03552

Parcel: 170-320-014

10. GENERAL CONDITIONS

10.PLANNING. 25 USE - MAINTAIN LICENSING RECOMMND

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

10.PLANNING. 27 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 55 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 75 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 28 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 33 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the

CONDITIONAL USE PERMIT Case #: CUP03552

Parcel: 170-320-014

10. GENERAL CONDITIONS

10.PLANNING. 33 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 34 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 35 USE - 90 DAYS TO PROTEST RECOMMND

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

10.PLANNING. 40 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 41 USE - 2ND DIST LS GUIDELINES RECOMMND

The permit holder shall comply with the intent of the "DESIGN AND LANDSCAPE GUIDELINES FOR DEVELOPMENT IN THE SECOND SUPERVISORIAL DISTRICT (Revised)", approved by the Board of Supervisors, September 15, 1998, and revised October 23, 1998.

10.PLANNING. 44 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in

CONDITIONAL USE PERMIT Case #: CUP03552

Parcel: 170-320-014

10. GENERAL CONDITIONS

10.PLANNING. 44 USE - BUSINESS LICENSING (cont.) RECOMMND

Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT RECOMMND

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

10.TRANS. 5 USE - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement tandards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 3 USE - LIFE OF THE PERMIT RECOMMND

The life of Conditional Use Permit No.3552 shall terminate on July 1, 2024. This permit shall thereafter be null and void and of no effect whatsoever.

ADDITIONAL USE PERMIT Case #: CUP03552

Parcel: 170-320-014

20. PRIOR TO A CERTAIN DATE

20.PLANNING.. 5 USE - EXPIRATION DATE-CUP/PUP

RECOMMND

This approval shall be used within two (2) years of the 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 two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

20.PLANNING. 8 USE - EXISTING STRUCTURE CHECK

RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

CONDITIONAL USE PERMIT Case #: CUP03552

Parcel: 170-320-014

60. PRIOR TO GRADING PRMT ISSUANCE

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

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

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

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

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

60.BS GRADE. 6 USE-G2.14OFFSITE GDG ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

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

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

ADDITIONAL USE PERMIT Case #: CUP03552

Parcel: 170-320-014

60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 10 USE IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

60.BS GRADE. 11 USE - ALTERNATIVE PAVEMENT

RECOMMND

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the

CONDITIONAL USE PERMIT Case #: CUP03552

Parcel: 170-320-014

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW (cont.) RECOMMND

engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS RECOMMND

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

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

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

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

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

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

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

ADDITIONAL USE PERMIT Case #: CUP03552

Parcel: 170-320-014

60. PRIOR TO GRADING PRMT ISSUANCE

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

requirements regarding the NPDES Construction General Permit.

60.PLANNING. 3 USE - PLNTLOGST RETAINED (1) RECOMMND

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

The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

60.PLANNING. 4 USE - PARCEL MERGR REQD (1) RECOMMND

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and aproved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 170-320-014 and 170-320-014. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval. The proposed parcel shall comply with the development standards of the Manufacturing-Service Commercial (M-SC) zone.

60.PLANNING. 18 USE - REQD APPLICATIONS (1) RECOMMND

No grading permits shall be issued until General Plan Amendment No. 859, and Change of Zone No. 7515 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the developement standards of the designation[s] and/or zone[s] ultimately applied to the property.

ADDITIONAL USE PERMIT Case #: CUP03552

Parcel: 170-320-014

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE

RECOMMND

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

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PLNTLGST CERTIFIED (2)

RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03552

Parcel: 170-320-014

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

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

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 USE SUBMIT FINAL WQMP

RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03552

Parcel: 170-320-014

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 USE - LC LANDSCAPING SECURITIE

RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the plantings and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

80.PLANNING. 2 USE - LC LANDSCAPE PLOT PLAN

RECOMMND

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

Landscaping and Irrigation Plot Plans shall be prepared consistent with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12.

ADDITIONAL USE PERMIT Case #: CUP03552

Parcel: 170-320-014

80. PRIOR TO BLDG PRMT ISSUANCE

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

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

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

80.PLANNING. 3 USE - LC LANDSCAPE PLOT PLAN A RECOMMND

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

80.PLANNING. 4 USE - LC LANDSCAPE INSPECTION RECOMMND

Prior to issuance of building permits, the permit holder shall deposit the prevailing DBF amount to cover the Initial, Six Month and One Year Landscape Inspections. In the event that no Landscape DBF case type is available through the County, then the applicant shall open and deposit sufficient funds into an FEE ONLY case type at the current prevailing, Board adopted, hourly rate. The amount of hours for the Initial, Six Month and One Year Landscape Inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Minor Plot Plan for Planting and Irrigation. This condition does not apply to front yard typicals and models.

80.PLANNING. 5 USE - LC PARKING/LNDSCPNG PLN RECOMMND

Prior to issuance of building permits, six (6) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department. The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Friendly

CONDITIONAL USE PERMIT Case #: CUP03552

Parcel: 170-320-014

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 USE - LC PARKING/LNDSCPNG PLN (cont.) RECOMMND

Landscaping, and Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein. The irrigation plan shall include a smart controller capable of adjusting watering schedule based on weather data. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

80.PLANNING. 6 USE - LC SPECIMEN TREES REQUIR RECOMMND

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

80.PLANNING. 11 USE - LIGHTING PLANS RECOMMND

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

80.PLANNING. 14 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 17 USE - MAXIMUM DWELLING UNITS RECOMMND

A maximum of one (1) dwelling unit is allowed under this permit.

80.PLANNING. 25 USE - PARCEL MERGR REQD (2) RECOMMND

Prior to the issuance of a building permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 170-320-014 and 170-320-013. The permit holder shall submit proof of recordation of the parcel merger to the Planning department within six (6) months of Planning Department approval. The proposed parcel shall comply with the development standard of the Manufacturing-Service

CONDITIONAL USE PERMIT Case #: CUP03552

Parcel: 170-320-014

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 25 USE - PARCEL MERGR REQD (2) (cont.) RECOMMND

Commercial (M-SC) zone.

This condition shall be considered MET if Condition Of Approval No. 60.PLANNING.4 is satisfied.

80.PLANNING. 26 USE - REQD APPLICATIONS (2) RECOMMND

No building permits shall be issued until General Plan Amendment No. 859 and Change of Zone No. 7515 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation(s) and/or zone(s) ultimately applied to the property.

80.PLANNING. 44 USE - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 45 USE- INDUSTRIAL HYGIENE CLEAR RECOMMND

A clearance letter from Office of Environmental Health-Industrial Hygiene Division shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated May 21, 2008.

TRANS. DEPARTMENT

80.TRANS. 4 USE - R-O-W DEDICATION 1 RECOMMND

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

Sufficient public street right-of-way along Union Street shall be conveyed for public use to provide for a 39 foot half-width right-of-way.

80.TRANS. 6 USE - STREETLIGHTS - L&LMD RECOMMND

The project proponent shall submit to the Transportation Department L&LMD No. 89-1-C Administrator the following:

CONDITIONAL USE PERMIT Case #: CUP03552

Parcel: 170-320-014

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 USE - STREETLIGHTS - L&LMD (cont.) RECOMMND

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

80.TRANS. 15 USE - STREETLIGHT PLAN 1 RECOMMND

A separate street light plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

80.TRANS. 16 USE - LANDSCAPING COMM/IND RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Union Street and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans.

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

ADDITIONAL USE PERMIT Case #: CUP03552

Parcel: 170-320-014

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE*G4.3PAVING INSPECTIONS RECOMMND

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

FIRE DEPARTMENT

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

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

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

(EXISTING BUILDINGS OVER 3600 SQUARE FEET)

Install a complete fire sprinkler system per NFPA 13 2002 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

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

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

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in

ADDITIONAL USE PERMIT Case #: CUP03552

Parcel: 170-320-014

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 3 USE-#27-EXTINGUISHERS (cont.)

RECOMMND

public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION

RECOMMND

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

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

90.FLOOD RI. 3 USE IMPLEMENT WQMP

RECOMMND

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

90.FLOOD RI. 4 USE BMP MAINTENANCE & INSPECT

RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect

ADDITIONAL USE PERMIT Case #: CUP03552

Parcel: 170-320-014

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 4 USE BMP MAINTENANCE & INSPECT (cont.) RECOMMND

and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - LC LNDSCP/IRRIG INSTALL RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITIES and LANDSCAPE INSPECTION DEPOS," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety.

90.PLANNING. 2 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

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

90.PLANNING. 13 USE - LIGHTING PLAN COMPLY RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03552

Parcel: 170-320-014

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15 USE - NO ROOF EQUIPMENT RECOMMND

Roof-mounted equipment for residential units shall not be permitted within the project site.

90.PLANNING. 17 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 22 USE - EXISTING STRUCTURES RECOMMND

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

90.PLANNING. 24 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

90.PLANNING. 27 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 28 USE - PARKING DUST TREATMENT RECOMMND

The parking and driveway areas shall be improved with a base of decomposed granite compacted to a minimum thickness of three (3) inches, or with an equivalent treatment, such as non-toxic chemical soil stabilization, to prevent the emission of fugitive dust and/or blowsand.

TRANS DEPARTMENT

90.TRANS. 1 USE - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending

CONDITIONAL USE PERMIT Case #: CUP03552

Parcel: 170-320-014

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 USE - IMP PLANS (cont.) RECOMMND

a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

90.TRANS. 3 USE - OFF-SITE INFO RECOMMND

The off-site rights-of-way required for said access road shall be accepted to vest title in the name of the public if not already accepted.

90.TRANS. 5 USE - SIGNING & STRIPING RECOMMND

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

90.TRANS. 7 USE - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 8 USE STREETLIGHT AUTHORIZATION RECOMMND

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

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 9 USE - STREET LIGHTS INSTALL RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03552

Parcel: 170-320-014

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 USE - STREET LIGHTS INSTALL (cont.) RECOMMND

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

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

90.TRANS. 11 USE - UTILITY PLAN RECOMMND

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

90.TRANS. 12 USE - UTILITY INSTALL RECOMMND

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

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

90.TRANS. 13 USE - LANDSCAPING COMM/IND RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation

CONDITIONAL USE PERMIT Case #: CUP03552

Parcel: 170-320-014

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 13 USE - LANDSCAPING COMM/IND (cont.)

RECOMMND

Department. Landscaping shall be improved within Union Street.

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

90.TRANS. 14 USE - PART-WIDTH

RECOMMND

Union Street along project boundary is a paved County maintained road designated as an Industrial Collecotr Road and shall be improved with 46' part-width AC pavement, (28' on the project side and 18' on opposite side of the centerline), 6" concrete curb and gutter and 6' sidewalk (on the project side), and match up asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by the Transportation Department within a 69' full-width dedicated right-of-way (39' on project side and 30' on opposite side) in accordance with County Standard No. 111. (Modified for right-of-way.)

NOTE: 1. A 6' sidewalk shall be constructed adjacent to the curb line within the 11' parkway.

2. Construct a two-way left turn lane on the southerly proposed driveway, on Union Street, to acquire adequate safe left turn movements as approved by the Transportation Department.

3. Construct transition AC pavement tapering for acceleration and deceleration lane and join existing AC pavement to the north and south project boundaries as approved by the Transportation Department.

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

UNITED STRATEGIES, INC.
PRINTED NAME OF APPLICANT

Anna Hendrix for UNITED STRATEGIES INC
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

PRINTED NAME OF PROPERTY OWNER(S)

SEE ATTACHED AUTHORIZATION
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 170-320-013 & 014

Section: 19 & 10 Township: 2S Range: 6W

Approximate Gross Acreage: 6.20

General location (nearby or cross streets): North of Van Buren Blvd, South of Union St, East of Bellegrave Ave, West of Bain St

Thomas Brothers map, edition year, page number, and coordinates: 2005 Edition, Page 648, Section A-1

COMPREHENSIVE PROJECT REVIEW
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: August 29, 2007

TO:

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

Jurupa Unified School Dist.
Jurupa CSD
SCE
Southern California Gas
RWQCB-Santa Ana
South Coast Air Quality Management Dist.
EIC "Attachment A"
California Dept of Fish & Game
U.S. Fish & Wildlife Service
U.S. Postal Service
Bureau of Land Management
Soboba Indian Tribe
Pechanga Indian Tribe
Jurupa Cultural Center

CONDITIONAL USE PERMIT NO. 3552 – EA41384 – Applicant: United Strategies, Inc. – Engineer/Representative: IW Consulting Engineers, Inc. – Second Supervisorial District – Glen Avon Zoning District – Jurupa Area Plan – Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) – Location: Northerly of Van Buren Boulevard and Easterly of Bain Street – 6.20 Gross Acres – Zoning: Light Agriculture (A-1) and One-Family Dwellings (R-1) – **REQUEST:** The conditional use permit proposes to legalize existing trucking and equipment storage operations within a 6.20 gross acre lot. There are nine (9) existing structures within the subject project boundary. APN(s): 170-320-013, and 014 – Related Cases: GPA00859, CZ07517, CV062571, CV062572, CV062624, CV062625

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR Meeting on September 20, 2007**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Andrew Gonzalez**, Project Planner, at (951) 955-2137 or email at angonzal@RCTLMA.org / MAILSTOP# 1070.

COMMENTS:

FILE COPY

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



Department of **Public Health**
Riverside County Community Health Agency

Date: January 29, 2008

To: Andrew Gonzalez
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, California 92502
Fax: (951) 955-3157

From: Steven T. Uhlman, REHS, CIH, JD
Public Health Program Chief
Department of Public Health
Office of Industrial Hygiene
P.O. BOX 7600
Riverside, California 92513-7600
Phone: (951) 358-5050

Report written by: Leah McNamara
Industrial Hygienist I

Report Reviewed by: Steven D. Hinde, REHS, CIH 
Senior Industrial Hygienist

Project Reviewed: CUP 3552

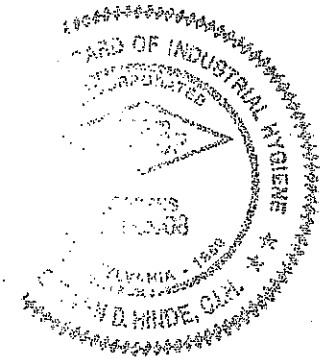
Reference Number: 96272

Applicant: Anna Hendrix
United Strategies INC.
1902 Orange Tree Lane, Suite 200
Redlands, CA 92374

Noise Consultant: RK ENGINEERING GROUP, INC.
3991 MacArthur Blvd., Ste. 310
Newport Beach, CA 92660

Review Stage: First Review

Information Provided: "Vanderhorst Trucking Acoustical Study, Riverside, California."
JN: 1575-2007-01; dated January 11, 2008.



Noise Standards:

For Stationary Noise Sources:

A. Standards:

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

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

B. Requirement for Determination of Community Noise Impact:

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

- v. For modeling purposes, receivers are assumed to be positioned at the property line boundary at an elevation of five feet off the ground.
- vi. Terrain conditions for modeling noise propagation: Assumptions regarding ground effects, atmospheric absorption and other forms of noise attenuation must be fully justified.

Findings:


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

Recommendations:

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

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).
2. All vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.
3. Truck and operations are to be limited to daytime hours (7:00 am to 10:00 pm.).
4. Reduce truck noise by minimizing engine idling time.
5. All noise generating equipment should be enclosed as much as practical.



A  Sempra Energy company

Southern California Gas Company
1981 W. Lugonia Avenue
Redlands, CA 92374-9720

Mailing Address:
PO Box 3003, SC8031
Redlands, CA 92373-0306

September 13, 2007

**Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409**

Attention: Andrew Gonzalez

Re: CONDITIONAL USE PERMIT NO. 3552 – EA 41384

Thank you for the opportunity to review your plans for the above-referenced project. We have no comments or recommendations to submit on this particular development project.

If you need any additional information, please call John D. Gomez at (909) 335-7655.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dennis Grimaud".

Dennis Grimaud
Technical Specialist
South Inland Region



September 20, 2007

To: Andrew Gonzalez
Project Planner

From: Steven Hinde, CIH, REHS
Senior Industrial Hygienist

RE: Project case number/title: CUP 3552

1. A noise study is required to address the stationary (commercial) noise standard. Facility-related noise, **as projected to any portion of any surrounding property containing a "habitable dwelling, hospital, school, library or nursing home"**, must not exceed the following worst-case noise levels.

a. 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).

b. 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard)

2. Our Department (Office of Industrial Hygiene) must receive, review and approve an acoustical report (as listed above).

3. The applicant shall pay review fees to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

Please contact Steve Hinde if you have any questions.



Mission:

Educate and communicate the rich heritage of Soboba peoples; Lead and assist individuals, organizations and communities in understanding the needs and concerns of Native American monitoring of traditional sites; Advocate Native American participation in state agencies and boards; Advocate legislation and enforcement of laws affecting Native American peoples and protecting historical and archaeological resources.

September 11, 2007

Attn: Andrew Gonzalez
Riverside County
P.O. Box 1409
Riverside, Ca 92502

Re: Permit No. 3552

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project(s) has been assessed through our Cultural Resource Department, where it was concluded that the project area falls within the bounds of our Tribal Traditional Use Area.

Soboba Band of Luiseño Indians is requesting the following:

1. Further consultation with Native American Tribes.
2. Copies of archeological and/or cultural resource documentation.

If you have any questions or concerns please do not hesitate to contact me at the following number 951-487-8268.

[SPECIAL NOTE (for projects other than cell towers): *If* this project is associated with a city or county specific plan or general plan action it is subject to the provisions of SB18-Traditional Tribal Cultural Places (law became effective January 1, 2005) and will require the city or county to participate in formal, government-to-government consultation with the Tribe. If the city or county are your client, you may wish to make them aware of this requirement. By law, they are required to contact the Tribe.]

Sincerely,

A handwritten signature in black ink, appearing to read "Erica Helms", written over the word "Sincerely,".

Erica Helms
Soboba Cultural Resource Department
Phone 951-487-8268
Cell 951-663-8333
ehelms@soboba-nsn.gov

COMPREHENSIVE PROJECT REVIEW
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: August 29, 2007

RECEIVED
AUG 31 2007

TO:

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

Jurupa Unified School Dist.
Jurupa CSD
SCE
Southern California Gas
RWQCB-Santa Ana
South Coast Air Quality Management Dist.
EIC "Attachment A"
California Dept of Fish & Game
U.S. Fish & Wildlife Service
U.S. Postal Service
Bureau of Land Management
Soboba Indian Tribe
Pechanga Indian Tribe
Jurupa Cultural Center

BY: HL.....

CONDITIONAL USE PERMIT NO. 3552 - EA41384 - Applicant: United Strategies, Inc. - Engineer/Representative: IW Consulting Engineers, Inc. - Second Supervisorial District - Glen Avon Zoning District - Jurupa Area Plan - Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) - Location: Northerly of Van Buren Boulevard and Easterly of Bain Street - 6.20 Gross Acres - Zoning: Light Agriculture (A-1) and One-Family Dwellings (R-1) - **REQUEST:** The conditional use permit proposes to legalize existing trucking and equipment storage operations within a 6.20 gross acre lot. There are nine (9) existing structures within the subject project boundary. APN(s): 170-320-013, and 014 - Related Cases: GPA00859, CZ07517, CV062571, CV062572, CV062624, CV062625

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR Meeting on September 20, 2007**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Andrew Gonzalez**, Project Planner, at (951) 955-2137 or email at angonzal@RCTLMA.org / **MAILSTOP# 1070**.

COMMENTS: Jurupa Community Services District provides water and sewer services to the above referenced assessors parcel numbers. See attached customer history data. Thankyou.

DATE: 9/5/07

SIGNATURE: Lydia Popow

PLEASE PRINT NAME AND TITLE: Lydia Popow Development/Engineering Representative

TELEPHONE: (951) 685-7434 x 140

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

Jurupa Community Services District

CUSTOMER HISTORY FOR 1300-3

AS OF: 09-05-07

 MAILING ADDRESS: 5930 NATCHEZ RD, RIVERSIDE, CA 92509

BRUCE VANDERHORST BILL STATUS: RB MTR SZ: 3/4" WTR RATE: VON=0.55
 5930 UNION ST CUST STATUS: A CLASS : 0 SRATE: 20.60 X 1.0
 HOME PH: 951 681-4477 STRT DT: 10-26-05 OWNER DEPOSIT:\$ 0.00
 MTR#: 9923729 ROUTE # 335 AR BAL:\$ 0.00

TR. DATE	RD DT	READ	CONS	WTR	CHG	SWR	MISC	TOTAL	BALANCE
08-20-07	PYMT							-82.63	0.00
08-08-07	07-31R	1958	59	62.03	20.60		0.00	82.63	82.63
07-24-07	PYMT							-110.07	0.00
07-11-07	07-03R	1899	83	89.47	20.60		0.00	110.07	110.07
06-26-07	PYMT							-112.65	0.00
06-13-07	06-06R	1816	85	92.05	20.60		0.00	112.65	112.65
06-01-07	PYMT							-85.84	0.00
05-09-07	05-01R	1731	62	65.24	20.60		0.00	85.84	85.84
04-07-07	PYMT							-74.07	0.00
04-01-07	04-03R	1669	51	53.47	20.60		0.00	74.07	74.07
03-23-07	PYMT							-63.28	0.00
03-14-07	03-07R	1618	38	42.68	20.60		0.00	63.28	63.28
02-26-07	PYMT							-67.33	0.00
02-14-07	02-02R	1580	43	46.73	20.60		0.00	67.33	67.33
01-25-07	PYMT							-52.75	0.00
01-10-07	01-04R	1537	25	32.15	20.60		0.00	52.75	52.75
12-20-06	PYMT							-71.38	0.00
12-13-06	12-06R	1512	48	50.78	20.60		0.00	71.38	71.38
11-17-06	PYMT							-81.56	0.00
11-08-06	11-01R	1464	58	60.96	20.60		0.00	81.56	81.56
10-19-06	PYMT							-87.98	0.00
10-11-06	10-04R	1406	64	67.38	20.60		0.00	87.98	87.98
09-21-06	PYMT							-170.70	0.00
09-13-06	09-05R	1342	130	150.10	20.60		0.00	170.70	170.70
08-15-06	PYMT							-132.00	0.00
08-09-06	08-01R	1212	100	111.40	20.60		0.00	132.00	132.00
07-19-06	PYMT							-113.94	0.00
07-12-06	07-05R	1112	86	93.34	20.60		0.00	113.94	113.94
06-26-06	PYMT							-116.52	0.00
06-14-06	06-07R	1026	88	95.92	20.60		0.00	116.52	116.52
05-18-06	PYMT							-59.68	0.00
05-10-06	05-01R	938	38	42.68	20.60		0.00	63.28	59.68
04-23-06	ADJMNT			SEWER CHARGE				-3.60	-3.60
04-01-06	PYMT							-52.75	0.00
04-02-06	04-04R	900	25	32.15	20.60		0.00	52.75	52.75
03-14-06	PYMT							-63.28	0.00
03-08-06	02-28R	875	38	42.68	20.60		0.00	63.28	63.28
02-21-06	PYMT							-59.23	0.00
02-08-06	01-31R	837	33	38.63	20.60		0.00	59.23	59.23

0-12-05	10-03R	3740	31	37.01	0.00	0.00	37.01	37.01
0-11-05	PYMT						-42.68	0.00
09-14-05	09-07R	3709	38	42.68	0.00	0.00	42.68	42.68
08-31-05	PYMT						-28.19	0.00
08-10-05	08-08R	3671	21	28.91	0.00	0.00	28.91	28.19
07-27-05	PYMT						-90.00	-0.72
07-13-05	07-07R	3650	28	34.58	0.00	2.57	37.15	89.28
06-08-05	06-02R	3622	17	25.67	0.00	2.41	28.08	52.13
05-11-05	05-04R	3605	15	24.05	0.00	0.00	24.05	24.05
05-05-05	PYMT						-22.40	0.00
04-13-05	04-04R	3590	12	22.40	0.00	0.00	22.40	22.40
03-25-05	PYMT						-4.66	0.00
03-09-05	02-28R	3578	3	17.45	0.00	0.00	17.45	4.66
03-08-05	ADJMNT		-19	WATER USE ADJ			-12.79	-12.79
03-03-05	PYMT						-33.14	0.00
02-10-05	PYMT						-18.00	33.14
02-09-05	02-02R	3594	24	31.34	0.00	1.80	33.14	51.14
01-12-05	01-07R	3570	4	18.00	0.00	0.00	18.00	18.00
01-05-05	PYMT						-20.20	0.00
ACCOUNTS RECEIVABLE BALANCE AS OF: 01/04/05								20.20

lpopow

Jurupa Community Services District

CUSTOMER HISTORY FOR 1577-2

AS OF: 09-05-07

 MAILING ADDRESS: 5930 NATCHEZ RD, RIVERSIDE, CA 92509

BRUCE VANDERHORST BILL STATUS: RB MTR SZ: 1" WTR RATE: VON=0.55
 950 UNION ST CUST STATUS: A CLASS : 0 SRATE: 20.60 X 1.0
 HOME PH: 951 681-4477 STRT DT: 10-20-99 OWNER DEPOSIT:\$ 0.00
 MTR#: 95365763 ROUTE # 335 AR BAL:\$ 0.00

TR. DATE	RD DT	READ	CONS	WTR CHG	SWR	MISC	TOTAL	BALANCE
08-20-07	PYMT						-74.13	0.00
08-08-07	07-31R	7299	38	53.53	20.60	0.00	74.13	74.13
07-24-07	PYMT						-115.76	0.00
07-11-07	07-03R	7261	79	95.16	20.60	0.00	115.76	115.76
06-26-07	PYMT						-212.51	0.00
06-13-07	06-06R	7182	154	191.91	20.60	0.00	212.51	212.51
06-01-07	PYMT						-73.32	0.00
05-09-07	05-01R	7028	37	52.72	20.60	0.00	73.32	73.32
04-07-07	PYMT						-81.42	0.00
04-01-07	04-03R	6991	47	60.82	20.60	0.00	81.42	81.42
03-23-07	PYMT						-71.70	0.00
03-14-07	03-07R	6944	35	51.10	20.60	0.00	71.70	71.70
02-26-07	PYMT						-98.83	0.00
02-14-07	02-02R	6909	64	78.23	20.60	0.00	98.83	98.83
01-25-07	PYMT						-75.75	0.00
01-10-07	01-04R	6845	40	55.15	20.60	0.00	75.75	75.75
12-20-06	PYMT						-92.41	0.00
12-13-06	12-06R	6805	58	71.81	20.60	0.00	92.41	92.41
11-17-06	PYMT						-105.25	0.00
11-08-06	11-01R	6747	70	84.65	20.60	0.00	105.25	105.25
10-19-06	PYMT						-92.41	0.00
10-11-06	10-04R	6677	58	71.81	20.60	0.00	92.41	92.41
09-21-06	PYMT						-138.98	0.00
09-13-06	09-05R	6619	97	118.38	20.60	0.00	138.98	138.98
08-15-06	PYMT						-102.04	0.00
08-09-06	08-01R	6522	67	81.44	20.60	0.00	102.04	102.04
07-19-06	PYMT						-114.47	0.00
07-12-06	07-05R	6455	78	93.87	20.60	0.00	114.47	114.47
06-26-06	PYMT						-144.14	0.00
06-14-06	06-07R	6377	101	123.54	20.60	0.00	144.14	144.14
05-18-06	PYMT						-70.53	0.00
05-10-06	05-01R	6276	38	53.53	20.60	0.00	74.13	70.53
04-23-06	ADJMNT						-3.60	-3.60
04-01-06	PYMT						-80.61	0.00
04-02-06	04-04R	6238	46	60.01	20.60	0.00	80.61	80.61
03-14-06	PYMT						-104.18	0.00
03-08-06	02-28R	6192	69	83.58	20.60	0.00	104.18	104.18
02-21-06	PYMT						-73.32	0.00
02-08-06	01-31R	6123	37	52.72	20.60	0.00	73.32	73.32

COMPREHENSIVE PROJECT REVIEW
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

76
684-A-1
Clear/d

DATE: August 29, 2007

TO:

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

Jurupa Unified School Dist.
Jurupa CSD
SCE
Southern California Gas
RWQCB-Santa Ana
South Coast Air Quality Management Dist.
EIC "Attachment A"
California Dept of Fish & Game
U.S. Fish & Wildlife Service
U.S. Postal Service
Bureau of Land Management
Soboba Indian Tribe
Pechanga Indian Tribe
Jurupa Cultural Center

COUNTY OF RIVERSIDE
WASTE MANAGEMENT
07 AUG 31 PM 1:15

CONDITIONAL USE PERMIT NO. 3552 – EA41384 – Applicant: United Strategies, Inc. – Engineer/Representative: IW Consulting Engineers, Inc. – Second Supervisorial District – Glen Avon Zoning District – Jurupa Area Plan – Community Development: Low Density Residential (CD:LDR) (1/2 Acre minimum) – Location: Northerly of Van Buren Boulevard and Easterly of Bain Street – 6.20 Gross Acres – Zoning: Light Agriculture (A-1) and One-Family Dwellings (R-1) – **REQUEST:** The conditional use permit proposes to legalize existing trucking and equipment storage operations within a 6.20 gross acre lot. There are nine (9) existing structures within the subject project boundary. APN(s): 170-320-013, and 014 – Related Cases: GPA00859, CZ07517, CV062571, CV062572, CV062624, CV062625

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR Meeting on September 20, 2007**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Andrew Gonzalez**, Project Planner, at (951) 955-2137 or email at angonzal@RCTLMA.org / MAILSTOP# 1070.

COMMENTS: *No Comments*

DATE: 9/6/07

SIGNATURE: 

PLEASE PRINT NAME AND TITLE: Ryan Ross Planner

TELEPHONE: 951-486-3351

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

COMPREHENSIVE PROJECT REVIEW
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: August 29, 2007

TO:

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

Jurupa Unified School Dist.
Jurupa CSD
SCE
Southern California Gas
RWQCB-Santa Ana
South Coast Air Quality Management Dist.
EIC "Attachment A"
California Dept of Fish & Game
U.S. Fish & Wildlife Service
U.S. Postal Service
Bureau of Land Management
Soboba Indian Tribe
Pechanga Indian Tribe
Jurupa Cultural Center

CONDITIONAL USE PERMIT NO. 3552 – EA41384 – Applicant: United Strategies, Inc. – Engineer/Representative: IW Consulting Engineers, Inc. – Second Supervisorial District – Glen Avon Zoning District – Jurupa Area Plan – Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) – Location: Northerly of Van Buren Boulevard and Easterly of Bain Street – 6.20 Gross Acres – Zoning: Light Agriculture (A-1) and One-Family Dwellings (R-1) – **REQUEST:** The conditional use permit proposes to legalize existing trucking and equipment storage operations within a 6.20 gross acre lot. There are nine (9) existing structures within the subject project boundary. APN(s): 170-320-013, and 014 – Related Cases: GPA00859, CZ07517, CV062571, CV062572, CV062624, CV062625

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR Meeting on September 20, 2007**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Andrew Gonzalez**, Project Planner, at (951) 955-2137 or email at angonzal@RCTLMA.org / **MAILSTOP# 1070**.

COMMENTS: PLEASE SEE ATTACHED

DATE: 8/31/07

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: FRANK GUERRERO, ASSISTANT TO THE G.M.

TELEPHONE: 951-361-2090

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



Jurupa Area Recreation and Park District

4810 Pedley Road ♦ Riverside, CA 92509 ♦ (951) 361-2090 ♦ Fax (951) 361-2095

www.jarpd.org

August 31, 2007

Andrew Gonzalez, Project Planner
Riverside County Planning Department
9th Floor, CAC – P.O. Box 1409
Riverside, CA 92502-1409

RE: CUP NO. 3552 – EA41384

After reviewing the above referenced project, we have determined that this project will not have any impacts to the Jurupa Area Recreation and Park District, with respect to Riverside County's Ordinance No. 460 (Quimby Fees) or to any of our Community Trails.

Because this is a commercial development within the boundaries of this District, it should be conditioned for the following requirement:

- JARPD District-Wide Community Facilities District (CFD #2006 – 1 – AB 1600)

Because the Jurupa Area Recreation and Park District has Landscape Maintenance District responsibilities for developments within our jurisdictional boundaries, if the developer is contemplating the use of a Landscape Maintenance District, they are required to be conditioned as such and make contact with the Jurupa Area Recreation and Park District to work out said details.

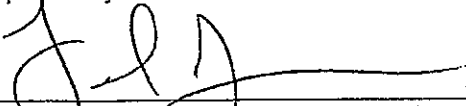
It appears that this project may have an impact to a Regional Trail of Riverside County. The developer needs to contact the Riverside County Open Space District to determine if there will be any impacts to their trails.

If you have any questions or comments, please feel free to contact me at 951-361-2090.

Through:

DAN RODRIGUEZ, General Manager
Jurupa Area Recreation and Park District

Prepared by:


FRANK GUERRERO, Assistant to the General Manager
Jurupa Area Recreation and Park District

XC: JARPD Board of Directors
Dan Rodriguez, JARPD General Manager
File

General Manager
Dan Rodriguez

Office Manager
Julie Paniagua

Board of Directors

Robert M. Hernandez ♦ Lee Parde ♦ Jim Real ♦ Larry Riddle ♦ Sheryl Schmidt

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 the project shown below:

CONDITIONAL USE PERMIT NO. 3552 – No Further Environmental Documentation Required – Applicant: United Strategies, Inc. – Engineer/Representative: IW Consulting Engineers, Inc. – Second Supervisorial District – Glen Avon Zoning District – Jurupa Area Plan – Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) – Location: Northerly of Van Buren Boulevard and easterly of Bain Street – 6.20 Gross Acres – Zoning: Light Agriculture (A-1) and One-Family Dwellings (R-1) – **REQUEST:** The Conditional Use Permit proposes to permit an existing trucking and equipment storage operation. The proposal consists of two (2) single-story caretaker units, an office, and two (2) structures for storage. The proposal also consists of six (6) parking spaces – APN(s): 170-320-013 & 014. (Quasi-Judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: September 30, 2009
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Jeff Childers, at 951-955-3626 or e-mail jchilder@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

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

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/7/09.

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

APN (s) or case numbers CUPO3552 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

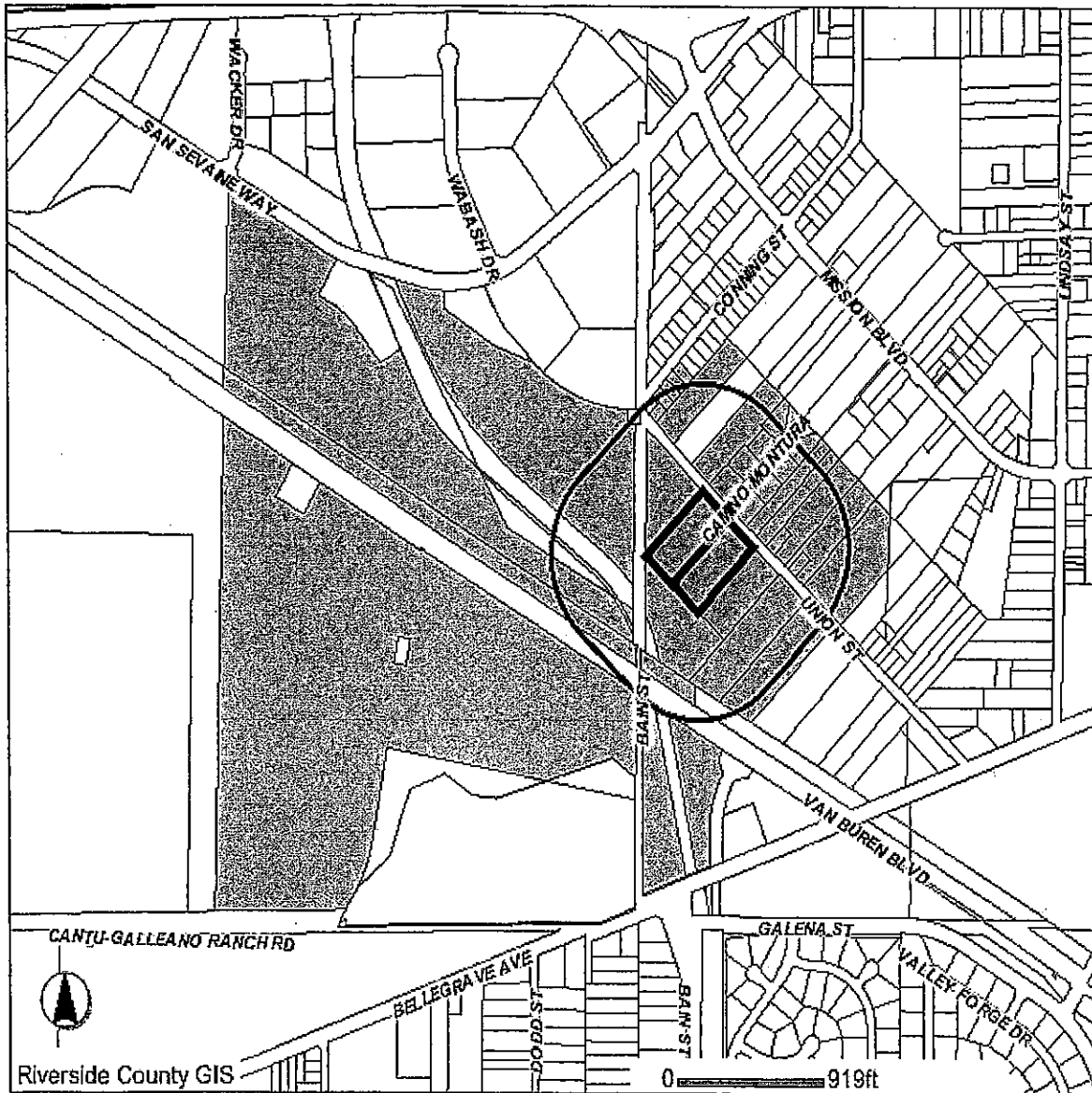
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 4/8/09 *[Signature]*
FFPICES 10/7/09

600 feet buffer



Selected parcel(s):

- 156-210-005 156-210-006 156-210-078 156-210-082 156-210-087 156-210-093 170-220-006
- 170-220-007 170-220-008 170-220-009 170-220-011 170-220-012 170-220-014 170-220-016
- 170-220-017 170-220-018 170-220-019 170-220-020 170-220-021 170-220-022 170-220-023
- 170-220-024 170-220-025 170-220-026 170-220-027 170-220-028 170-220-029 170-220-030
- 170-230-001 170-230-002 170-230-003 170-320-010 170-320-011 170-320-012 170-320-013
- 170-320-014 170-320-015 170-320-018 170-330-001 170-330-026 170-330-027

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...04/7/2009



APN: 156210005 ASMT: 156210005
JURUPA COMMUNITY SERVICES DIST
8621 JURUPA RD
RIVERSIDE CA 92509

APN: 156210006 ASMT: 156210006
UNION PACIFIC RR CO
REGIONAL MANAGER OF PROPERTY TAXES
1700 FARNAM ST NO 105-FL
OMAHA NE 68102

APN: 156210078 ASMT: 156210078
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

APN: 156210082 ASMT: 156210082
~~UNION PACIFIC RAILROAD CO
C/O UNION PAC RAILROAD CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102~~

APN: 156210087 ASMT: 156210087
TRAILER TRAIN CO
101 N WACKER DR
CHICAGO IL 60606

APN: 156210093 ASMT: 156210093
GONSALVES & SANTUCCI INC
5141 COMMERCIAL CIR
CONCORD CA 94520

APN: 170220006 ASMT: 170220006
TRINIDAD DELGADO
4350 CONNING ST
RIVERSIDE CA. 92509

APN: 170220007 ASMT: 170220007
JOSE LUIS SOTO
4360 CONNING ST
RIVERSIDE CA. 92509

APN: 170220008 ASMT: 170220008
ARMANDO G FLORES
4370 CONNING ST
RIVERSIDE CA. 92509

APN: 170220009 ASMT: 170220009
MAGDALENO BIBIAN
ISIDRO VIVIAN
4380 CONNING ST
RIVERSIDE CA. 92509

APN: 170220011 ASMT: 170220011
YOLANDA CASTANO
9997 UNION AVE
RIVERSIDE CA. 92509

APN: 170220012 ASMT: 170220012
JORGE A ALVARADO
MARIA J ALVARADO
5045 DODD ST
MIRA LOMA CA 91752

APN: 170220014 ASMT: 170220014
ADOLPH L LYONS
PATRICIA F LYONS
CLAUDE LYONS
C/O CLAUDE LYONS
P O BOX 126
TOPOCK AZ 86436

APN: 170220016 ASMT: 170220016
JAMES D ROWE
DEANNA L ROWE
9931 UNION AVE
RIVERSIDE CA. 92509

APN: 170220017 ASMT: 170220017
TOMAS MEDINA
ALBERTA MEDINA
9927 UNION AVE
RIVERSIDE CA. 92509

APN: 170220018 ASMT: 170220018
MARIA E ALVAREZ
9921 UNION AVE
RIVERSIDE CA. 92509

APN: 170220019 ASMT: 170220019
AURORA MARGARITA DIAZ
P O BOX 3634
RIVERSIDE CA 92519

APN: 170220020 ASMT: 170220020
MARIA J ALVARADO
9999 UNION AVE
RIVERSIDE CA. 92509

APN: 170220021 ASMT: 170220021
JACQUELINE MARIE CHANNER
P O BOX 526
BLOOMINGTON CA 92316

APN: 170220022 ASMT: 170220022
JAVIER HERNANDEZ
ARACELI HERNANDEZ
4389 CAMINO MONTURA
RIVERSIDE CA. 92509

APN: 170220023 ASMT: 170220023
DEUTSCHE BANK NATL TRUST CO
3815 S WEST TEMPLE
SALT LAKE CITY UT 84115

APN: 170220024 ASMT: 170220024
GILBERT GUTIERREZ
SUSAN C GUTIERREZ
4343 CAMINO MONTURA
RIVERSIDE CA. 92509

APN: 170220025 ASMT: 170220025
AMADOR T SANDOVAL
4321 CAMINO MONTURA
RIVERSIDE CA. 92509

APN: 170220026 ASMT: 170220026
REGULO JIMENEZ
4310 CAMINO MONTURA
RIVERSIDE CA. 92509

APN: 170220027 ASMT: 170220027
FERMIN RIVERA
4320 CAMINO MONTURA
RIVERSIDE CA. 92509

APN: 170220028 ASMT: 170220028
JACKIE L KASINGER
4344 CAMINO MONTURA
RIVERSIDE CA. 92509

APN: 170220029 ASMT: 170220029
RUDY ALCANTAR
P O BOX 8530
MORENO VALLEY CA 92552

APN: 170220030 ASMT: 170220030
ERNESTO CARLOS
4390 CAMINO MONTURA
RIVERSIDE CA. 92509



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

East Sierra and Inland Deserts, Reg. 6
California State Dept. of Fish & Game
3602 Inland Empire Blvd., # C220
Ontario, CA 91764

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

ATTN: Division Manager
Ecological Service,
U.S. Fish & Wildlife Service
6010 Hidden Valley Rd.
Carlsbad, CA 92011

Jurupa Community Service District
11201 Harrell St
Mira Loma, CA 91752

Jurupa Mountains Cultural Center
7621 Granite Hill Dr.
Riverside, CA 92509-1202

ATTN: Pam Lauzon & Janet Dewhirst
Jurupa Unified School District
4850 Pedley Rd.
Riverside, CA 92509-3966

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

Palm Springs Field Station
Bureau of Land Management,
U.S. Department of the Interior
1201 Bird Center Dr.
Palm Springs, CA 92262

Pechanga Indian Reservation Council
P.O. Box 1477
Temecula, CA 93593

Processing & Distribution Center,
U.S. Postal Service
1900 W. Redlands Blvd.
San Bernardino, CA 92403-9997

ATTN: Executive Officer
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

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

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

United Strategies, Inc.
1902 Orange Tree Lane, Suite 200
Redlands, CA 92374

IW Consulting Engineers
3544 University Ave.
Riverside, CA 92501

Bruce K. Vanderhost
5930 Natchez Rd.
Riverside, CA 92509



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

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

EA 41384, Conditional Use Permit No. 3552

Project Title/Case Numbers

Christian Hinojosa

County Contact Person

951-955-0972

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

United Strategies, Inc.

Project Applicant

1881 Business Center, San Bernardino, CA 92408

Address

In the Glen Avon community of the Jurupa Area Plan of Western Riverside County; more specifically, southerly of Union Street, easterly of Bain Street, and northerly of Bellegrove Avenue.

Project Location

The Conditional Use Permit proposes to permit an existing trucking and equipment storage operation. The proposal consists of two single-story caretaker units, an office, and two structures for storage. The proposal also consists of six (6) parking spaces.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on September 30, 2009, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$64.00). Mitigation measures WERE made a condition of the approval of the project.
Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

Signature

Project Planner

Title

January 13, 2010

Date

Date Received for Filing and Posting at OPR: _____

DM/rj

Revised 8/25/2009

Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA41384 ZCFG04752

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0709664

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

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

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

Received from: UNITED STRATEGIES INC \$64.00
paid by: RC 1787
paid towards: CFG04752 CALIF FISH & GAME: DOC FEE
CFG FOR EA41384
at parcel #:
appl type: CFG3

By _____ Jun 14, 2007 10:57
PSEMPLE posting date Jun 14, 2007

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

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

Additional info at www.rctlma.org