

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

701B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 17, 2011

SUBJECT: PLOT PLAN NO. 24538 / VARIANCE NO. 1870 (FAST TRACK NO. 2009-07) –
Intent to Adopt a Mitigated Negative Declaration – Applicant: Vista Pacifica Enterprises –
Engineer/Representative: Interactive Design – Second Supervisorial District – Rubidoux Zoning
District – Jurupa Area Plan: Community Development: Medium Density Residential (CD: MDR)
(2 – 5 Dwelling Units per Acre) – Location: Southerly of Humble Street and easterly of Pacific
Avenue – 0.29 Gross Acre – Zoning: Multiple Family Dwellings (R-2) – **REQUEST:** The Plot
Plan proposes a 3,444 square foot affordable, employer-based, child day care center for up to
50 children. The Variance is a proposal to allow 4 of the 7 parking spaces to use the driveway
providing direct access to a street to be located closer than the required 30 foot setback from
the front property line.

RECOMMENDED MOTION:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL
ASSESSMENT NO. 42314**, based on the findings incorporated in the initial study, and the
conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **PLOT PLAN NO. 24538**, subject to the attached conditions of approval, and
based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **VARIANCE NO. 1870**, based upon the findings and conclusions incorporated in
the staff report.

Greg Neal, Deputy Director for
Carolyn Syms Luna
Planning Director

Initials:
CSL:vc

(continued of attached page)

REVIEWED BY EXECUTIVE OFFICE

DATE

Departmental Concurrence

Jennifer Sargent

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

Prev. Agn. Ref.

District: Second

Agenda Number:

16.1

BACKGROUND: The Plot Plan will permit a facility to care for children 12 years of age and under, and operate 12 hours a day, from 6:00 A.M. to 6:00 P.M., Monday through Friday. The project will provide 4,148 square feet (33%) of landscaping area and 7 parking spaces. The site currently consists of an existing 2,916 square foot single family residence to be used for a child day care center, and existing 528 square foot detached garage/storage building to be used for an after-school day care center.

The Variance is a proposal to allow 4 of the 7 proposed parking spaces to be located on the driveway/aisleway that provides direct access to a street located closer than 30 feet from the property line at the right-of-way, as identified in Ordinance No. 348, Section 18.12. g.(a).1(*Layout Design Standards – Location of Parking Area*).

Ordinance No. 348, Section 18.12. a.(2).b), (*Number of Required Parking Spaces*) identifies that "day care centers, including nurseries and pre-schools" require 1 parking space for every 500 square feet of gross floor area. Based on the indicated 3,444 square feet of gross floor area, a minimum of 7 parking spaces are required. Parking space numbers 1, 2, 5 and 6 will encroach into the 30 foot setback by as much as 18 feet.

Agenda Item No.:
Area Map: Jurupa
Zoning District: Rubidoux
Supervisory District: Second
Project Planner: Christian Hinojosa
Board of Supervisors: February 8, 2011

PLOT PLAN NO. 24538, VARIANCE NO. 1870
(Fast Track No. 2009-07)
E.A. No.: 42314
Applicant: Vista Pacifica Enterprises
Engineer/Representative: Interactive Design

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Plot Plan No. 24538 proposes a 3,444 square foot affordable, employer-based, child day care center for up to 50 children from infant-12 years of age, open 12 hours a day from 6:00 A.M. to 6:00 P.M. Monday through Friday with 4,148 square feet (33%) of landscaping area and 7 parking spaces on a 0.29 gross (0.27 net) acre site. The site currently consists of an existing 2,916 square foot single family residence (day care center) and a 528 square foot detached garage and storage building (after-school child day care center) that will be permitted and redeveloped.

Variance No. 1870 is a proposal to allow parking spaces on driveways providing direct access to a street be located closer than 30 feet from the property line at the right-of-way identified in Ordinance No. 348, Section 18.12. g.(a).1; which will allow the project to meet the parking requirements of Ordinance No. 348, Section 18.12. a.(2).b), day care centers, including nurseries and pre-schools. Specifically, proposed parking spaces 1, 2, 5 and 6 encroach into the 30 foot distance limit by 18 feet. These parking spaces are needed to conform to the required 1 parking space per 500 square feet of gross floor area. The project is proposing 3,444 square feet of gross floor area that requires 7 parking spaces.

The project site is located in the Community of Rubidoux of the Jurupa Area Plan in Western Riverside County; more specifically, southerly of Humble Street and easterly of Pacific Avenue.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing Land Use (Ex. #1): | Single family residence |
| 2. Surrounding Land Use (Ex. #1): | Single family residences to the north and east, convalescent home to the south and a place of worship to the west. |
| 3. Existing Zoning (Ex. #2): | Multiple Family Dwellings (R-2) |
| 4. Surrounding Zoning (Ex. #2): | Multiple Family Dwellings (R-2) to the north, south and east and General Residential (R-3) to the west. |
| 5. General Plan Land Use (Ex. #5): | Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units per Acre) |
| 6. Surrounding General Plan Land Use (Ex. #5): | Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units per Acre) to the north, south and east and Community Development: High Density Residential (CD: HDR) (8 - 14 Dwelling Units per Acre) to the west. |
| 7. Project Data: | Total Acreage: 0.29 Gross / 0.27 Net
Total Existing Number of Buildings: 2 |

Total Existing Building Area: 3,444 Square Feet
Total Proposed Parking Spaces: 7

8. Environmental Concerns:

See attached Environmental Assessment No. 42314

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42314**, based on the findings incorporated in the initial study, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **PLOT PLAN NO. 24538**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **VARIANCE NO. 1870**, based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units per Acre) land use designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Multiple Family Dwellings (R-2) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the provisions of the 2004 Compatibility Land Use Plan for the Flabob Airport.
4. The proposed project is compliant with the adopted policies and objectives of the Jurupa Valley Redevelopment Project Area (JVPA).
5. The public's health, safety and general welfare are protected through project design.
6. The proposed project is compatible with the present and future logical development of the area.
7. The proposed project will not preclude reserve design for the Western Riverside Multi-Species Habitat Conservation Plan (MSCHP).
8. 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: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units per Acre) on the Jurupa Area Plan.

2. The proposed use, child day care center, is consistent with the Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units per Acre) land use designation on the basis that the General Plan's Community Development: Residential Area Plan Land Use Designations state: *"Residential land uses accommodate not only a wide variety of housing types and land use designs, but also an assortment of public uses such as churches, schools, parks, **day-care centers**, libraries, and other cultural and civic uses that serve as a crucial support element for neighborhoods and communities and help establish focus and identity."* (emphasis added)
3. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units per Acre) to the north, south and east and Community Development: High Density Residential (CD: HDR) (8 - 14 Dwelling Units per Acre) to the west.
4. The zoning for the subject site is Multiple Family Dwellings (R-2).
5. The proposed use, child day care center, is a permitted use, subject to approval of a plot plan in the Multiple Family Dwellings (R-2) zone, as indicated in Ordinance No. 348, Section 7.1. B. 10.
6. The proposed use, child day care center, is in conformance with the development standards set forth in the Multiple Family Dwellings (R-2) zone.
7. The project site is surrounded by properties which are zoned Multiple Family Dwellings (R-2) to the north, south and east and General Residential (R-3) to the west.
8. Within the vicinity of the proposed project there is single family residences to the north and east, convalescent home to the south and a place of worship to the west.
9. The approval of this variance would not constitute a grant of special privileges that are inconsistent with the limitations upon other properties in the vicinity. The Variance is required so that proposed parking space numbers 1, 2, 5 and 6 would be consistent with the distance limit from the property line at the right-of-way of Ordinance No. 348, Section 18.12. g.(a).1. in order to meet the parking requirements of Ordinance No. 348, Section 18.12. a.(2).b), day care centers, including nurseries and pre-schools. The existing 3.37 acre convalescent home (with 150 feet of front parcel width along Pacific Avenue by 707 feet of parcel depth) to the south and 2.22 acre place of worship (with 257 feet of front parcel width along Pacific Avenue by 419 feet of parcel depth) to the west that surround the 0.29 acre project site (with 75 feet of front parcel width along Pacific Avenue by 140 feet of parcel depth) are substantially larger in size providing those properties the opportunity to meet the parking requirements of Ordinance No. 348, Section 18.12. a.(2).b). The limited size of the parcel is such that, proposed parking spaces 1, 2, 5 and 6 encroach into the 30 foot distance limit from the property line at the right-of-way by 18 feet to meet the required parking spaces of 1 parking space per 500 square feet of gross floor area. Therefore, the variance provides privileges enjoyed by other properties in the vicinity under the same parking ordinance.
10. The Redevelopment Development Agency (RDA) has reviewed the proposed project and has determined that the project is compliant with the adopted policies and objectives of the Jurupa Valley Redevelopment Project Area (JVPA).

11. The project site is located within Airport Compatibility Zone E of the Flabob Airport Influence Area. On July 21, 2010, the project was reviewed by the Riverside County Airport Land Use Commission (ALUC) staff and was found to be consistent with the 2004 Flabob Airport Land Use Compatibility Plan.
12. This project is not located within a Criteria Area of the Western Riverside Multi-Species Habitat Conservation Plan.
13. Environmental Assessment No. 42314 identified the following potentially significant impacts:
 - a. Cultural Resources
 - b. Hazards & Hazardous Materials
 - c. Noise

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.

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. The boundaries of the Mt. Palomar Lighting Ordinance No. 655;
 - b. A City of Sphere of Influence;
 - c. The SKR Fee Area (Ordinance No. 663.10);
 - d. An Agriculture Preserve;
 - e. A WRCMSHCP Criteria Cell;
 - f. A General Plan Policy Area;
 - g. A designated High Fire Area;
 - h. A County Fault Zone;
 - i. A FEMA Flood Zone;
 - j. An Area Drainage Plan Area; or,
 - k. A Dam Inundation Area.
3. The project site is located within:
 - a. The Boundaries of the Jurupa Area Plan;
 - b. The WRMSHCP Fee Area (Ordinance No. 810);
 - c. A Development Impact Fee Area (Ordinance No. 659);
 - d. The Rubidoux Community Services District;
 - e. A Circulation Element Right-Of-Way (Arterial 128' ROW);
 - f. The Jurupa Valley Redevelopment Project Area (JVPA);
 - g. The Flabob Airport Influence Area Zone E;
 - h. An area of High Paleontological Potential (High A);
 - i. An area of Moderate Liquefaction Potential;
 - j. An area Susceptible to Ground Subsidence; and,
 - k. The boundaries of the Jurupa Unified School District.

4. The subject site is currently designated as Assessor's Parcel Number 177-221-015.
5. This project was filed with the Planning Department on May 3, 2010.
6. This project was reviewed by the Land Development Committee 1 time on the following date May 3, 2010.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$19,492.97.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
PP24538 VAR01870 FTA2009-07
VICINITY/POLICY AREAS**

Supervisor Tavaglione
District 2

Date Drawn: 12/21/10
Vicinity Map



Zoning Area: Rubidoux
Township/Range: T2SR5W
Section: 8

Assessors Bk. Pg. 177-22
Thomas Bros. Pg. 685 B1
Edition 2009



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

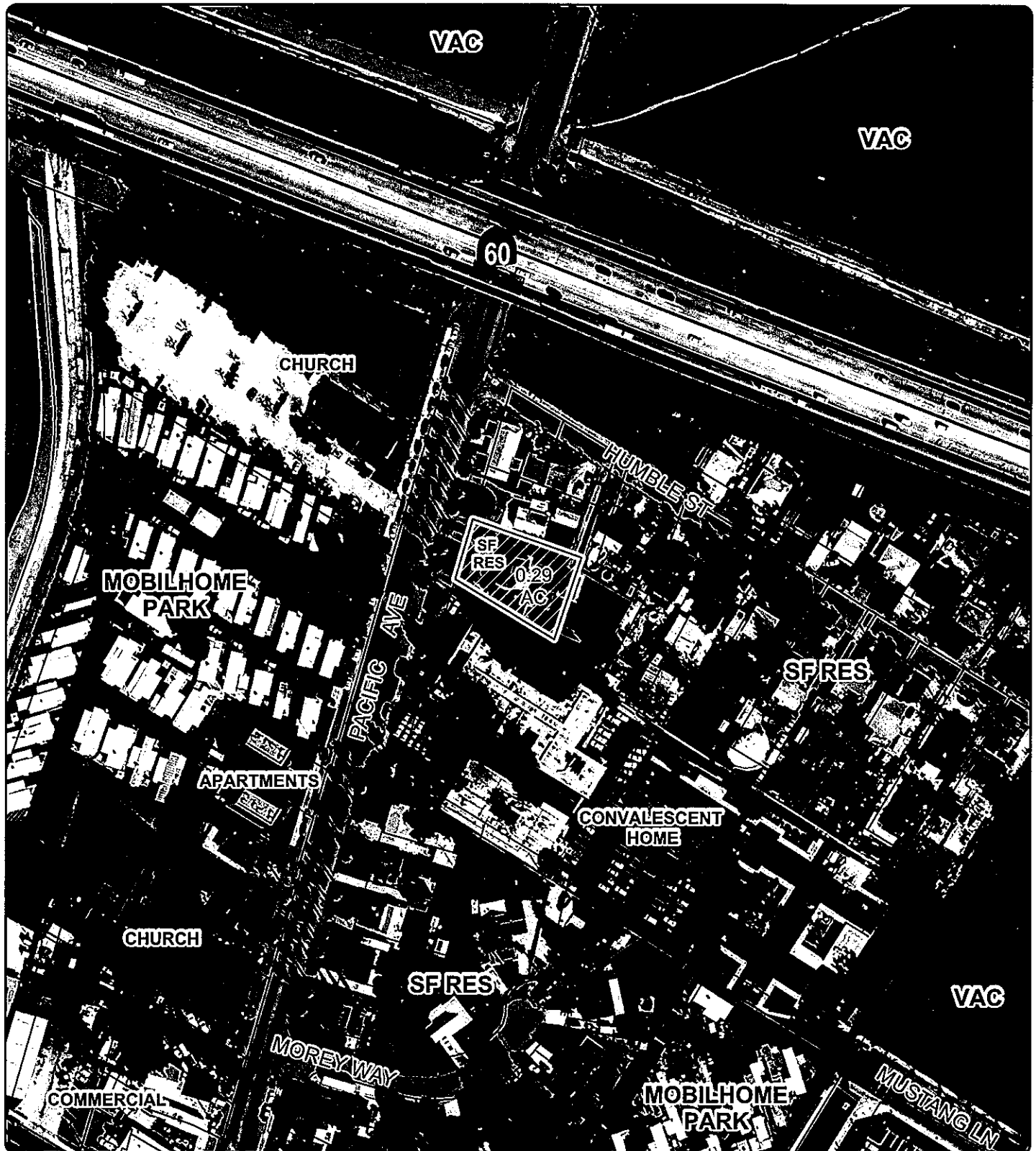
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP24538 VAR01870 FTA2009-07

Supervisor Tavaglione
District 2

LAND USE

Date Drawn: 12/21/10
Exhibit 1



Zoning Area: Rubidoux
Township/Range: T2SR5W
Section: 8



Assessors Bk. Pg.177-22
Thomas Bros. Pg. 685 B1
Edition 2009

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0 50 100 200 300 400
Feet

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP24538 VAR01870 FTA2009-07

EXISTING ZONING

Supervisor Tavaglione
District 2

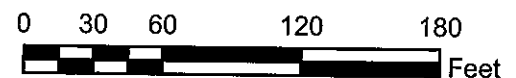
Date Drawn: 12/21/10
Exhibit 2



Zoning Area: Rubidoux
Township/Range: T2SR5W
Section: 8

Assessors Bk. Pg.177-22
Thomas Bros. Pg. 685 B1
Edition 2009

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RIVERSIDE COUNTY PLANNING DEPARTMENT

PP24538 VAR01870 FTA2009-07

EXISTING GENERAL PLAN

Supervisor Tavaglione
District 2

Date Drawn: 12/21/10
Exhibit 5



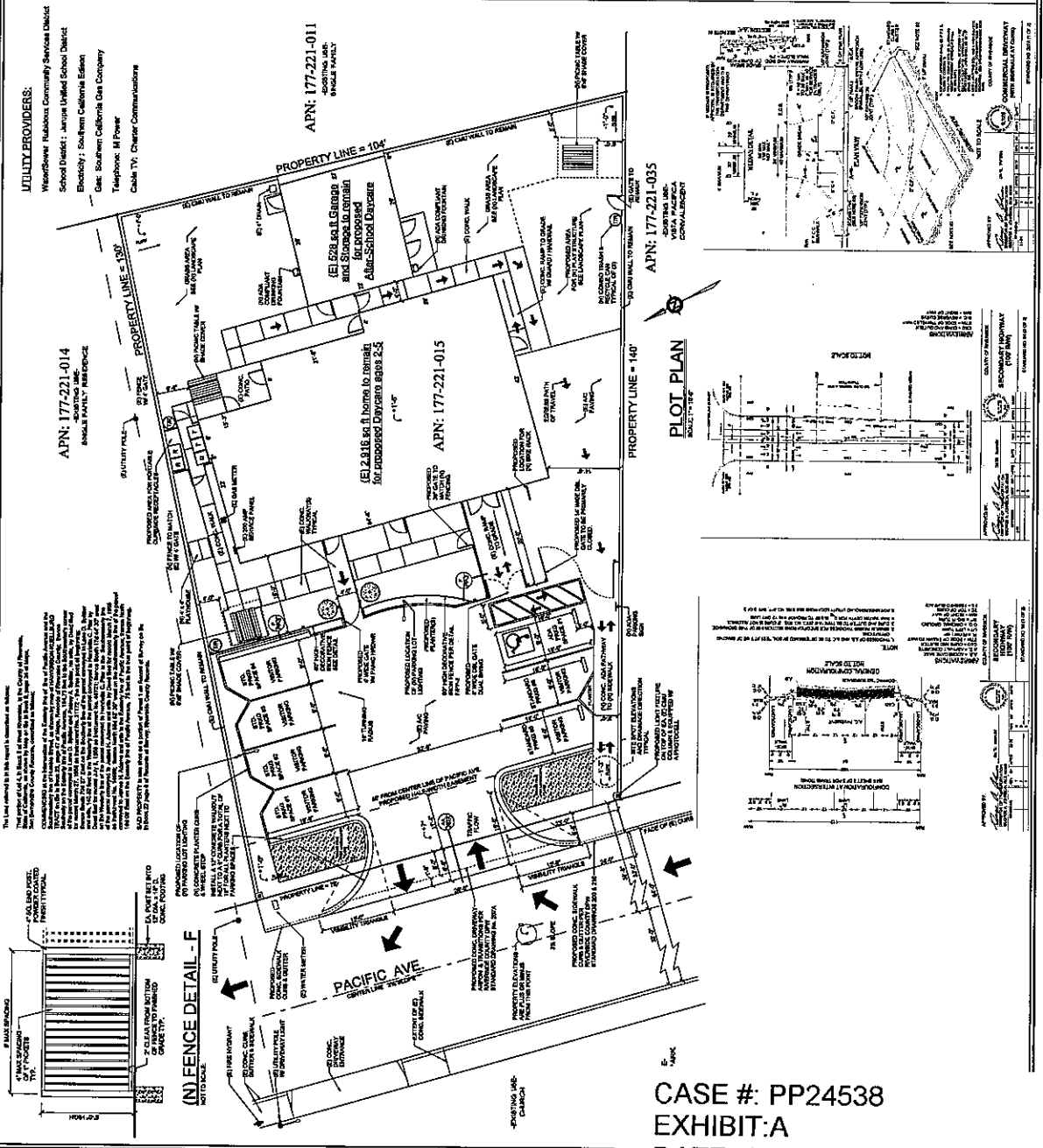
Zoning Area: Rubidoux
Township/Range: T2SR5W
Section: 8

Assessors Bk. Pg.177-22
Thomas Bros. Pg. 685 B1
Edition 2009

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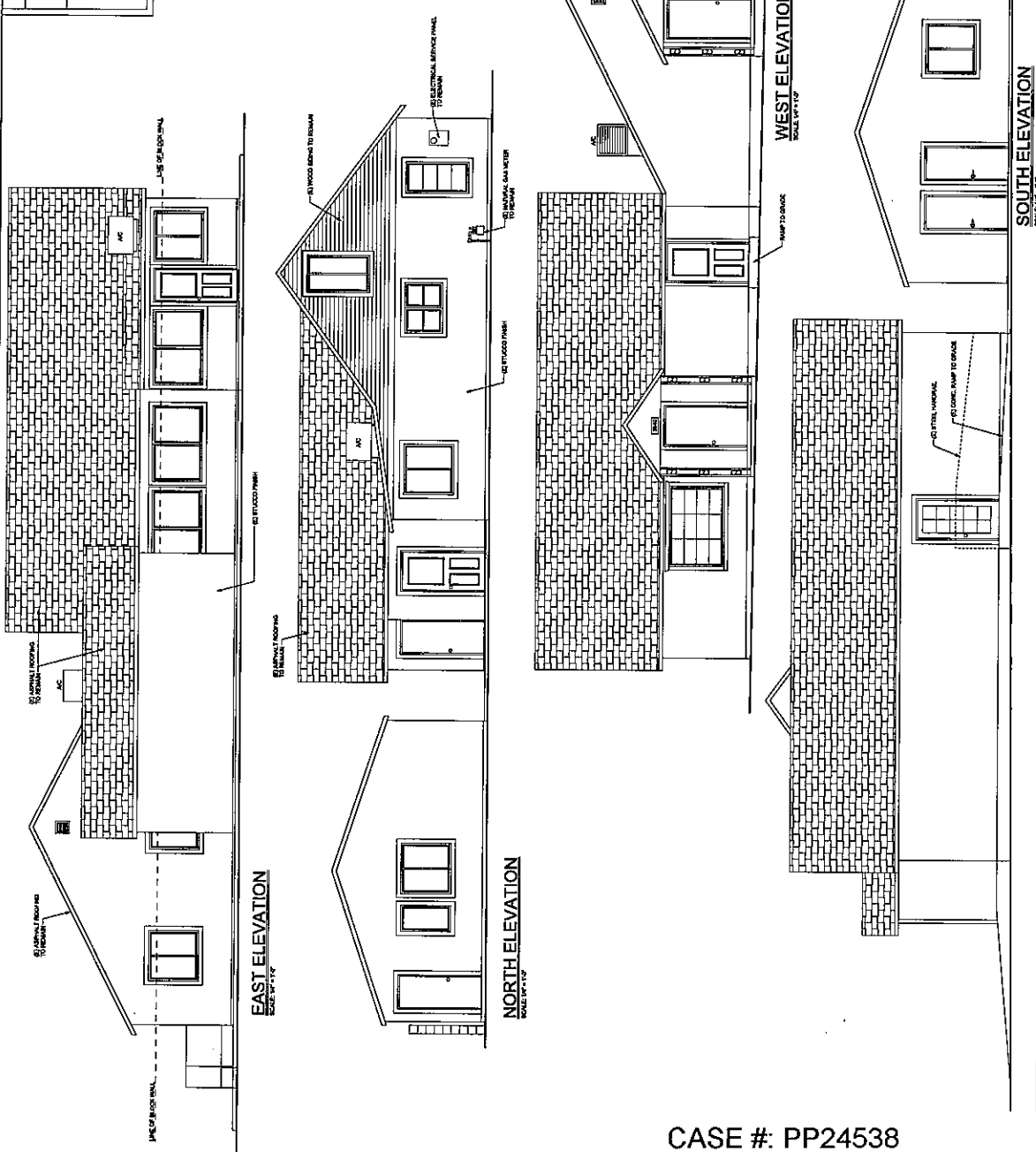
0 30 60 120 180
Feet

PROJECT DATA:		Site Add: 3640 Pacific Ave. Riverside, CA. 92509
Owner:	Dr. Al Branswell 15600 Diamond Pl. Yucaipa, CA. 92399	
Designer:	Interactive Design Ray Van Pelt 1151 Hubbard Ave. Escondido, CA. 92027 P: (619) 434-1172 F: (619) 432-8522	
PROPERTY AREAS:		<p>GROSS AREAS: 29 ACRES 12,932 S.F. NET AREAS: 27 ACRES 11,750 S.F.</p> <p>PROPERTY COVERAGE:</p> <p>HOUSE AREA: 2,916 S.F. = 23% DETACHED: 528 S.F. = 4% (E) DETACHED BLDG. 528 S.F. = 26% (E) PAVED AREAS: 3,284 S.F. = 14% (N) PAVED AREAS: 1,750 S.F. = 14% LANDSCAPE: 4,148 S.F. = 33% PROPERTY TOTAL AREA: 100%</p>
HOUSE AREA:		<p>(E) FIRST FLOOR: 2461 S.F. (E) SECOND FLOOR: 485 S.F. CONNECTED AREAS: 2916 S.F.</p> <p>DETACHED STRUCTURE:</p> <p>(E) DETACHED BLDG. 528 S.F. DETACHED TO AREA: 528 SQ. FT.</p> <p>TOTAL AREA: 3444 SQ. FT. GROSS FLOOR AREA (G.F.A.)</p>
SETBACKS:		<p>FRONT: 20' SIDE: 5' REAR: 10'</p>
TYPE OF CONSTRUCTION:		V / N
FIRE SPRINKLERS:		None
FLOOD ZONE:		C
LEGAL:		Lot 113 022006 YEAR BUILT 1945
LEGAL DESCRIPTION:		<p>29 ACRES M/L IN FOR PAR 1 RS 022006 (AKA 3640 PACIFIC AVE.) Township T2S, Range R5W, and Section 8</p>
SCOPE OF WORK:		<p>CONVERT (E) SINGLE FAMILY RESIDENCE W/ DETACHED GARAGE & STORAGE INTO (N) CHILDREN DAYCARE W/ (N) PARKING SPACES, DECORATIVE FENCING AND LANDSCAPE, CURB/GUTTER & SIDEWALK. NO CHANGES PROPOSED TO THE (E) NATURAL GRADE.</p>
TOPOGRAPHY:		THE PROPERTY IS ALMOST FLAT AND DOES NOT SLOPE MORE THAN 24" OVERALL
SHEET SCHEDULE:		<p>PP-1 PROPOSED PLOT PLAN - EXHIBIT - A A-1 EXISTING ELEVATIONS - EXHIBIT - B A-2 EXISTING FLOOR PLANS - EXHIBIT - C</p>
VICINITY MAP:		Thomas Bros. Guide - Year 2003, Page 865, Grid B1



PROJECT CONTACTS:

Dr. Al Eversall 19400 Diamond Pl. Yucca, CA 92386	Star Add: 3640 Pacific Ave. Riverside, CA 92509
Interactive Design Ray Van Pelt 11501 Hubbard Ave. Escondido, CA 92027 Office: (760) 658-6889 Cell: (651) 233-4112	A.P.N. - 177-221-015-3 Applicant: Barry Braswell 3674 Pacific Ave. Riverside, CA 92509 (951) 323-6522



Township T2S, Range R5W, and Section 8



VISTA PACIFIC ENT.
ALL ABOUT KIDS
3640 PACIFIC AVE.
RIVERSIDE, CA. 92509

FLOOR PLANS
EXHIBIT - C

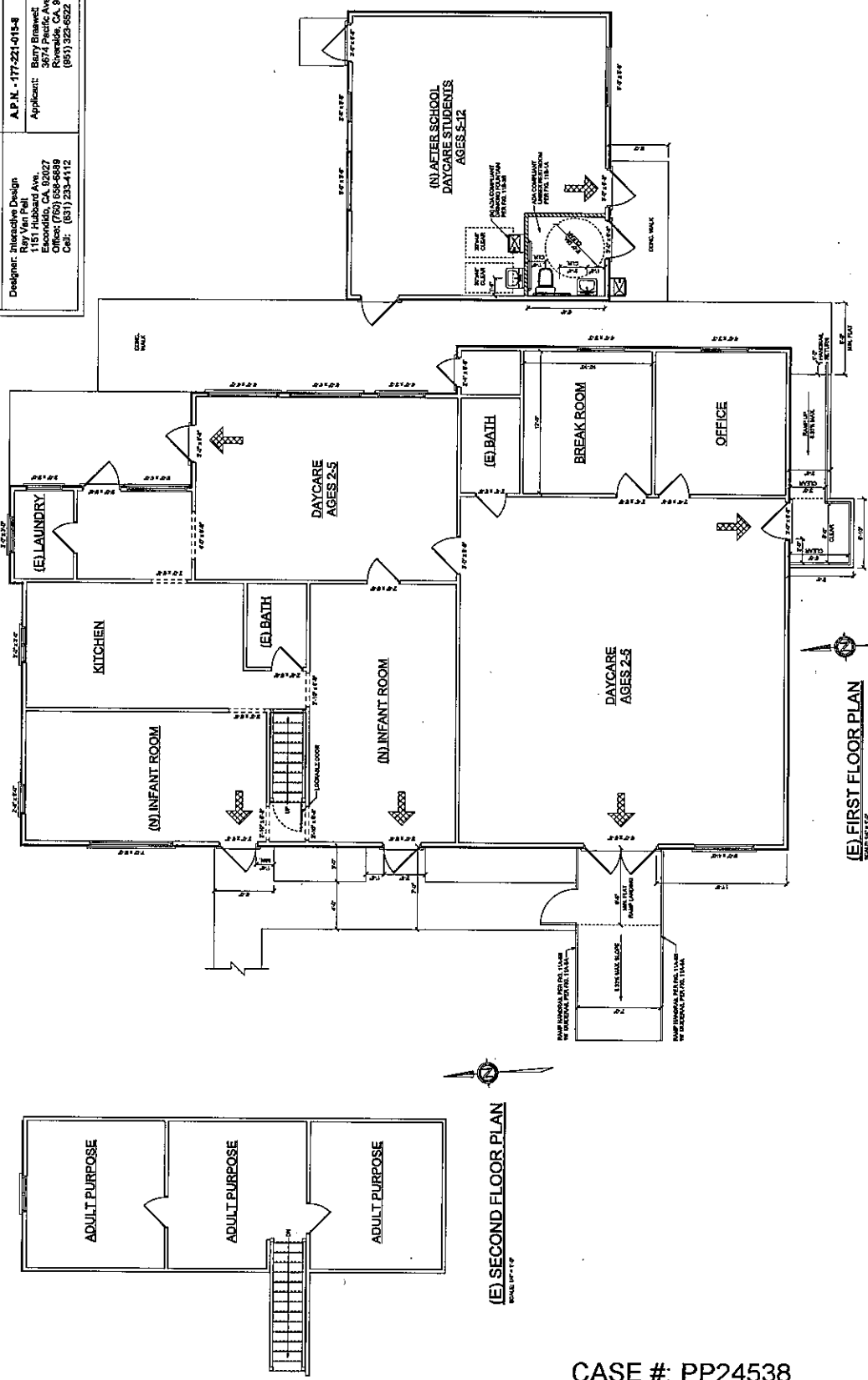
REV. 14
SUBMIT
DATE: 12/7/10
DRAWN BY
SHEET NO.

A-2

PROJECT CONTACTS:
Owner: Dr. Al Braxwell, Jr.
15000 E. 1st St.
Yucaipa, CA 92399
Site Add: 3640 Pacific Ave.
Riverside, CA 92509
Designer: Interactive Design
1155 Van Pelt
Escondido, CA 92027
Applicant: Barry Brownell
3674 Pacific Ave.
Riverside, CA 92509
Office: (760) 698-6889
Cell: (651) 233-4112
A.P.N. - 177-221-015-3

RIVERSIDE COUNTY
CASE # PP24538

Township T2S, Range R5W, and Section 8



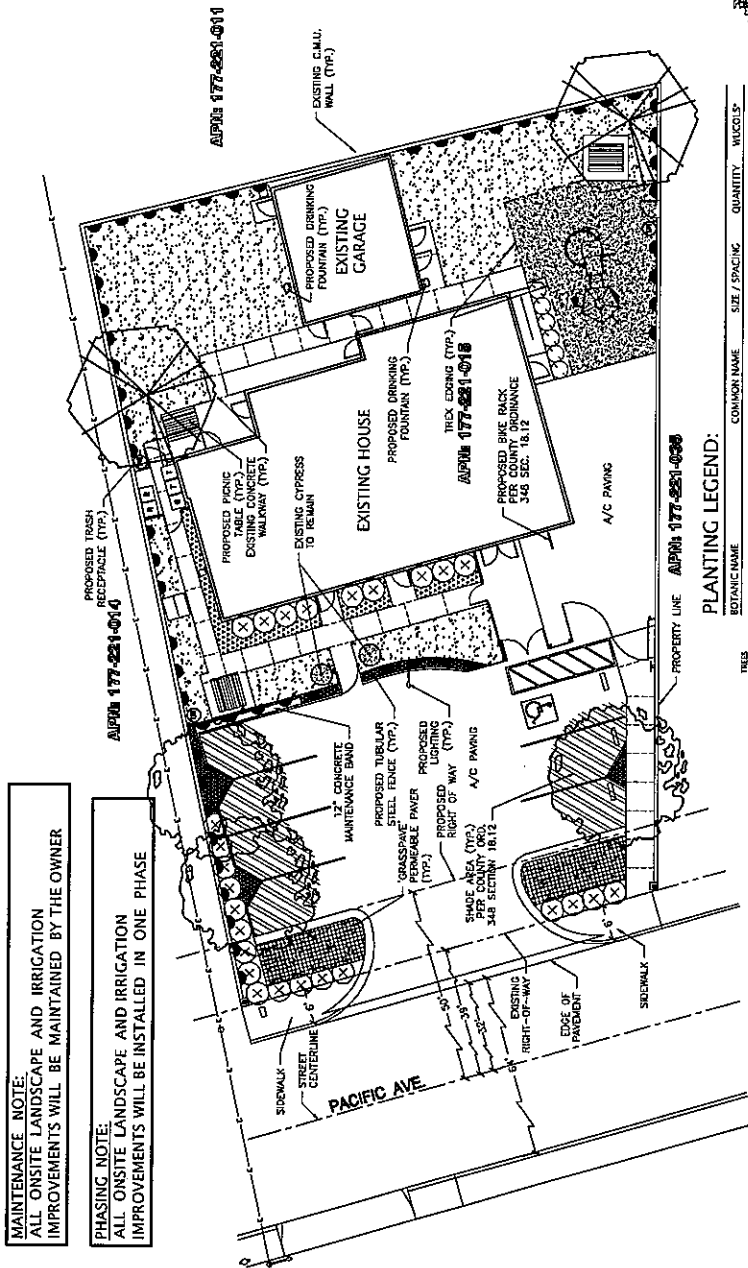
(E) SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

(E) FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

CASE #: PP24538
EXHIBIT: C
DATE: 12/7/10
PLANNER: C. HINOJOSA

MAINTENANCE NOTE:
ALL ON-SITE LANDSCAPE AND IRRIGATION IMPROVEMENTS WILL BE MAINTAINED BY THE OWNER

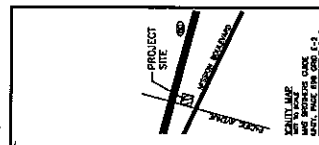
PHASING NOTE:
ALL ON-SITE LANDSCAPE AND IRRIGATION IMPROVEMENTS WILL BE INSTALLED IN ONE PHASE



PLANTING LEGEND:

BOTANICAL NAME	COMMON NAME	SIZE / SPACING	QUANTITY	WICOLIS*
CHITRA TAGARANTHES	CHITRA	24" BOX	3	LOW
AFRICAN SLANG	AFRICAN SLANG	24" BOX	2	LOW
GATE CLIMB VINE	GATE CLIMB VINE	1 GAL/2' O.C.	25	LOW
MEXICAN BUSH SAGE	MEXICAN BUSH SAGE	1 GAL	5	LOW
CONSET ROSEMARY	CONSET ROSEMARY	5 GAL	25	LOW
YELLOW LANTANA	YELLOW LANTANA	1 GAL/24" O.C.	115 S.F.	LOW
PINK HYDRANGEA	PINK HYDRANGEA	FLAT/12" O.C.	132 S.F.	LOW
YUCCA WATER	YUCCA WATER	1 GAL/1,000 S.F.	2,448 S.F.	MEDIUM
OR APPROVED EQUAL	OR APPROVED EQUAL			

* ALL TREES WITHIN 10' OF PROPERTY TO BE MAINTAINED BY THE OWNER.
ALL LANDSCAPED AREAS TO BE MAINTAINED BY THE OWNER.
* WATER USE CLASSIFICATION OF LANDSCAPE (WICOLIS) BASED ON REGION 4



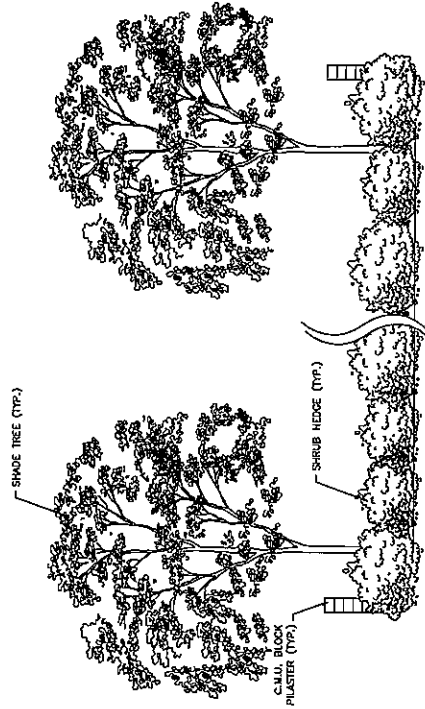
CASE #: PP24538
EXHIBIT: L
DATE: 12/7/10
PLANNER: C.HINOJOSA

Riverside County Ordinance 859 Landscape Water Use Calculations
Kiddie Kane PP24538

1. Maximum Annual Water Allowance (MAWA)
INPUT the total square footage of landscape = 3,037 S.F.
INPUT the IRR. E for the area = 35.37
MAWA = 101 ccf / yr

2. Estimated Annual Water Use (EAUW)
HYDRANT #1
INPUT Plant Factor = 0.5 (Shade per hour)
INPUT square footage of landscape = 2,448
EAUW = 75 ccf / yr
HYDRANT #2
INPUT Plant Factor = 0.2 (Shade per hour)
INPUT square footage of landscape = 541
EAUW = 7 ccf / yr
Sub Total EAUW = 82 ccf / yr
Input Irrigation System Operation Factor = 0.85
Total EAUW = 69 ccf / yr
EAWU < MAWA = 3 ccf / yr
(this number must be positive)

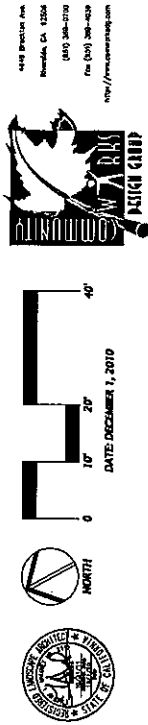
The automatic irrigation system shall be designed in accordance with County Ordinance 859.2. Landscape to conform to County Ordinance 859.2 & County of Riverside Guide to California Friendly Landscaping.



PACIFIC AVENUE ELEVATION (TYP.)
SCALE: 1/4" = 1'-0"

MINARY LANDSCAPE PLAN
ABOUT KIDS
Y OF RIVERSIDE - PP24538

SHADING CALCULATIONS
(Per County Ordinance 348 Section 18.12)
Parking Area - 1,186 sq. ft.
Shade Provided - 668 sq. ft.
Required = 30% Coverage
Provided = 668/1,186 = 56% Coverage



VISTA KIDDIE KARE

PLANT MATERIAL PHOTO SHEET

3640 Pacific Avenue
Riverside, CA 92509

APN#: 177-221-015-8



Chitalpa tashkentensis

Chitalpa

Deciduous

Height (Maturity): 20-30ft.

Spread (Maturity): 20-30ft.

WUCOLS: Low



Rhus lancea

African Sumac

Evergreen

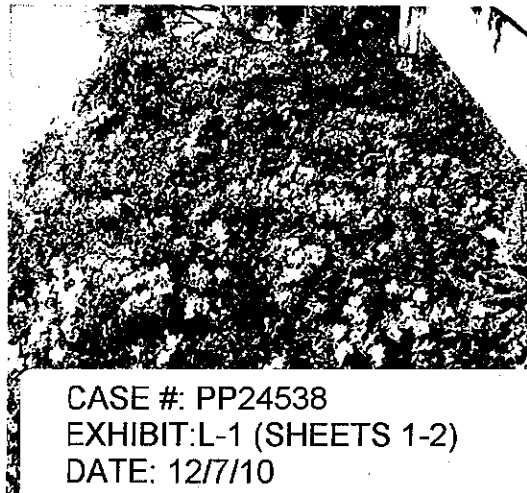
Height (at Maturity):

20-30ft.

Spread (at Maturity):

20-35ft.

WUCOLS: Low



Macfadyena unguis-cati

Cat's Claw Vine

Evergreen

Height & Spread: To Match

Attachment Structure

WUCOLS: Low

EES/VINES

CASE #: PP24538

EXHIBIT: L-1 (SHEETS 1-2)

DATE: 12/7/10

PLANNER: C.HINOJOSA



VISTA KIDDIE KARE

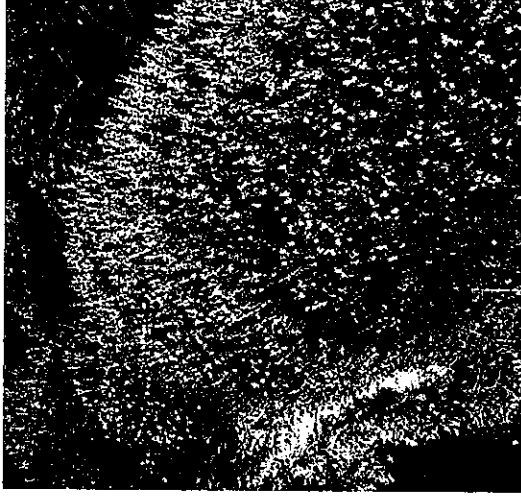
PLANT MATERIAL PHOTO SHEET

3640 Pacific Avenue
Riverside, CA 92509

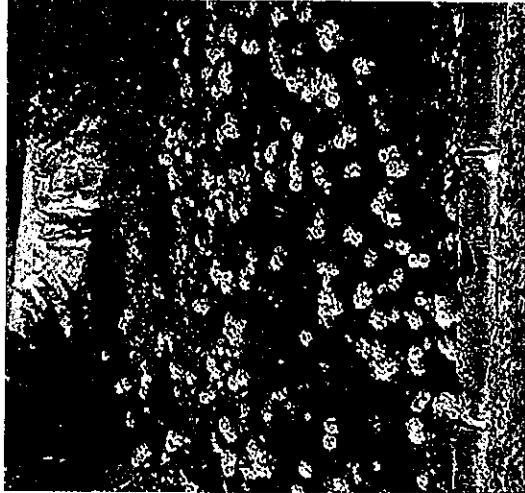
APN#: 177-221-015-8



Salvia leucantha
Mexican Bush Sage
Evergreen
Height (at Maturity): 3-5ft.
Spread (at Maturity): 3-5ft.
WUCOLS: Low



Westringia fruticosa
Coast Rosemary
Evergreen
Height (at Maturity): 3-6ft.
Spread (at Maturity): 5-10ft.
WUCOLS: Low



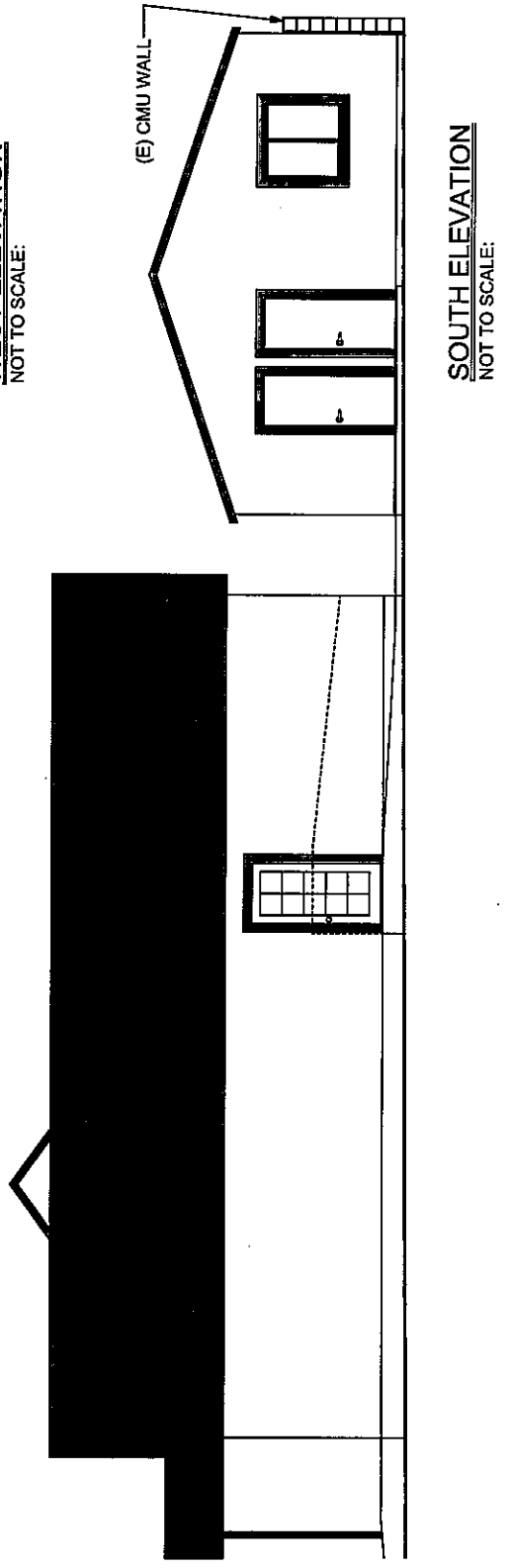
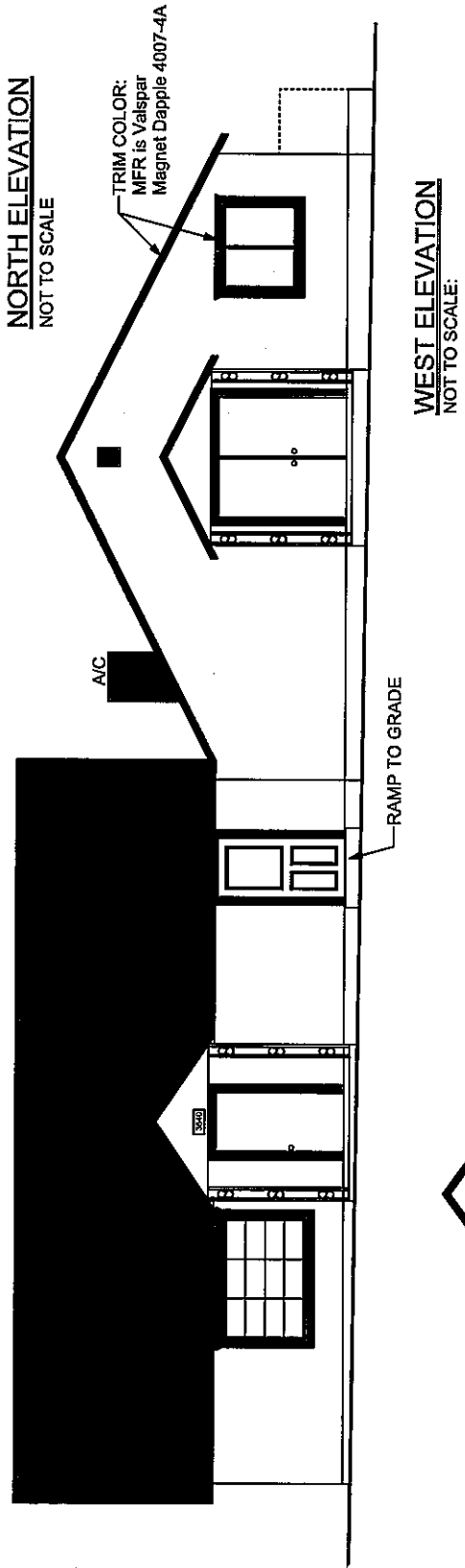
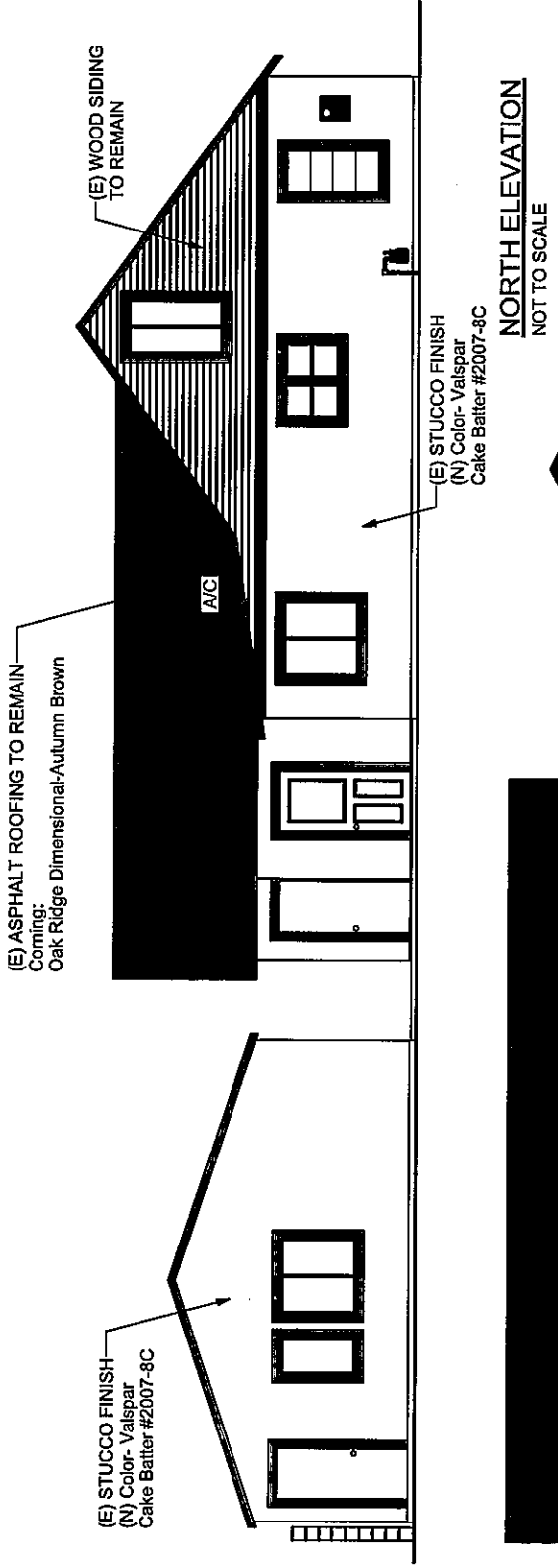
Lantana 'Gold Rush'
Yellow Lantana
Evergreen
Height (at Maturity): 2-3ft.
Spread (at Maturity): 4-6ft.
WUCOLS: Low



Myoporum parvifolium
'Pink'
Pink Myoporum
Evergreen
Height (at Maturity): 3-6in.
Spread (at Maturity): 9ft.
WUCOLS: Low



SHRUBS/GROUNDCOVERS



CASE #: PP24538
EXHIBIT:M
DATE: 12/7/10
PLANNER: C.HINOJOSA

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42314

Project Case Type (s) and Number(s): Plot Plan No. 24538 / Variance No. 1870 (Fast Track No. 2009-07)

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Christian Hinojosa, Project Planner

Telephone Number: (951) 955- 0972

Applicant's Name: Vista Pacifica Enterprises

Applicant's Address: 3674 Pacific Avenue; Riverside, CA 92509

Engineer's Name: Interactive Design

Engineer's Address: 1151 Hubbard Avenue; Escondido, CA 92027

I. PROJECT INFORMATION

A. Project Description:

Plot Plan No. 24538 proposes a 3,444 square foot affordable, employer-based, child day care center for up to 50 children from infant-12 years of age, open 12 hours a day from 6:00 A.M. to 6:00 P.M. Monday through Friday with 4,148 square feet (33%) of landscaping area and 7 parking spaces on a 0.29 gross (0.27 net) acre site. The site currently consists of an existing 2,916 square foot single family residence (day care center) and a 528 square foot detached garage and storage building (after-school child day care center) that will be permitted and redeveloped.

Variance No. 1870 is a proposal to allow parking spaces on driveways providing direct access to a street be located closer than 30 feet from the property line at the right-of-way identified in Ordinance No. 348, Section 18.12. g.(a).1; which will allow the project to meet the parking requirements of Ordinance No. 348, Section 18.12. a.(2).b). day care centers, including nurseries and pre-schools. Specifically, proposed parking spaces 1, 2, 5 and 6 encroach into the 30 foot distance limit by 18 feet. These parking spaces are needed to conform to the required 1 parking space per 500 square feet of gross floor area. The project is proposing 3,444 square feet of gross floor area that requires 7 parking spaces.

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

C. Total Project Area: 0.29 Gross / 0.27 Net

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 0.29	Lots: 1	Sq. Ft. of Bldg. Area: 3,444	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Landscape Area: 33%		Sq. Ft. of LS. Area: 4,148	

D. Assessor's Parcel No: 177-221-015

E. Street References: southerly of Humble Street and easterly of Pacific Avenue

F. Section, Township & Range Description or reference/attach a Legal Description:
Sections 8, Township 2 South, Range 5 West

- G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is located in the Jurupa Area Plan of the Riverside County General Plan. Urban development projects have been approved or are currently being processed through the County of Riverside to the south and west. Single family residences and commercial land uses currently surround the project site. The site currently consists of an existing 2,916 square foot single family residence and a 528 square foot detached garage and storage building. The topography of the project site is generally level, with a low elevation of approximately 860 feet above mean sea level over the majority of the property.

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: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units per Acre) General Plan Land Use Designation. The proposed project meets all other applicable land use policies.
- 2. Circulation:** The proposed project has been reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space Element policies.
- 4. Safety:** The project site is located in Airport Compatibility Zone E of the Flabob Airport Influence Area. The project is consistent with the standards of the Airport Land Use Plan. The proposed project is within an area that has a moderate susceptibility to liquefaction. The proposed project is not located within any other special hazard zone (including fault zone, high fire hazard area, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
- 5. Noise:** Sufficient mitigation measures against any foreseeable noise impacts have been incorporated into the design of the project. The proposed project meets all other applicable Noise Element policies.
- 6. Housing:** The project proposes a 3,444 square foot day care center with Multiple Family Dwellings (R-2) zoning. The proposed project could potentially induce population growth in the area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure). There are no impacts to housing as a direct result of this project at this time. The proposed project meets all other 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): Medium Density Residential (MDR) (2 – 5 Dwelling Units per Acre)

E. Overlay(s), if any: Jurupa Valley Redevelopment Project Area (JVPA)

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

G. Adjacent and Surrounding:

1. Area Plan(s): Jurupa Area Plan

2. Foundation Component(s):

To the North: Community Development

To the South: Community Development

To the East: Community Development

To the West: Community Development

3. Land Use Designation(s):

To the North: Medium Density Residential

To the South: Medium Density Residential

To the East: Medium Density Residential

To the West: High Density Residential

4. Overlay(s) and Policy Area(s):

To the North: N/A

To the South: N/A

To the East: N/A

To the West: N/A

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: N/A

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

I. Existing Zoning: Multiple Family Dwellings (R-2)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning:

To the North: Multiple Family Dwellings (R-2)

To the South: Multiple Family Dwellings (R-2)

To the East: Multiple Family Dwellings (R-2)

To the West: General Residential (R-3)

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.

☐ Aesthetics

☒ Hazards & Hazardous Materials

☐ Recreation

- ☐ Agriculture & Forest Resources
- ☐ Air Quality
- ☐ Biological Resources
- ☒ Cultural Resources
- ☐ Geology/Soils
- ☐ Greenhouse Gas Emissions

- ☐ Hydrology/Water Quality
- ☐ Land Use/Planning
- ☐ Mineral Resources
- ☒ Noise
- ☐ Population/Housing
- ☐ Public Services

- ☐ Transportation/Traffic
- ☐ Utilities/Service Systems
- ☐ Other
- ☐ Other
- ☐ Mandatory Findings of Significance

IV. DETERMINATION

On the basis of this initial evaluation:

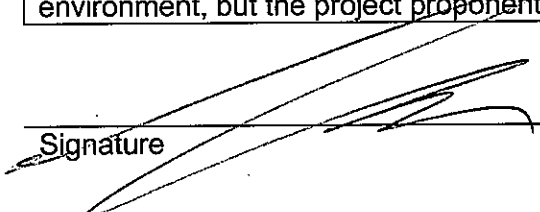
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- ☐ 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 EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- ☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- ☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- ☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as

complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

December 29, 2010

Date

Christina Hinojosa, Project Planner

Printed Name

For Carolyn Syms Luna, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

Findings of Fact:

a) The project site is located in a primarily urban area of Riverside County, which has no designated Scenic Highways. The Riverside County Integrated Plan (RCIP) indicates that the project site is not located within a designated scenic corridor. Development of the project site will not affect any scenic resources, as adjacent lands have been developed with uses compatible with the proposed project.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the proposed project will not result in the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

a) According to the GIS Database, the project site is located approximately 55.02 miles from the Mt. Palomar Observatory. The project is located outside the 45-mile radius defined by Ordinance No. 655 and the 30-mile radius defined by the Riverside County General Plan as the Mt. Palomar Special Lighting Areas, and, therefore, is not subject to any special lighting policies that protect the Mt. Palomar Observatory.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The proposed project will result in a new source of light and glare from the addition of security lighting, facility lighting, as well as vehicular lighting from cars traveling on adjacent roadways.

Riverside County Ordinance No. 655 is applicable to the project site. Pursuant of this Ordinance, the project's onsite lighting will be directed downward or shielded and hooded to avoid shining onto adjacent properties and streets. Furthermore, the amount of lighting will be similar to other planned commercial areas surrounding the site. Conditions of Approval 10.PLANNING.06 and 80.PLANNING.18 are not considered unique mitigation measures pursuant to CEQA. No additional mitigation is identified or required.

b) The proposed project is not expected to create unacceptable light levels as it has been conditioned for conformance with Ordinance No. 655. Therefore, the proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or expose residential property to unacceptable light levels. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

- a) The project site will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.
- b) The project site will not conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.
- c) The project site is not located within 300 feet of agriculturally zoned property; therefore there is no potential for the project to indirectly impact agricultural lands.
- d) The project site will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

a) & b) The proposed project will not conflict with or cause rezoning of any forest land or timberland zoned areas. Nor is the proposed project in a forest area.

c) The project will not involve any other changes to the environment which could result in conversion of forest land to non-forest use.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?

☐ ☐ ☒ ☐

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

☐ ☐ ☒ ☐

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

☐ ☐ ☐ ☒

d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?

☐ ☐ ☒ ☐

e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?

☐ ☐ ☐ ☒

f) Create objectionable odors affecting a substantial number of people?

☐ ☐ ☐ ☒

Source: SCAQMD CEQA Air Quality Handbook Table 6-2; AQMD Air Quality Management Plan (2007); County General Plan Air Quality Element; Project Application Materials

Findings of Fact:

a) The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designations and population estimates.

b) The SCAQMD permit is evidence that the point source complies with all SCAQMD rules and regulations. Air quality impacts would occur during site preparation, including grading and equipment

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term construction related impacts will be reduced below a level of significance by dust control measures implemented during grading. (COA: 10.BS GRADE.05) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

☐ ☐ ☐ ☒

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

☐ ☐ ☐ ☒

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS Database, WRC-MSHCP, On-site Inspection

Findings of Fact:

a) The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.

b) The proposed project will not conflict with any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12) as a result of mitigation.

c) The proposed project will not have a significant substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service.

d) The proposed project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.

e) The proposed project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service.

f) The proposed project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

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

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-7, Project Application Materials

Findings of Fact:

a) A records search conducted at the Eastern Information Center (EIC) indicated that no historical resources existed on the project site. Therefore the proposed project will not alter or destroy an historic site.

b) Development of the proposed project will have a less than significant impact on a historical resource as defined in California Code of Regulations, Section 15064.5.

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the 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 decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation. Conditions of Approval 10.PLANNING.01 and 10.PLANNING.02 are not considered unique mitigation measures pursuant to CEQA. No additional mitigation is identified or required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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potential impact area?

Source: Riverside County General Plan Figure OS-6 "Relative Archaeological Sensitivity of Diverse Landscapes," Project Application Materials

Findings of Fact:

a) This area has been completely disturbed. It is not identified as an area of Relative Archaeological Sensitivity of Diverse Landscapes map of the Riverside County General Plan, Multipurpose Open Space Element (Figure OS-06). Therefore, this project will have no impact on archaeological resources.

b) This project will have a less than significant impact change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5.

c) This project will have less than significant impact on human remains, including those interred outside of formal cemeteries. However, as a precaution, this project has been conditioned to halt construction and immediately contact the State Health and Safety Code Section 7050.5 if human remains are found. If remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate Native American Tribe who is the most likely descendant. The descendant shall inspect the site of discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented. Condition of Approval 10.PLANNING.01 is not considered a unique mitigation measure pursuant to CEQA. No additional mitigation is identified or required.

d) This project will not restrict existing or religious or sacred uses within the potential impact area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Paleontological Resources

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a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to the Riverside County General Plan, the project site is located within an area of High Paleontological sensitivity (High A). Therefore, this project will have a less than significant impact with mitigation on potential paleontological resources.

Mitigation: PRIOR TO ISSUANCE OF GRADING PERMITS: 1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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monitoring site grading/earthmoving activities (project paleontologist). 2. The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP. (COA: 60.PLANNING.04). PRIOR TO BUILDING FINAL INSPECTION: The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories. (COA: 90.PLANNING.02).

Monitoring: Monitoring shall be conducted by Building and Safety Department through the permitting process.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologic Feasibility Investigation Report (GEO No. 2205) prepared by Stone Geotechnical, dated June 9, 2010

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", Geologic Feasibility Investigation Report (GEO No. 2205) prepared by Stone Geotechnical, dated June 9, 2010

Findings of Fact:

a) The project site is located within an area of moderate liquefaction potential. The County Geologist has reviewed and approved the project with no conditions of approval.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

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Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geologic Feasibility Investigation Report (GEO No. 2205) prepared by Stone Geotechnical, dated June 9, 2010

Findings of Fact:

a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. The County Department of Building and Safety requires construction to conform to the California Building Code (CBC). Through the compliance with Riverside County requirements related to geotechnical and soil reports, the potential of the proposed project due to ground shaking will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. Landslide Risk

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

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

Findings of Fact:

a) The project site is generally flat and according to Figure S-5, the project site is not located in an area with slopes greater than 25%; therefore, there is no potential for landslides. The project site and surrounding area does not consist of rocky terrain therefore the project is not subject to rock fall hazards. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas", Geologic Feasibility Investigation Report (GEO No. 2205) prepared by Stone Geotechnical, dated June 9, 2010

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: Project Application Materials, Geologic Feasibility Investigation Report (GEO No. 2205) prepared by Stone Geotechnical, dated June 9, 2010

Findings of Fact:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is not located in an area susceptible to unstable geologic hazards such as seiche, mudflow, or volcanic hazard on the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

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c) Result in grading that affects or negates subsurface sewage disposal systems?

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Source: Riverside County General Plan figure S-5 "Regions Underlain by Steep Slopes", Building and Safety – Grading Review, Project Application Materials

Findings of Fact:

a) The project will have a less than significant impact change to the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.

b) The project will not cut or fill slopes greater than 2:1, but may create a slope higher than 10 feet. In order to minimize the impact, the project has been conditioned to grade so that the slopes reflect the natural terrain.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?

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b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

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c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan figure S-6 "Engineering Geologic Materials Map", Flood Control review, Building and Safety Grading review, Project Application Materials, Geologic Feasibility Investigation Report (GEO No. 2205) prepared by Stone Geotechnical, dated June 9, 2010

Findings of Fact:

a) The development of the project site may have the potential to result in soil erosion during grading and construction. Standard Conditions of Approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. (COA 10.BS GRADE.04)

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining all structures will mitigate the potential impact to less than significant. As IBC requirements are applicable to all structures they are not considered mitigation for CEQA implementation purposes.

c) The project is currently connected to a sewer system, there is no septic on site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in any increase in water erosion either on or off site?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Flood Control District review, Building and Safety – Grading Review, Project Materials

Findings of Fact:

a) The project site is not located near the channel of a river, or stream, or the bed of a lake. Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake.

b) The project may result in an increase in water erosion either on or off site. Building and Safety Department has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes. (COA: 10.BS GRADE.20)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

Findings of Fact:

a) The project site is located within a HIGH wind erosion area. All projects proposing grading are condition for dust control (COA: 10.BS GRADE.05). The Riverside County General Plan, Safety Element Policy for Wind Erosion requires buildings to be designed to resist wind loads which are covered by the California Building Code (CBC). With such compliance, impacts to wind erosion and blowsand from the project on or off site are considered to be less than significant. As no unique mitigation measures are identified, no additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

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Source: Project Application Materials

Findings of Fact:

a) & b) The County Planning Department specifies that greenhouse gas (GHG) emissions exceeding 900 metric tons per year (MTY) of carbon dioxide equivalents (CO₂e) are the threshold for which a project must be examined for potentially significant contributions to global climate change. The California Air Pollution Control Officers Association (CAPCOA) estimates that to exceed the 900 MTY level, a commercial use would need to be approximately 30,000 square feet (sf) in size. As the proposed project involves operation of a use that is roughly 20% this size, it can readily be estimated that the proposed use's operational emissions will be well under the 900 MTY CO₂e threshold for GHG emissions.

In addition, a number of measures associated with the project as Conditions of Approval or requirements of existing County ordinances will serve to qualitatively reduce GHG. These measures include:

- Design, installation and maintenance of landscaping and irrigation systems for the site in accordance with County Ordinance No. 859, Water Efficient Landscaping.
- Preparation and implementation of a Waste Recycling Program approved by the County Waste Management Department for reduction and recycling of both construction and operational wastes.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Use of equipment and fixtures that comply with applicable Title 24 energy conservation requirements for both the new addition and remodeled areas within the existing space.
- Project construction activities will conform to all applicable SCAQMD and CARB air quality protection requirements for construction equipment and vehicles.
- Project will comply with all applicable AB 32 / Scoping Plan early implementation measures implemented by the California Air Resources Board (CARB) via the South Coast Air Quality Management District (SCAQMD).

Taken together these project features, conditions and compliance actions will serve to further reduce project GHG emissions below the expected business-as-usual levels that would exist without the project. Therefore, the project will not contribute significant GHG emissions nor will it interfere with implementation of any GHG reduction plans, including California AB 32.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, Departments of Environmental Health and Fire Review

Findings of Fact:

a) & b) During construction of the proposed project, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. The proposed project will not create a hazard to the public or the environment. Impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?

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b) Require review by the Airport Land Use Commission?

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c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

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d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

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Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database, Project Application Materials, Riverside County Airport Land Use Commission (ALUC) review letter, dated July 21, 2010 from Edward C. Cooper, Director

Findings of Fact:

a), b) & c) The property is located within Airport Compatibility Zone E of the Flabob Airport Influence Area. The 0.29-acre property is located approximately 6,765 feet north/northwesterly of the southwesterly terminus of Runway 6-24 at Flabob Airport. The existing elevation of the parcel is approximately 854 feet above mean sea level, and the elevations indicate a maximum building height of 19.5 feet. Based on this information, the highest elevation at the top point of the structure does not exceed 873.5 feet above mean sea level. The elevation of the runway at its southwesterly terminus is 750.3 feet above mean sea level. Due to the runway length, the relevant slope for notice purposes is a 50:1 surface. Given the site's distance from the runway, the surface is not exceeded, and Federal Aviation Administration review is not required. Review would be required at elevations exceeding 885.6 feet above mean sea level, and the conditions herein limit top point elevation to such a level.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on the adopted plan, the Riverside County Airport Land Use Commission (ALUC) staff found the proposed project consistent with the 2004 Flabob Airport Land Use Compatibility Plan with mitigation measures incorporated.

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

Mitigation: The project shall comply with the following mitigation measures, pursuant to the July 21, 2010 review of the Airport Land Use Commission: 1. Any outdoor lighting that is installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing. 2. The following uses shall be prohibited: (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator. (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport. (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, and construction and demolition debris facilities.) (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation. (e) Amphitheaters and concert halls. 3. The attached notice shall be given to all future potential purchasers, tenants, and lessees of the property, and shall be recorded as a deed notice. 4. This finding does not apply to any subsequent action that would increase the maximum elevation of the structure at top point (or top of roof) to a level exceeding 885.6 feet above mean sea level. (COA: 10.PLANNING.37)

Monitoring: Monitoring shall be conducted by Building and Safety through the permitting process.

24. Hazardous Fire Area

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) According to GIS, the project site is not located in a hazardous fire area. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
25. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Jurupa Area Plan Figure 8 "Flood Hazards"

Findings of Fact:

a) The proposed project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.

b) The project will not violate any water quality standards or waste discharge requirements, and has been conditioned to comply with standard water quality conditions of approval.

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.

d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

f) The project will not place structures within a 100 flood hazard area which would impede and/or redirect flows. Additionally, the project has been conditioned to contain the 100 year food storm flow within the street right of way. (COA: 10.BS GRADE.09). However, this is considered a standard CEQA mitigation measure, no unique mitigation is required.

g) The proposed project will not violate any water quality standards or waste discharge requirements and it will not substantially deplete or degrade groundwater supplies or interfere substantially with groundwater recharge.

h) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input checked="" type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The project will not substantially change absorption rates or the rate and amount of surface runoff.
- c) The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.
- d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project would not result in a substantial alteration of the present or planned land of the area.
- b) The project does not affect land use within a city sphere of influence or within adjacent city or county boundaries.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The project is consistent with the site's existing zoning Multiple Family Dwellings (R-2).
- b) The surrounding zoning is Multiple Family Dwellings (R-2) to the north, south and east and General Residential (R-3) to the west. The project will be compatible with the surrounding zoning classifications.
- c) The project site is designated Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units per Acre) in the Riverside County General Plan. Surrounding properties are also designated Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units per Acre) to the north, south and east and Community Development: High Density Residential (CD: HDR) (8 - 14 Dwelling Units per Acre) to the west.
- d) The project is consistent with current land use designations and the policies of the Riverside County General Plan.
- e) The project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

29. Mineral Resources

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

☐ ☐ ☐ ☒

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

☐ ☐ ☐ ☒

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

☐ ☐ ☐ ☒

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

☐ ☐ ☐ ☒

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

Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.

The Riverside County General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA ☐ A ☒ B ☐ C ☐ D ☐

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map, Project Application Materials, Riverside County Airport Land Use Commission (ALUC) review letter, dated July 21, 2010 from Edward C. Cooper, Director

Findings of Fact:

a) The project site is located in Airport Compatibility Zone E of the Flabob Airport Influence Area. The airport lies within a 1.3-mile radius of the project site. On July 21, 2010, the project was reviewed by the Riverside County Airport Land Use Commission (ALUC) staff and was found to be consistent with the 2004 Flabob Airport Land Use Compatibility Plan. Therefore, impacts are considered less than significant to people residing or working in the project area to excessive noise levels.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

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

Findings of Fact:

The project site is not located adjacent to a rail line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA ☐ A ☒ B ☐ C ☐ D ☐

☐ ☐ ☒ ☐

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, Acoustical Impact Analysis prepared by Albert A. Webb Associates, dated May 28, 2010, Letter from the Department of Public Health Office of Industrial Hygiene, dated July 1, 2010 from Steven Hinde, CIH, Senior Industrial Hygienist

Findings of Fact:

The project site is located approximately 300 feet south of State Highway 60 which is elevated approximately 25 to 30 feet above the project site's elevation and has existing masonry block sound control barriers, approximately ten feet in height. Therefore, due to distance, a 25 to 30 foot elevation difference and existing noise control barriers impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA ☐ A ☐ B ☒ C ☐ D ☐

☐ ☒ ☐ ☐

Source: Project Application Materials, GIS database, Acoustical Impact Analysis prepared by Albert A. Webb Associates, dated May 28, 2010, Letter from the Department of Public Health Office of Industrial Hygiene, dated July 1, 2010 from Steven Hinde, CIH, Senior Industrial Hygienist

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

Worst-case interior noise levels are anticipated to reach 52.0 dBA CNEL under windows open conditions, attributable to vehicular traffic on Pacific Avenue. Therefore, any potential noise impact is considered less than significant with mitigation.

Mitigation: A mechanically-operated ventilation system shall be installed in each habitable room in the Project's primary building located closest to Pacific Avenue. This system shall be capable of supplying a minimum of 15 cubic feet per minute of outside air per occupant during such time the habitable rooms are occupied, thereby providing a windows-closed condition when desired. (COA: 10.PLANNING.22)

Monitoring: Monitoring shall be conducted by Building and Safety Department through the permitting process.

34. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, Riverside County General Plan Noise Element; Riverside County Noise Ordinance No. 847, Acoustical Impact Analysis prepared by Albert A. Webb Associates, dated May 28, 2010, Letter from the Department of Public Health Office of Industrial Hygiene, dated July 1, 2010 from Steven Hinde, CIH, Senior Industrial Hygienist

Findings of Fact:

a) The proposed project will not cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not cause exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project				
35. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project will not necessitate the construction or replacement of housing elsewhere.

b) The project could create a demand for additional housing; however, any demand will be accommodated on the housing market and any development will be required to develop per the General Plan.

c) The project will not displace any people.

d) The project site is located within the Jurupa Valley Redevelopment Project Area (JVPA); the Riverside County Economic Development Agency (EDA) reviewed the proposed project and it found it

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to be compliant with the adopted policies and objectives of the Jurupa Valley Redevelopment Project Area.

e) The project will not cumulatively exceed official regional or local population projections.

f) Development of the proposed project site will have a less than significant impact on inducing substantial population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project will have no impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provision of Ordinance No. 659 which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impact to Fire services is viewed as less than significant.

Additionally, the project with not result in substantial adverse physical impacts associate with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response ties or other performance objectives for any of the public services.

Any project subject to Ordinance No. 659 will be conditioned for compliance. Compliance with Ordinance No. 659 is not considered a unique mitigation measure. No additional mitigation is identified or required. (COA: 90.PLANNING.30)

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

37. Sheriff Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

Findings of Fact:

The proposed project will have no impact on the demand for Sheriff services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provision of Ordinance No. 659 which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impact to Sheriff services is viewed as less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

Any project subject to Ordinance No. 659 will be conditioned for compliance. Compliance with Ordinance No. 659 is not considered a unique mitigation measure. No additional mitigation is identified or required. (COA: 90.PLANNING.30)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

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Source: Jurupa Unified School District correspondence, GIS database

Findings of Fact:

The proposed project is located within the Jurupa Unified School District. The impact of the project is considered less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the new provision of new or physically altered government facilities or the need for new or physically alter governmental facilities. As such, this project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios and performance objectives for any public services.

These projects have been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation (COA 80.PLANNING.17). Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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39. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The proposed project will have no impact on the demand for library services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provision of Ordinance No. 659 which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impact to library services is viewed as less than significant.

Additionally, the project with not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause construction which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

Any project subject to Ordinance No. 659 will be conditioned for compliance. This is not a unique mitigation measure. No further mitigation measures have been identified; no additional or unique mitigation is required. (COA: 90.PLANNING.30)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The construction of health service buildings in conjunction with the proposed development is not anticipated. Existing health services facilities will serve the site.

Additionally, the project will no result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental faculties. As such, this project will not cause construction which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

Any project subject to Ordinance No. 659 will be conditioned for compliance. This is not a unique mitigation measure. No further mitigation measures have been identified; no additional or unique mitigation is required. (COA: 90.PLANNING.30)

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

Monitoring: No mitigation measures are required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

☐ ☐ ☐ ☒

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

☐ ☐ ☐ ☒

c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

☐ ☐ ☒ ☐

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) & b) The proposed project does not include public recreational facilities or require the construction or expansion of recreational facilities as well as it does not include the use of existing neighborhood or regional parks or other recreational facilities.

c) The project is within the Jurupa Area Recreation and Parks District. Ordinance No. 460 does not require payment of Quimby fees for commercial / industrial developments.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

☐ ☐ ☒ ☐

Source: Riverside County Parks, Riverside County General Plan Figure C-7 "Trails and Bikeway System", Ord. No. 460, Ord. No. 461

Findings of Fact:

The Jurupa Area Plan identifies a Community Trail along Pacific Avenue. The General Plan Circulation Element designates Pacific Avenue as an Arterial 128' Right-Of-Way roadway per Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). At this time, the Riverside County Parks and Recreation Department has reviewed and approved the project with no conditions of approval. Pacific Avenue designated as an Arterial 128' Right-Of-Way roadway, would

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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allow enough right-of-way for a future Class 2 Bike Path, per request by the Riverside County Parks and Recreation Department. Therefore, the proposed project will have a less than significant impact on recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

☐ ☐ ☒ ☐

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

☐ ☐ ☒ ☐

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

☐ ☐ ☒ ☐

d) Alter waterborne, rail or air traffic?

☐ ☐ ☐ ☒

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

☐ ☐ ☐ ☒

f) Cause an effect upon, or a need for new or altered maintenance of roads?

☐ ☐ ☒ ☐

g) Cause an effect upon circulation during the project's construction?

☐ ☐ ☒ ☐

h) Result in inadequate emergency access or access to nearby uses?

☐ ☐ ☐ ☒

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

☐ ☐ ☐ ☒

Source: Riverside County General Plan, Transportation Department Review, Ord. No. 348, Ord. No 659

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The proposed project site will have a less than significant impact on an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. The project site would not result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads or congestion at intersections.
- b) The project will have a less than significant impact on the level of service standard established by the county congestion management agency for designated road or highways.
- c) The project will have a less than significant impact on circulation that would result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- d) The project site will have no impact on circulation altering waterborne, rail or air traffic.
- e) The proposed project site would have no impact on circulation substantially increasing hazards to a design feature or incompatible uses.
- f) The proposed project site would have less than significant impact on circulation causing an effect upon, or need for new or altered maintenance of roads.
- g) The proposed project site would have a less than significant impact on circulation because there are improvements that are going to be constructed.
- h) The proposed project site would have no impact on circulation resulting in inadequate emergency access or access to nearby uses.
- i) No structures or utilities are proposed as a part of this project. Development of this project will not conflict with adopted policies supporting alternative transportation such as bus turnouts or bicycle racks.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County Parks, Riverside County General Plan Figure C-7 "Trails and Bikeway System", Ord. No. 460, Ord. No. 461

Findings of Fact:

The Jurupa Area Plan identifies a Community Trail along Pacific Avenue. The General Plan Circulation Element designates Pacific Avenue as an Arterial 128' Right-Of-Way roadway per Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). At this time, the Riverside County Parks and Recreation Department has reviewed and approved the project with no conditions of approval. Pacific Avenue designated as an Arterial 128' Right-Of-Way roadway, would allow enough right-of-way for a future Class 2 Bike Path, per request by the Riverside County Parks

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and Recreation Department. Therefore, the proposed project will have a less than significant impact on recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a) The Rubidoux Community Services District currently services the project with water. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.

b) There is a sufficient water supply available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

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

a) The Rubidoux Community Services District currently services the project with sewer services. The Riverside County Department of Health has reviewed this project. The project will not require or will not result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects.

b) This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Letter from Rubidoux Community Services District, dated April 30, 2010 from Ronald W. Young, Project Manager

Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs.

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes. Condition of Approval 80.PLANNING.21 is not considered unique mitigation measures pursuant to CEQA. No additional mitigation is identified or required.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

48. Utilities

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

a) Electricity?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Natural gas?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Communications systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Ord. No 517, Ord. No. 659

Findings of Fact:

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

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

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

g) The project will not require additional government services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials

Findings of Fact:

a) The proposed project will not impact any adopted energy conservation plans.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Staff review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Staff review, Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

Monitoring: No monitoring measures are required.

VI. EARLIER ANALYSES

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

- Earlier Analyses Used, if any: RCIP: Riverside County Integrated Project.
- Jurupa Area Plan.
- SCAQMD CEQA Air Quality Handbook
- Geologic Feasibility Investigation Report (GEO No. 2205) prepared by Stone Geotechnical, dated June 9, 2010
- Riverside County Airport Land Use Commission (ALUC) review letter, dated July 21, 2010 from Edward C. Cooper, Director
- Letter from the Department of Public Health Office of Industrial Hygiene, dated July 1, 2010 from Steven Hinde, CIH, Senior Industrial Hygienist
- Acoustical Impact Analysis prepared by Albert A. Webb Associates, dated May 28, 2010
- Letter from Rubidoux Community Services District, dated April 30, 2010 from Ronald W. Young, Project Manager

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409

VII. AUTHORITIES CITED

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

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a 3,444 square foot affordable, employer-based, child day care center for up to 50 children from infant-12 years of age, open 12 hours a day from 6:00 A.M. to 6:00 P.M. Monday through Friday with 4,148 square feet (33%) of landscaping area and 7 parking spaces on a 0.29 gross (0.27 net) acre site. The site currently consists of an existing 2,916 square foot single family residence (day care center) and a 528 square foot detached garage and storage building (after-school child day care center) that will be permitted and redeveloped.

The project site is located in the Community of Rubidoux of the Jurupa Area Plan in Western Riverside County; more specifically, southerly of Humble Street and easterly of Pacific Avenue.

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 Plot Plan No. 24538. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3

USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24538 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Plot Plan No. 24538, dated December 7, 2010.

APPROVED EXHIBIT B = Project Elevations for Plot Plan No.

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.) RECOMMND

24538, dated December 7, 2010.

APPROVED EXHIBIT C = Project Floor Plans for Plot Plan No. 24538, dated December 7, 2010.

APPROVED EXHIBIT L = Preliminary Landscaping Plans for Plot Plan No. 24538, dated December 7, 2010.

APPROVED EXHIBIT L-1 = Preliminary Landscaping Color Plant Palette Booklet (Sheets 1-2) for Plot Plan No. 24538, dated December 7, 2010.

APPROVED EXHIBIT M = Project Colors and Materials for Plot Plan No. 24538, dated December 7, 2010.

APPROVED EXHIBIT P = Photometric Plan for Plot Plan No. 24538, dated December 7, 2010.

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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10. GENERAL CONDITIONS

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

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

10.BS GRADE. 5 USE - DUST CONTROL RECOMMND

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

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

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

10.BS GRADE. 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 - MINIMUM 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 - SLOPE SETBACKS RECOMMND

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

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

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

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10. GENERAL CONDITIONS

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. 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 - NPDES INSPECTIONS

RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permittee shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls may be evaluated by the Department of Building and Safety periodically to very compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs 5 acres or more are required to keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day when there is a forecast of rain within the next five days, by the National Weather Service or whenever rain is imminent.

Monitoring for erosion and sediment control is required and shall be performed by the person responsible for the SWPPP. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized

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10. GENERAL CONDITIONS

10.BS GRADE. 20 USE - NPDES INSPECTIONS (cont.)

RECOMMND

storm season to verify compliance with the site Storm Water Pollution Prevention Plan (SWPPP).

E HEALTH DEPARTMENT

10.E HEALTH. 1 RCSD WATER AND SEWER SERVICE

RECOMMND

Plot Plan#24538 is proposing Rubidoux Community Services District (RCSD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with RCSD as well as all other applicable agencies.

All existing septic systems and/or wells must be properly removed or abandoned under permit with the Department of Environmental Health (DEH).

10.E HEALTH. 2 CONTACT DISTRICT ENV SERVICES

RECOMMND

Plot Plan#24538 is proposing a 3,147 square foot day care center for up to 50 children from 0-12 years of age, open 12 hours a day from 6:00 A.M. to 6:00 P.M. Monday through Friday.

Please contact District Environmental Services at (951) 358-5172 Plan Check Program to address any concerns that they may have regarding this project.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan 24538 proposes a 3,444 sq. ft. affordable, employer-based, child care center for 50 children with 7 parking spaces on 0.29 acre site. The site currently consist of an existing 2,916 sq. ft single family residence, a detached garrage and a storage building that will be permitted and redeveloped for day care cnter and after school day care. The site is wihtin the Jurupa area and located southerly of Highway 60, northerly of Mission Boulevard and easterly of Pacific Avenue.

The site is protected from offsite tributary drainage flows by the District's Sunny Slope Channel running along the north side of Highway 60. The site is mostly developed only new asphalt driveway and the parking is proposed. Based on the exhibit received by the District it appears

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10. GENERAL CONDITIONS

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

RECOMMND

that the new impervious area is less than 5000 sq. ft and therefore no preliminary site specific Water Quality Management Plan (WQMP) is required. However, in future, if this project creates or adds 5000 square feet or more of impervious area, then it would require a preliminary WQMP that shall be submitted to the District prior to issuance of conditions of approval.

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

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

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to

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10. GENERAL CONDITIONS

10.PLANNING. 2

GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

10.PLANNING. 3

USE - GEO02205

RECOMMND

County Geologic Report (GEO) No. 2205 submitted for this project (PP24538) was prepared by Stone Geotechnical and is entitled: "Geologic Feasibility Investigation, Proposed New Child Care Facility, 3640 Pacific Avenue, Unincorporated Rubidoux Area, APN 177-221-015, Riverside County, California", dated June 9, 2010. In addition, Stone Geotechnical prepared "Response to County Geologic Report No. 2205, Review Comments, Geologic feasibility review, 3640 Pacific Avenue, unincorporated Rubidoux area, Riverside County, 0.29 acre parcel for proposed child care facility.", dated August 10, 2010.

GEO02205 concluded:

1.The site contains no unusual geologic hazards that would have a significant negative effect on the proposed plot

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - GEO02205 (cont.)

RECOMMND

plan land use, which includes the utilization of the existing single story structure as a child care facility without any major structural modifications to the structure which should be considered safe and suitable for the intended use.

2.No active or potentially active faults are known to exist at the subject site.

3.The potential for the site to experience fault rupture is nil.

4.The potential for liquefaction is considered nil.

5.The potential for the site to be affected by a seiche or tsunamis is considered nil.

6.The potential for landslides to occur at the site during a large seismic event is considered nil.

7.The potential for rockfalls or boulder run-off to occur at the site during a large seismic event is considered nil.

GEO02205 recommended:

1. Additional studies may be warranted if significant structural modifications to the existing structures are planned and/or for any new structures.

GEO02205 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02205 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 - 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

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10. GENERAL CONDITIONS

10.PLANNING. 4 USE - COMPLY WITH ORD./CODES (cont.) RECOMMND

amended by these conditions of approval.

10.PLANNING. 5 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. 6 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. 7 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 9 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this plot plan shall be limited to the hours of 6:00 a.m. to 6:00 p.m., Monday through Friday in order to reduce conflict with adjacent residential zones and/or land uses.

10.PLANNING. 10 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), day care centers, including nurseries and pre-schools: 1 space per 500 square feet of gross floor area.

The project is proposing 3,444 square feet of gross floor area that requires 7 parking spaces. The project is providing a total of 7 parking spaces.

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10. GENERAL CONDITIONS

10.PLANNING. 11 USE - LIMIT ON SIGNAGE

RECOMMND

There is no signage being proposed for this project. Any signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 12 USE - NO OUTDOOR ADVERTISING

RECOMMND

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

10.PLANNING. 20 USE - NO RESIDENT OCCUPANCY

RECOMMND

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

10.PLANNING. 21 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 Community Care Licensing Division, 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. 22 USE - EXTERIOR NOISE LEVELS

RECOMMND

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. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no

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10. GENERAL CONDITIONS

10.PLANNING. 22

USE - EXTERIOR NOISE LEVELS (cont.)

RECOMMND

construction activities shall be under taken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.

4. When feasible, try to coordinate the noisiest operations simultaneously in the construction program to avoid prolong periods of annoyance.

5. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.

6. A mechanically-operated ventilation system shall be installed in each habitable room in the Project's primary building located closest to Pacific Avenue. This system shall be capable of supplying a minimum of 15 cubic feet per minute of outside air per occupant during such time the habitable rooms are occupied, thereby providing a windows-closed condition when desired.

10.PLANNING. 23

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).

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10. GENERAL CONDITIONS

10.PLANNING. 25 USE - CAUSES FOR REVOCATION

RECOMMND

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

10.PLANNING. 26 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. 32 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 A shall not be included in the Project Area.

10.PLANNING. 34 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 to APPROVED EXHIBITS B, L and M.

Note: In the event of a conflict between the Design Guidelines and Approved Landscape Plans, the Approved Plans shall take precedence.

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10. GENERAL CONDITIONS

10. PLANNING. 36 USE - BUSINESS LICENSING

RECOMMEND

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

10. PLANNING. 37 USE - ALUC MITIGATION

RECOMMEND

The project shall comply with the following mitigation measures, pursuant to the July 21, 2010 review of the Airport Land Use Commission:

1. Any outdoor lighting that is installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

2. The following uses shall be prohibited:

(a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, and construction and demolition debris facilities.)

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

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10. GENERAL CONDITIONS

10.PLANNING. 37 USE - ALUC MITIGATION (cont.)

RECOMMND

(e)Amphitheaters and concert halls.

3.The attached notice shall be given to all future potential purchasers, tenants, and lessees of the property, and shall be recorded as a deed notice.

4.This finding does not apply to any subsequent action that would increase the maximum elevation of the structure at top point (or top of roof) to a level exceeding 885.6 feet above mean sea level.

10.PLANNING. 38 USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

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

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

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds,

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10. GENERAL CONDITIONS

10.PLANNING. 38 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND
disease and pests.

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement

Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 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. 4 USE - TRAFFIC MANAGEMENT PLAN RECOMMND

The following was prepared by the applicant/engineer:

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10. GENERAL CONDITIONS

10.TRANS. 4

USE - TRAFFIC MANAGEMENT PLAN (cont.)

RECOMMND

1.Project Location

The project is located 3640 Pacific Avenue in the Rubidoux area of Riverside County south SR-60 and north of Mission Blvd.

2.Project Description

To provide an affordable employer based community child care service 12 hours a day (6:00AM-6:00PM), Monday through Friday. The child care center will cater to children from 0-12 years of age and will accommodate up to 50 children. We do not expect more than four or five visitors at any one given time with a potential average of four visitors a day.

We plan to have about 4-6 employee care providers including the Director. They would occupy 4-5 of the 9 proposed parking spaces leaving 4-5 spaces for drop-off/pick-up or possible parent teacher conferences when needed. After 5:00PM parking next door at Vista Pacifica (parent company) would be available. No parties or special events are planned during normal business hours 6:00AM-6:00PM.

3.Ingress and Egress

Ingress and egress will be through the 25' wide center drive with a 50' turnaround space.

The project will have 4-6 vehicle trips a day in possible child transport to and from school (three round trips). Drop-off and pick-up is estimated to total 30 vehicle trips a day.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1

USE - EXPIRATION DATE-PP

RECOMMND

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

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - EXPIRATION DATE-PP (cont.)

RECOMMND

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 3 USE - REVIEW OPERATION HOURS

RECOMMND

One year after issuance of occupancy permit the Planning Director and the Director of Building and Safety shall review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation of the day care center may be further restricted.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

60.BS GRADE. 2 USE-G2.4GEOTECH/SOILS RPTS

RECOMMND

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

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

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 USE-G2.4GEOTECH/SOILS RPTS (cont.) RECOMMND

GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND
GEOLOGIC REPORTS.

60.BS GRADE. 3 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. 7 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.

60.BS GRADE. 8 USE IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8 USE IMPORT/EXPORT (cont.)

RECOMMND

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.

PLANNING DEPARTMENT

60.PLANNING. 4 USE - PALEO PRIMP & MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

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

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

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. * The County of Riverside must be consulted on the repository/museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be

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60. PRIOR TO GRADING PRMT ISSUANCE

60. PLANNING. 4 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMEND

submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60. PLANNING. 14	USE - FEE STATUS	RECOMMND
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Prior to the issuance of grading permits for Plot Plan No. 24538, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60. PLANNING. 15 USE - GRADING PLAN REVIEW RECOMMEND

The permit holder shall submit an application for a grading plan check to be submitted to the County T.L.M.A - Land Use Division for review by the County Planning Department. Said grading plan shall be in conformance with the APPROVED EXHIBITS of this plot plan, in compliance with County Ordinance No. 457, and the conditions of approval.

60. PLANNING. 16 USE - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved site plan.

TRANS DEPARTMENT

60. TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN (cont.) RECOMMND

Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 2 USE - OBTAIN L&LMD APPLICATION RECOMMND

Obtain an application from the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, to submit application for required annexation per condition of approval 80.TRANS.1.

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

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.

PLANNING DEPARTMENT

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS RECOMMND

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

80.PLANNING. 4 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 11 USE - PLANS SHOWING BIKE RACKS RECOMMND

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

80.PLANNING. 17 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

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

80.PLANNING. 19 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 24538, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 20 USE - SHERIFF LETTER RECOMMND

Prior to the issuance of a building permit, the Riverside County Planning Department shall verify compliance with the conditions contained in the Riverside County Sheriff letter dated June 23, 2010.

80.PLANNING. 21 USE - COMM SERVICES LETTER RECOMMND

Prior to the issuance of a building permit, the Riverside County Planning Department shall verify compliance with the conditions contained in the Rubidoux Community Services District letter dated April 30, 2010.

80.PLANNING. 22 USE - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:
1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2)Weather based controllers and necessary components to eliminate water waste;

3)A copy of the "stamped" approved grading plans; and,

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;

2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3)Shading plans for projects that include parking lots/areas;

4)The use of canopy trees (24" box or greater) within the parking areas;

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

)When the Landscaping Plot Plan is located within a special

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

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

80.PLANNING. 23 USE - LC LANDSCAPE SECURITIES RECOMMND

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

NOTE:

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

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 USE-ANNEX L&LMD/OTHER DIST

RECOMMND

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

- (1) Landscaping along Pacific Avenue.
- (2) Street sweeping.

80.TRANS. 2 USE - LANDSCAPING

RECOMMND

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

Landscaping plans shall be designed within Pacific Avenue 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.

NOTE: A two foot (2') wide (interim) landscaping shall be improved behind a 6' wide sidewalk or as directed by the Director of Transportation.

80.TRANS. 3 USE - IRREVOCABLE R-O-W DED

RECOMMND

Sufficient future public street right-of-way along Pacific Avenue shall be conveyed for public use to provide for a 50 foot width right-of-way, in the form of an irrevocable offer of dedication for public road and utility purposes.

The following language is to be included in the dedication:

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3

USE - IRREVOCABLE R-O-W DED (cont.)

RECOMMND

"If/when the County desires to utilize the Pacific Avenue parkway for future improvements, the property owner is responsible for demolishing existing block wall and any structure encroaching into the ultimate 50' road right-of-way at the property owner's expense, to the satisfaction of the Transportation Department." The demolishing shall be take in effect immediately when the County request to demolish the existing block wall and any structure encroaching the ultimate right-of-way along Pacific Avenue.

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-#83-AUTO/MAN FIRE ALARM

RECOMMND

Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

90.FIRE. 3

USE-#27-EXTINGUISHERS

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 4 USE-#36-HOOD DUCTS

RECOMMND

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (* separate fire alarm plans must be submitted for connection)

PLANNING DEPARTMENT

90.PLANNING. 2 USE - PALEO MONITORING REPORT

RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

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

90.PLANNING. 5 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of seven (7) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - ACCESSIBLE PARKING

RECOMMND

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

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

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

90.PLANNING. 10 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

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

90.PLANNING. 12 USE - INSTALL BIKE RACKS

RECOMMND

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

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Riverside County LMS
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Parcel: 177-221-015

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 13 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. 14 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 18 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. 20 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

90.PLANNING. 21 USE - WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 26 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. 29 USE - ORD 810 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of

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90.PLANNING. 29 USE - ORD 810 O S FEE (2) (cont.)

RECOMMND

occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 24538 is calculated to be 0.27 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 30 USE - ORD NO. 659 (DIF)

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 24538 has been calculated to be 0.27 net acres.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 31 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

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

90.PLANNING. 32 USE - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

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

TRANS DEPARTMENT

90.TRANS. 1 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. 2 USE - WRCOG TUMF

RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation

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90.TRANS. 2 USE - WRCOG TUMF (cont.)

RECOMMND

Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 3 USE - EXISTING MAINTAINED

RECOMMND

Pacific Avenue along project boundary is a paved County maintained road designated as an Arterial Highway and shall be improved with 6" concrete curb and gutter located 32 feet from centerline to curb line and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 50 foot half-width irrevocable dedicated right-of-way in accordance with County Standard No. 94. (32'/50') (Modified for reduced improvement and reduced right-of-way per County Standard No. 94 and 6' sidewalk to be constructed adjacent to the curb line.)

NOTE: 1. A 6' sidewalk shall be constructed adjacent to curb line within the 18' parkway.

2. Match up proposed curb line to the existing curb line to the south.

90.TRANS. 4 USE-ANNEX L&LMD/OTHER DIST

RECOMMND

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

(1) Landscaping along Pacific Avenue.

(2) Street sweeping.

90.TRANS. 5 USE - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 USE - IMP PLANS (cont.)

RECOMMND

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

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

90.TRANS. 6 USE - LANDSCAPING

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 shall be improved within Pacific Avenue.

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 the Transportation Department at (951) 955-6767.

NOTE: A two foot (2') wide (interim) landscaping shall be improved behind a 6' wide sidewalk or as directed by the Director of Transportation.

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

DATE: May 12, 2010

TO:

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

P.D. Landscaping Section-R. Dyo
P.D. Archeology Section – L. Mouriquand
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Riv. Co. EDA – Redevelopment
Riv. Co. EDA – Fast Track
Riv. Co. ALUC – John Guerin
Flabob Airport – Gen. Manager
2nd District Supervisor

2nd District Planning Commissioner
Jurupa Unified School Dist.
Rubidoux Community Service Dist.
Southern California Edison
Southern California Gas Co.
CALTRANS Dist. #8
U.S. Postal Service (San Bernardino)
Ctr. for Community Action & Envtl. Justice (CCA EJ)

PLOT PLAN NO. 24538 (Fast Track Authorization No. 2009-07) – EA42314 – Applicant: Barry Braswell – Engineer/Representative: Interactive Design – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units per Acre) – Location: southerly of Humble Street and easterly of Pacific Avenue – 0.26 Gross Acre – Zoning: Multiple Family Dwellings (R-2) – **REQUEST:** The Plot Plan proposes a 3,147 square foot affordable, employer based, day care center for up to 50 children from 0-12 years of age, open 12 hours a day from 6:00 A.M. to 6:00 P.M. Monday through Friday with 5,436 square feet (48%) of landscaping area and 9 parking spaces. – APN: 177-221-015

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on May 27, 2010**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Christian Hinojosa**, Project Planner, at (951) 955-0972 or email at **CHINOJOS@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY
Economic Development Agency

Fast Track Authorization

Case No.: _____

FTA No. 2009-07

SUPERVISOR: Tavaglione

SUPERVISORIAL DISTRICT: 2

Company/Developer: Vista Pacifica Enterprises

Contact: Barry Braswell

Address: 3674 Pacific Ave, Riverside CA 92509

Phone: (951) 323-6522

Fax: (951) 682-1503

Email: hucklebarry54@roadrunner.com

Architectural Firm: Interactive Design

Contact: Ray Van Pelt

Address: 1151 Hubbard Ave, Escondido CA 92027

Phone: (831) 233-4112

Fax: _____

Email: _____

Engineering Firm: N/A

Contact: _____

Address: _____

Phone: _____

Fax: _____

Email: _____

Land Use Application(s): ☐ General Plan Amendment ☐ Conditional Use Permit ☐ Change of Zone

☒ Plot Plan ☐ Parcel Map ☐ Other _____

Site Information:

Assessor's Parcel Number(s) 177-221-015

Cross Streets/Address 3640 Pacific Ave, Riverside CA 92509

Land Use Designation Community Church

Zoning R-2

Site Acreage 29

Redevelopment Project Area/Sub-Area Jurupa Valley Project Area

Unincorporated Community Rubidoux

Project Information (Estimate Amounts):

Eligibility Criteria ☐ Full Time Jobs ☐ Capital Investment ☐ Annual Taxable Sales ☐ Board of Supervisors ☒ Child Care

☐ Workforce Housing ☐ Other _____

Permanent Full-Time Jobs 9

Wages per Hour \$10-20

Construction Jobs 5

Capital Investment \$200,000

Taxable Sales \$0

Bldg Size 1,813

Project Type

☐ Commercial

☐ Industrial

☐ Office

☐ Residential

☒ Other Community Childcare Center

Industrial Classification N/A

Commercial Classification N/A

Project Description:

Remodeling a former church and a parsonage to a community child care center. The center will accommodate up to 30 children, it will be used primarily for the Vista Pacifica employees and other neighboring skilled nursing facilities.

The Economic Development Agency (EDA) hereby acknowledges that the above referenced development warrants special consideration relative to the permit processing as required by the County of Riverside, and encourages the affected County agencies to immediately institute "FAST TRACK" procedures to enable the project to proceed as soon as possible, in accordance with Board Fast Track Policy A-32. *This Authorization contains preliminary project information and serves as a basis for determining "FAST TRACK" eligibility. During the county's development review process, the proposed project size and configuration may be altered.

Dan Martinez
Dan Martinez, Managing Director of EDA

2/6/10
Date



Vista Pacifica Enterprises, Inc.

3674 Pacific Avenue • Riverside, CA 92509 • Phone (951) 682-4833 • Fax (951) 682-1503 • Email: administration@vistapacificaent.com

DATE: July 22, 2010

CASE: Fast Track 2009-07(PP24538)

To: Christian Hinojosa, Project Planner

This letter is in response to your request for information regarding Community Care Licensing requirements pertaining to square footage and capacity.

All About Kids located at 3640 Pacific Avenue Riverside, Ca 92509 is planning to have a child care center serving children between ages zero through twelve years old. The child care center will have five classrooms and three playgrounds.

Preschool classroom one has a square footage of about 820 square feet. Sixty-three square feet is being used for built in counters and shelves. This will leave us with 757 square feet which will allow us to be licensed for 21 preschool children ages two through five years old. Preschool classroom 2 has a square footage of 275 square feet. Sixteen square feet is being used for a built in counter with sink and drinking fountain. This will leave us with 259 square feet which will allow us to be licensed for 7 preschool children ages two through five years old.

Infant room has a square footage of about 238 square feet. Seventy-two square feet will be used for crib space. This will leave us with 166 square feet which will allow us to be licensed for four infants. Infant room 2 has a square footage of 253 square feet which this will allow us to be licensed for 7 infants.

The garage in the back will be for school age children. The square footage for this room is 528 square feet. Thirty-six feet is being used for a handicapped bathroom and built in counter with sink and drinking fountain. This will leave us with 492 square feet which will allow us to be licensed for 14 children ages five through twelve years old.

The preschool playground will be located on the south side of the child care center with a square footage of about 2100 square feet. This will allow us to be licensed for 28 children ages two through five years old.

The school age playground will be located on the north side the back with a square footage of about 1332 square feet. This will allow us to be licensed for 17 children ages five through twelve years old.

The infant playground will be located on the north and west side of the child care center with a square footage of about 1060 square feet. This will allow us to be licensed for 14 infants ages walking through two years old.

Sincerely Yours,

Carmen Gonzalez
Child Care Director
All About Kids
Phn: (951)367-0704 Fax: (951)367-0711



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

July 21, 2010

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

Robin Lowe
Hemet

John Lyon
Riverside

Glen Holmes
Hemet

Greg Pettis
Cathedral City

STAFF

Director
Ed Cooper

Russell Brady
John Guerin
Barbara Santos

County Administrative Center
4080 Lemon St., 9th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Mr. Christian Hinojosa, Urban Regional Planner III
County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

HAND DELIVERY

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1017FL10
Related File No.: Plot Plan No. 24538
APN: 177-221-015

Dear Mr. Hinojosa:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC), staff reviewed the above referenced proposal to convert an existing single-family residence with detached garage, located at 3640 Pacific Avenue, on the easterly side of Pacific Avenue, southerly of State Route 60, and northerly of Mission Boulevard, into a day care facility that will serve up to fifty children, ages 0 to 12 years. The 0.29-acre property is located approximately 6,765 feet north/northwesterly of the southwesterly terminus of Runway 6-24 at Flabob Airport. The property is located within Airport Compatibility Zone E of the Flabob Airport Influence Area.

The existing elevation of the parcel is approximately 854 feet above mean sea level, and the elevations indicate a maximum building height of 19.5 feet. Based on this information, the highest elevation at the top point of the structure does not exceed 873.5 feet above mean sea level. The elevation of the runway at its southwesterly terminus is 750.3 feet above mean sea level. Due to the runway length, the relevant slope for notice purposes is a 50:1 surface. Given the site's distance from the runway, the surface is not exceeded, and Federal Aviation Administration review is not required. Review would be required at elevations exceeding 885.6 feet above mean sea level, and the conditions herein limit top point elevation to such a level.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2004 Flabob Airport Land Use Compatibility Plan, subject to the following conditions:


CONDITIONS:

1. Any outdoor lighting that is installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:

- (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, and construction and demolition debris facilities.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Amphitheaters and concert halls.
3. The attached notice shall be given to all future potential purchasers, tenants, and lessees of the property, and shall be recorded as a deed notice.
4. This finding does not apply to any subsequent action that would increase the maximum elevation of the structure at top point (or top of roof) to a level exceeding 885.6 feet above mean sea level.

If you have any questions, please contact Russell Brady, ALUC Contract Planner, at (951) 955-0549.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

RB:bks

Attachments: Notice of Airport in Vicinity

cc: ALUC Staff
Dr. Al Braswell (Yucaipa)
Barry Braswell/Audrey Braswell/Vista Pacifica Enterprises (3674 Pacific)
Las Torcasas (3640 Pacific)
Flabob Airport (Attn.: Leo Doiron)

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Profession Code 11010 12(A)



Dedicated to delivering state-of-the-art occupational and environmental consultation to businesses, governmental agencies and communities of Riverside County

Date: July 1, 2010

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

From: Steven D. Hinde, REHS, CIH *SK*
Senior Industrial Hygienist
Department of Public Health
Office of Industrial Hygiene
P.O. BOX 7600
Riverside, California 92513-7600
Phone: (951) 358-5095

Project Reviewed: Plot Plan 24538

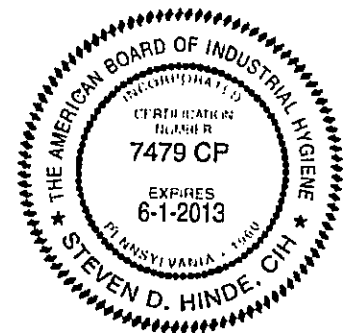
Reference Number: 96739

Applicant: Barry Braswell
Vista Pacifica Enterprises
3674 Pacific Ave.
Riverside, CA 92509

Noise Consultant: ALBERT A. WEBB ASSOCIATES
3788 McCray Street
Riverside, CA 92506

Review Stage: First Review

Information Provided: "Acoustical Impact Analysis, All About Kids Riverside County, CA dated May 28, 2010."



Noise Standards:

I. 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:

1. Noise originating from operations within the facility grounds shall be treated as "stationary" noise sources for which this standard will apply.
2. 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.
3. 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.

II. For Traffic Noise Sources to Residential Structures:

Noise Standards:

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).
3. The exterior noise level shall not exceed 65 Ldn.

Highway Prediction Model:

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

Acoustical Parameters for County Highways:

1. Average daily traffic (ADT) design capacity of 14,400 assumed for Pacific Ave. (the County General Plan classifies Pacific Ave. as "Arterial" roadways – two lane), quoted from the Jurupa Area Plan Circulation, Figure 6", dated 10/07/2003.
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Arterial Highways

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	92	69.5	12.9	9.6
Med. Truck	3	1.44	0.06	1.5
Heavy Truck	5	2.4	0.1	2.5

3. Traffic Speed of 40 MPH.
4. The distance from the centerline of Pacific Ave. to the nearest building face is estimated to be 100 feet.
5. Modeling for of Pacific Ave. was done using a "hard site" assumption.
6. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
7. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.
8. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

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. The existing five to six foot masonry block walls on the project will reduce the noise from the children during recess, etc. Based on our calculations, the mechanically-operated ventilation system will provide sufficient attenuation to reduce exterior roadway noise levels to the interior noise levels of 45 Ldn/CNEL.

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. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be under taken between

the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.
4. When feasible, try to coordinate the noisiest operations simultaneously in the construction program to avoid prolong periods of annoyance.
5. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.
6. A mechanically-operated ventilation system shall be installed in each habitable room in the Project's primary building located closest to Pacific Avenue. This system shall be capable of supplying a minimum of 15 cubic feet per minute of outside air per occupant during such time the habitable rooms are occupied, thereby providing a windows-closed condition when desired.



RIVERSIDE COUNTY SHERIFF'S DEPARTMENT

Jurupa Valley Station

Inter-Departmental Memorandum

Stanley Sniff, Sheriff-Coroner

June 23rd, 2010

To: Riverside County Planning Department

From: Cpl. L. Torres #3103

Re: Project # PP24538

After reviewing the preliminary proposal submitted by Barry Braswell for a new 3,147 square foot day care center for up to 50 children from 0-12 years of age; which will include 5,436 square feet of landscaping and 9 parking spaces, located at 3640 Pacific Avenue in the unincorporated area of Riverside County known as Rubidoux, the Sheriff's Department requests that the following conditions be appended to the subject application:

RECOMMENDATIONS

ADDRESSING:

- Address numbers should be illuminated during the hours of darkness with a recommended 12" minimum height to facilitate unhampered views from vehicular and pedestrian vantage points.
- Roof top addressing (for the Sheriff's helicopter) shall be applied in a contrasting color, with a minimum size of 1' by 4' to the main building. This numbering not only accelerates a pinpoint response from emergency air support in a critical incident, but it affords a quick mobilization of ground units based on the aerial view of the numbered building.

SECURITY SYSTEMS:

- Silent or audible alarm system should be installed; including fire and panic monitoring.
- Comprehensive security alarm systems should be provided for the following:
 - Perimeter building and access route protection
- Digital Recording CCTV 24-hours security cameras are recommended, covering the following areas:
 - Lobby entrances
 - Building perimeter
 - Parking lot
 - Exterior entry/exit and emergency doors

DOORS:

- Adequate security hardware, such as dead-bolt locks, should be installed. All glass doors should be secured with a deadbolt.

WINDOWS:

- Louvered windows should not be used.
- Large display-type windows, and any window accessible from the side and rear, but not visible from the street, should consist of rated burglary-resistant glazing or its equivalent. The type that attaches to the window frame is recommended.

LIGHTING:

- Interior night-lights should be used during hours of darkness when premises are closed for business.
- Parking lots, driveways, circulation areas, aisles, passageways, recesses, and grounds contiguous to buildings shall be provided with lighting of sufficient wattage to provide adequate illumination (within county regulations) to make clearly visible the presence of any person on or about the premises during the hours of darkness.
- All exterior doors shall have their own light source which will adequately illuminate entry/exit areas at all hours in order to:
 - Make any person on the premises clearly visible.
 - Provide adequate illumination for persons entering and exiting the building.

LANDSCAPING:

- Landscaping if any, should be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows. Landscaping shall not conceal doors or windows from view, obstruct visibility of the parking lot from the street or business buildings, nor provide access to the roof.

SIGNAGE/PARKING LOT:

- No trespassing/Loitering signs shall be posted at the entrances of parking lots and other appropriate places. Signs must be at least 2'X 1' in overall size, with white background and black or red 2" lettering.
- All entrances to parking areas shall also be posted with appropriate signs per 22658(a) CVC, to assist in removal of vehicles at the property owners/managers request.

MISCELLANEOUS:

- File emergency notification form with the Sheriff's Department.
- A fence with gate, (3 feet in height minimum,) built of wrought iron, vinyl or wood should be installed to enclose the porch area. The gate must be equipped with a deadbolt and retractable spring. As an alternative, a metal security door could be installed on the front door also equipped with a deadbolt and retractable spring.

Corporal Luke Torres
Riverside County Sheriff's Department
Environmental Design Specialist

Rubidoux Community Services District

Board of Directors

Gail Barclay
Armando Muniz
John Skerbelis
C. Marsden Smith
Ruth Anderson Wilson

Secretary-Manager

David D. Lopez



Water Resource Management

Refuse Collection

Street Lights

Fire / Emergency Services

Weed Abatement

September 2, 2010

Riverside County Waste Management
Attn.: Mr. Sung Key Ma, Planner IV

Re: Fast track 2009-07 (PP24538)

Dear Mr. Ma,

This letter is in response to your request regarding solid waste; comingle recycling and green waste collection and disposal services for the use of a single family residence as a daycare center with a services address of 3640 Pacific Avenue, Rubidoux, CA 92509.

Subject address is current receiving curb side collection for the above services. As long as this facility's disposal needs do not exceed the three barrel capacity, the Rubidoux Community Services District (District) shall continue to provide solid waste, comingle recycling and green waste service as presently provided.

Should you have any question regarding this trash collection and disposal services do not hesitate to contact the District at 951.684.7580.

Sincerely,

A handwritten signature in black ink, appearing to read "David D. Lopez", with a long horizontal flourish extending to the right.

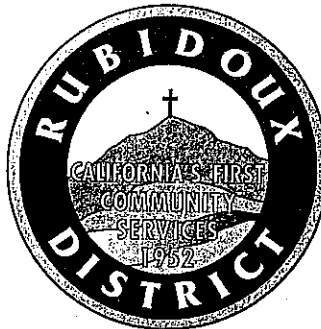
David D. Lopez
General Manager

Rubidoux Community Services District

Will Serve

Board of Directors
Gail Barclay
Armando Muniz
John Skerbelis
C. Marsden Smith
Ruth Anderson Wilson

Secretary-Manager
David D. Lopez



Water Resource Management Refuse Collection Street Lights Fire / Emergency Services Weed Abatement

Ms. Carmen Gonzalez
3674 Pacific Avenue
Riverside, CA 92509

April 30, 2010

Subject: Water and Sewer "Will Serve Letter" for a proposed SFR-Child Day Care Facility- located at 3640 Pacific Avenue, Riverside, CA 92509 (APN 177-221-015)

Rubidoux Community Services District will provide water and sewer services to the proposed child day care facility conditioned upon satisfactory completion of the following:

PLEASE NOTE THE SPECIAL CONDITIONS LISTED ON PAGE 2

1. Payment of the District water, sewer and fire mitigation capacity fees as outlined in the attached fee worksheet dated April 30, 2010.

ALL FEES AND DEPOSITS ARE DUE PAYABLE DIRECTLY TO THE DISTRICT OFFICE.

The required payment of fees and deposits covering capacity (water and wastewater), water meters, fire mitigation, plan checking and inspection deposits or other associated fees or charges are those in effect at the time of payment, as determined by the District.

NOTE: Fees and deposits may be revised by the District Board of Directors subject to public notice and hearing proceedings prior to said revisions. All fee changes shall comply California state law, Assembly Bill 2060, Chapter 848

2. Be advised, a "Release of Services" will not be provided by this District to the County of Riverside on subject project until all associated project expenses have been reconciled and paid to the District. Upon payment of all outstanding fees and charges associated with subject project, the District will recommend acceptance of water and sewer infrastructure for operation and maintenance.
3. Prior to the review of water and sewer construction drawings, the owner/developer must deposit with the District an amount sufficient to cover the expected cost of these services. The owner/developer is responsible for all engineering and administrative costs associated with the plan check.
4. Design compliance and/or system upgrades necessary for water and sewer conveyance and fire protection are the responsibility of the owner and shall be in accordance with District Ordinances and/or the most recent District standards specification prior to construction.
5. All easements, encroachment and right-of-way for utilities and roadways shall be the sole responsibility of the owner/developer.
6. Prior to initiating construction of water and sewer facilities, the owner/developer must advance a deposit with the District an amount sufficient to cover the expected cost of services and charges. The owner/developer is responsible for all engineering and administration costs associated with inspection of the proposed facilities.

Ms. Carmen Gonzalez
3640 Pacific (APN 177-221-015) "Will Serve"
April 30, 2010

Page 2

7. Before any on-site or off-site improvements are initiated, the District will require evidence of all applicable building and/or road encroachment permits issued by the County of Riverside.
8. The District requires 48 hours advance notification prior to the start of construction for the coordination of service installation. A final project inspection is required of all residential or commercial developments prior to the issuance of "Release of Service".
9. The owner/developer is responsible for any on-site and off-site water and wastewater system improvements (including pretreatment requirements) necessary in the delivery and conveyance of services related to this project. All off-site improvements must be completed by licensed and insured contractors.
10. The owner/developer/contractor acknowledges and accepts fact that the District may have existing water and sewer facilities within the construction area. The owner/developer/contractor will protect in place existing water and sewer facilities and abandon water and sewer facilities as prescribed within the water and sewer improvement plans.
11. Plans provided by the District may not provide the owner's design engineer with the necessary information or creating accurate sewer construction drawings. Prior to submitting construction drawings the District requires pot-holing of all utility conflicts and connection points to the District System.

SPECIAL CONDITIONS:

1. **1" Domestic Water Service:**

The existing water service between the water main in the street and the meter box is assumed to be 1" diameter since RCSD records show that a 5/8" x 3/4" meter exists. If the water service is 1" diameter and the existing meter box and components inside are up to current standards, per RCSD Standard Drawing W1100, they may be reused and the proposed 1" meter can replace the existing 5/8" x 3/4" meter. If however, the water service, meter box, and components are not up to current standards as determined by RCSD Inspector, they must be replaced and installed to current standards by owner's contractor.

2. **Sewer Service**

The existing sewer lateral may remain and be used if determined to be up to current RCSD standards as determined by RCSD Inspector.

This letter does not grant or imply the owner of the proposed development any vested rights, nor does it ensure that the District will provide water and sewer capacity for subject development until payment of all applicable fees and deposits have been received. **WATER, WASTEWATER, AND FIRE SERVICES ARE NOT GUARANTEED BY THE ISSUANCE OF THIS "WILL SERVE" LETTER.** The District's release to construct is condition upon approval water and sewer improvements and receipt of all fees and deposit by Rubidoux Community Services District.

The District's "Will Serve Letter" shall expire twelve months after issuance of this letter. Upon the expiration of this letter, the owner must re-apply for a new "Will Serve Letter" to address the District's potential for providing services. Should circumstances require the institution of any moratorium(s), no subject service will be provided whether or not fees have been paid.

Sincerely,


RONALD W. YOUNG
Assistant Engineer/Project Manager

cc: Pacific Avenue File

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

DATE: May 12, 2010

TO:

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

P.D. Landscaping Section-R. Dyo
P.D. Archeology Section - L. Mouriquand
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Riv. Co. EDA - Redevelopment
Riv. Co. EDA - Fast Track
Riv. Co. ALUC - John Guerin
Flabob Airport - Gen. Manager
2nd District Supervisor

2nd District Planning Commissioner
Jurupa Unified School Dist.
Rubidoux Community Service Dist.
Southern California Edison
Southern California Gas Co.
CALTRANS Dist. #8
U.S. Postal Service (San Bernardino)
Ctr. for Community Action & Envtl. Justice (CCA EJ)

PLOT PLAN NO. 24538 (Fast Track Authorization No. 2009-07) - EA42314 - Applicant: Barry Braswell - Engineer/Representative: Interactive Design - Second Supervisorial District - Rubidoux Zoning District - Jurupa Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 - 5 Dwelling Units per Acre) - Location: southerly of Humble Street and easterly of Pacific Avenue - 0.26 Gross Acre - Zoning: Multiple Family Dwellings (R-2) - REQUEST: The Plot Plan proposes a 3,147 square foot affordable, employer based, day care center for up to 50 children from 0-12 years of age, open 12 hours a day from 6:00 A.M. to 6:00 P.M. Monday through Friday with 5,436 square feet (48%) of landscaping area and 9 parking spaces. - APN: 177-221-015

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on May 27, 2010**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Christian Hinojosa**, Project Planner, at (951) 955-0972 or email at **CHINOJOS@rctima.org / MAILSTOP# 1070**.

COMMENTS:

The Jurupa Unified School District is currently operating at capacity. Additional development projects will impact existing schools and create a need for additional facilities. School impact fees shall be paid pursuant to state law, even after such payment, the District's schools will become increasingly impacted and overcrowded.

DATE: 5/20/10

SIGNATURE: Pam Lauzon

PLEASE PRINT NAME AND TITLE: Pam Lauzon, Assistant Superintendent, Business Services

TELEPHONE: 951-360-4157

TELEPHONE: _____

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

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman · Planning Director

FTA 2009-07

0005984

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:



PLOT PLAN



CONDITIONAL USE PERMIT



TEMPORARY USE PERMIT



REVISED PERMIT



PUBLIC USE PERMIT



VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER:

PP24538

DATE SUBMITTED:

5-3-10

APPLICATION INFORMATION

EA42314

CPG05676

Applicant's Name: Barry Braswell

E-Mail: bbraswell@vistapacificaent.com

Mailing Address: 3674 Pacific Ave

Riverside

Street
CA

92509

City

State

ZIP

Daytime Phone No: (951) 323-6522

Fax No: (951) 682-1503

Engineer/Representative's Name: Barry Braswell

E-Mail: bbraswell@vistapacificaent.com

Mailing Address: 3674 Pacific Ave.

Riverside

Street
CA

92509

City

State

ZIP

Daytime Phone No: (951) 323-6522

Fax No: (951) 682-1503

Property Owner's Name: Vista Pacifica Ent. Inc.

E-Mail: bbraswell@vistapacificaent.com

Mailing Address: 3674 Pacific Ave

Riverside

Street
CA

92509

City

State

ZIP

Daytime Phone No: (951) 682-4833

Fax No: (951) 682-1503

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

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

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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.

Barry Braswell Barry Braswell
PRINTED NAME OF APPLICANT 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.

Barry Braswell Barry Braswell
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
Barry Braswell Barry Braswell
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): 177-221-015-8

Section: 8 Township: T2S Range: R5W

Approximate Gross Acreage: .29 Acres

General location (nearby or cross streets): North of Morey Way, South of Humble St., East of Pacific Ave, West of La Rue

Thomas Brothers map, edition year, page number, and coordinates: pg 685-B1 2003

APPLICATION FOR LAND USE AND DEVELOPMENT

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

To convert a small neighborhood church into a 50 child employer-based Community Childcare Center

Related cases filed in conjunction with this request:

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

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

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

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

If yes, indicate the type of report(s) and provide a copy: Structural Engineer Assessment

Is water service available at the project site: Yes ☒ No ☐

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

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

Is sewer service available at the site? Yes ☒ No ☐

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: NA

Estimated amount of fill = cubic yards NA

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

Import ~~0~~ Export ~~0~~ Neither Neither

APPLICATION FOR LAND USE AND DEVELOPMENT

What is the anticipated source/destination of the import/export? N/A

What is the anticipated route of travel for transport of the soil material? N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) .29 Acres sq. ft.

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

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

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

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

☒ Santa Ana River ☐ Santa Margarita River ☐ San Jacinto River ☐ Whitewater River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

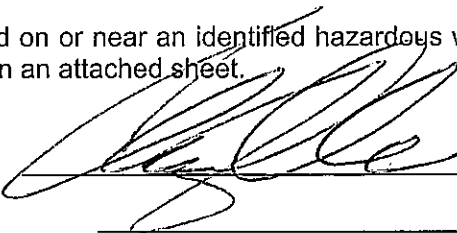
Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application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

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

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

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

Owner/Representative (1)



Date

5/3/2010

Owner/Representative (2)

Date

APPLICATION FOR LAND USE AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region ¹		
Project File No.		
Project Name:		
Project Location:		
Project Description:		
Project Applicant Information:		
Proposed Project Consists of, or includes:		
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial and commercial development where the land area ² represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan ³ as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies ⁴ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
¹ Includes San Jacinto River watershed. ² Land area is based on acreage disturbed. ³ The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf . ⁴ The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html .		
DETERMINATION: Circle appropriate determination.		
If <u>any</u> question answered "YES"	Project requires a project-specific WQMP.	
If <u>all</u> questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.	

T M P

Vista "All About Kids", Employer Based Child Care Center Project
Located at 3640 Pacific Ave. FTA 2009-07

About Us

We are Vista Pacifica Enterprises Inc. and have been doing business here in the Riverside area since 1987. We are a 54 bed Alzheimer's Convalescent and a 108 bed locked Psychiatric Facility. We chartered B.R.I.D.G.E.S. a non-profit 501(c)3, social service agency for Los Angeles and San Bernardino Counties in 1976. It started with opening day care centers for children and seniors (125 spaces) and continued through 1986. It maintained a California Dept of Education childcare food program for the centers and nearly 500 home day-care providers through 2005. We are located in the Jurupa area of Riverside County.

We have discovered a need in this area and neighboring Skilled Nursing Facilities have requested that we provide this child care service to facilitate their employees' childcare, enabling mothers to visit their child during breaks, meals, and nursing.

Proposal

To provide an affordable 12 hour a day from 6:00AM-6:00PM Monday through Friday, employer based, community child care center, catering from 0-12 years of age for a base of 200 Vista Pacifica employees, 100 from another neighboring facility and local neighborhood families. The project will accommodate up to 50 children and require family participation in care, training and supervision of the children. We plan to have an on-site Childcare Provider Instructor Training Program, in order to help provide caretakers to perpetuate continuing childcare facilities.

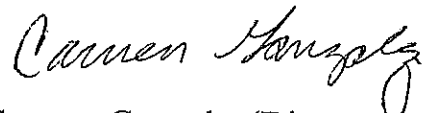
We plan to:

- Have about 4-6 employee care providers/instructors including the Director.
- They would occupy 4-5 of the 9 proposed parking spaces leaving 4-5 spaces for drop-off/pick-up or possible parent teacher conferences when needed
- No parties or special events are planned during normal business hours 6:00AM-6:00PM. After 5:00 PM Vista Pacifica (parent company) parking next door would be available for special events
- Ingress and egress will be through the 25' wide center drive with a 50' turn-around space.
- Have the majority of the parents park next door first (in order to have choice parking for the day) then walk their children over to the center because they will be working next door. Thus able to walk over and have lunch with their children.
- We plan about 4-6 vehicle trips, a day in possible child transport to and from school (three round trips)
- Drop-off and pick up could possibly be a total of 30 vehicle trips a day
- Signage would be limited to 4-7 signs 1 entrance on outside south entrance post, 2 exits on the North post inside and out, accompanied with painted directional arrows on the black-top. The 4th sign would be on the inside "Entrance" walk-in gate. The 5th would be a "No Parking Fire Lane" on the inside fence facing the driveway. The 6th would be in front of the handicapped parking space. The 7th sign would be 8'x3', mounted on entry gable naming the business "All About Kids", logo and the address.
- No Drainage facilities needed/planned, Q10-100 storm water not percolated would naturally drain to street and down to Mission Inn Blvd.

To Whom It May Concern:

Our facility All About Kids located at 3640 Pacific Ave Riverside,
Ca 92509 will not have any kind of hazardous materials on our premises
greater than 55 gallons, 200 cubic feet or 500 pounds, there fore we will
not require a business emergency plan.

Thank You

A handwritten signature in cursive script that reads "Carmen Gonzalez". The signature is written in black ink and is positioned above the printed name.

Carmen Gonzalez(Director)

Variance App.
CC JNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input type="checkbox"/> PLOT PLAN | <input type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> TEMPORARY USE PERMIT |
| <input type="checkbox"/> REVISED PERMIT | <input type="checkbox"/> PUBLIC USE PERMIT | <input checked="" type="checkbox"/> VARIANCE |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP24538- VAR 01870

DATE SUBMITTED: 7-22-10

APPLICATION INFORMATION

Applicant's Name: Barry Braswell E-Mail: bbraswell@vistapacificaent.com

Mailing Address: 3674 Pacific Ave
Riverside CA 92509
Street City State ZIP

Daytime Phone No: (951) 323-6522 Fax No: (951) 682-1503

Engineer/Representative's Name: Ray Van Pelt E-Mail: rvp1151@yahoo.com

Mailing Address: 1151 Hubbard Ave
Escondido, CA 92027
Street City State ZIP

Daytime Phone No: (760) 658-6889 Fax No: (760) 658-6889

Property Owner's Name: Las Torcasas Inc LLC E-Mail: bbraswell@vistapacificaent.com

Mailing Address: 3674 Pacific Ave
Riverside, CA 92509
Street City State ZIP

Daytime Phone No: (909) 797-5994 Fax No: (951) 682-1503

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Barry Braswell
PRINTED NAME OF APPLICANT

Barry Braswell
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.

Las Torcasas Inc LLC
PRINTED NAME OF PROPERTY OWNER(S)

Al Braswell Mgr
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): 177 221 015

Section: 8 Township: 2S Range: 5W

Approximate Gross Acreage: .29

General location (nearby or cross streets): North of Mission Inn, South of Humble ST, East of Opal, West of La Rue

Thomas Brothers map, edition year, page number, and coordinates: Pg 648 B1 2003

APPLICATION FOR LAND USE AND DEVELOPMENT

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

Related cases filed in conjunction with this request:

Community Daycare Center for children 0-12 years old 12 hours
a day Mon-Fri

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

If yes, provide Case No(s). PP 24538 (Parcel Map, Zone Change, etc.)

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

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

If yes, indicate the type of report(s) and provide a copy: GeoTech, Audio Noise, Photometric

Is water service available at the project site: Yes ☒ No ☐

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

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

Is sewer service available at the site? Yes ☒ No ☐

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: NA

Estimated amount of fill = cubic yards NA

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

Import NA Export NA Neither NA

APPLICATION FOR LAND USE AND DEVELOPMENT

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

NA

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

NA

How many anticipated truckloads? NA truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 29 Acres sq. ft.

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

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

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

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

☒ Santa Ana River ☐ Santa Margarita River ☐ San Jacinto River ☐ Whitewater River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

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

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

Owner/Representative (1)

Brian Braswell

Date

6/29/10

Owner/Representative (2)

BP Braswell

Date

7/6/10

APPLICATION FOR LAND USE AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region ¹		
Project File No.		
Project Name:		
Project Location:		
Project Description:		
Project Applicant Information:		
Proposed Project Consists of, or includes:		
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	YES	NO
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial and commercial development where the land area ² represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5541-Gasoline Service Stations, 7532-Top, Body & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops, 7534-Tire Retreading and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan ³ as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies ⁴ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
¹ Includes San Jacinto River watershed. ² Land area is based on acreage disturbed. ³ The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf . ⁴ The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html .		
DETERMINATION: Circle appropriate determination.		
If any question answered "YES" Project requires a project-specific WQMP.		
If all questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.		

APPLICATION FOR LAND USE AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Margarita River Region		
Project File No.		
Project Name:		
Project Location:		
Project Description:		
Project Applicant Information:		
Proposed Project Consists of, or includes:		
Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)], applies only to the addition, and not to the entire development.]	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commercial development greater than 100,000 square feet. Defined as any development on private land that is not for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops. (Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5541-Gasoline Service Stations, 7532-Top, Body & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops, 7534-Tire Rereading and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)].	<input type="checkbox"/>	<input type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input type="checkbox"/>
Environmentally Sensitive Areas (ESAs) ¹ . All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
¹ Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from www.swrcb.ca.gov/rwqcb9/programs/basinplan.html . The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html .		
DETERMINATION: Circle appropriate determination.		
If <u>any</u> question answered "YES"	Project requires a project-specific WQMP.	
If <u>all</u> questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.	

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 12/22/2010.

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

APN (s) or case numbers PP24538/VAR01870/FTA2009-07 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

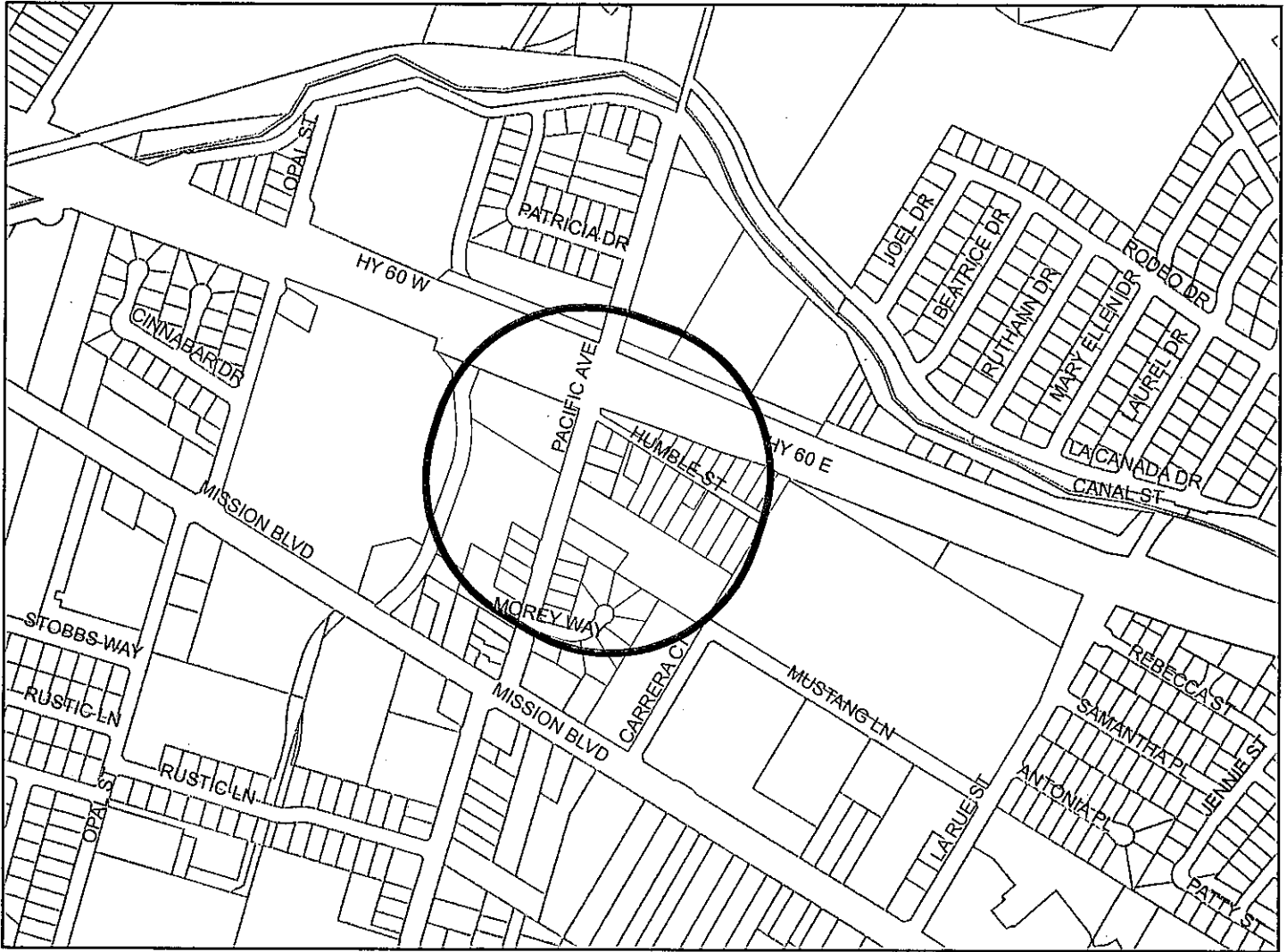
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

600 feet buffer



Selected Parcels

177-221-029	177-221-012	177-221-005	177-222-006	177-221-001	177-221-002	177-221-028	177-260-008	177-222-007	177-170-008
177-221-004	177-221-027	177-221-007	177-221-025	177-222-003	177-170-020	177-221-013	177-221-024	177-222-010	177-240-002
177-221-030	177-221-015	177-222-004	177-221-018	177-221-020	177-221-021	177-221-011	177-222-005	177-221-019	177-221-034
177-221-010	177-210-002	177-210-003	177-221-006	177-221-031	177-170-002	177-142-020	177-210-004	177-221-009	177-170-004
177-222-002	177-222-001	177-221-014	177-170-007	177-221-008	177-142-018	177-170-009	177-221-003	177-170-022	177-170-023
177-222-009	177-222-008	177-221-023	177-221-036	177-221-035	177-170-003	177-221-022	177-221-026		



800 400 0 800 Feet

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



APN: 177221029, ASMT: 177221029
ALLAN G SCHNATZ, ETAL
6082 MOREY WAY
RIVERSIDE CA. 92509

APN: 177222007, ASMT: 177222007
FIDENCIO LAZARO, ETAL
6041 HUMBLE ST
RIVERSIDE CA. 92509

APN: 177221012, ASMT: 177221012
ARACELI MEZA
13618 MOCCASIN ST
LA PUENTE CA 91746

APN: 177170008, ASMT: 177170008
FIRST ASSEMBLY OF GOD OF RUBIDOUX
P O BOX 33398
RIVERSIDE CA 92515

APN: 177222006, ASMT: 177222006
BARRY W BRASWELL
6049 HUMBLE ST
RIVERSIDE CA. 92509

APN: 177221004, ASMT: 177221004
FRANCISCO LAZARO, ETAL
6042 HUMBLE ST
RIVERSIDE CA. 92509

APN: 177221001, ASMT: 177221001
CAROLINA RODRIGUEZ
2159 N SAN ANTONIO AVE
UPLAND CA 91784

APN: 177221027, ASMT: 177221027
GLENDA M ARIAS
6076 MOREY WAY
RIVERSIDE CA. 92509

APN: 177221002, ASMT: 177221002
CESAR V BRAVO, ETAL
6030 HUMBLE ST
RIVERSIDE CA. 92509

APN: 177221007, ASMT: 177221007
GLORIA ANN STRATFORD
6056 HUMBLE ST
RIVERSIDE CA. 92509

APN: 177221028, ASMT: 177221028
DEAN O MILLER
3463 MONO DR
RIVERSIDE CA 92506

APN: 177221025, ASMT: 177221025
GUADALUPE CAMPOS
6075 MOREY WAY
RIVERSIDE CA. 92509

APN: 177260008, ASMT: 177260008
DEANZA LAND & LEISURE CORP
C/O PENTONEY
1615 CORDOVA ST
LOS ANGELES CA 90007

APN: 177222003, ASMT: 177222003
HSIU YING WU, ETAL
6059 HUMBLE ST
RIVERSIDE CA. 92509



APN: 177170020, ASMT: 177170020
JON E RICE, ETAL
1717 E BIRCH ST STE B204
BREA CA 92821

APN: 177221020, ASMT: 177221020
LAURA JEPSON
3720 PACIFIC AVE
RIVERSIDE CA. 92509

APN: 177221013, ASMT: 177221013
JOSE A MONZON, ETAL
4810 LAUREL RIDGE DR
RIVERSIDE CA 92509

APN: 177221021, ASMT: 177221021
LUCIA E TORRES
1325 ELYSIA ST
CORONA CA 92882

APN: 177221024, ASMT: 177221024
JOSE DEJESUS JIMENEZ, ETAL
6077 MOREY WAY
RIVERSIDE CA. 92509

APN: 177221011, ASMT: 177221011
LYNDON CRACKEL
6080 HUMBLE ST
RIVERSIDE CA. 92509

APN: 177222010, ASMT: 177222010
JOSE HERNANDEZ, ETAL
6021 HUMBLE ST
RIVERSIDE CA. 92509

APN: 177222005, ASMT: 177222005
MARIA MARIN
6051 HUMBLE ST
RIVERSIDE CA. 92509

APN: 177240002, ASMT: 177240002
JURUPA UNIFIED SCHOOL DIST
UNKNOWN 11-30-79
0

APN: 177221019, ASMT: 177221019
MARSHA S WILLIS
11243 CACTUS AVE
BLOOMINGTON CA 92316

APN: 177221030, ASMT: 177221030
KERRY S HOON, ETAL
6086 MOREY WAY
RIVERSIDE CA. 92509

APN: 177221034, ASMT: 177221034
MICHAEL R MAHONEY, ETAL
2041 SAN REMO DR
LAGUNA BEACH CA 92651

APN: 177221018, ASMT: 177221018
LAS TORCAZAS
C/O AUDREY L BRASWELL
3674 PACIFIC AVE
RIVERSIDE CA 92509

APN: 177221010, ASMT: 177221010
OSCAR AMADOR, ETAL
6082 HUMBLE ST
RIVERSIDE CA. 92509

APN: 177210003, ASMT: 177210003
PACIFIC CANAL PROP
C/O RAMON LAMELAS
P O BOX 1551
DOWNEY CA 90240

APN: 177221014, ASMT: 177221014
SAN JUAN INV CO
31951 LABRISE
LAGUNA NIGUEL CA 92677

APN: 177221006, ASMT: 177221006
PAT MCCONNELL, ETAL
6046 HUMBLE ST
RIVERSIDE CA. 92509

APN: 177170007, ASMT: 177170007
SANTIAGO CASTRO, ETAL
3685 PACIFIC AVE
RIVERSIDE CA. 92509

APN: 177221031, ASMT: 177221031
RAYMOND C WHITE, ETAL
3764 PACIFIC AVE
RIVERSIDE CA. 92509

APN: 177221008, ASMT: 177221008
SATURNINO VELAZQUEZ, ETAL
6060 HUMBLE ST
RIVERSIDE CA. 92509

APN: 177210004, ASMT: 177210004
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

APN: 177142018, ASMT: 177142018
SERO DEV CORP
1615 CORDOVA ST
LOS ANGELES CA 90007

APN: 177221009, ASMT: 177221009
RODRIGO GUEVARA, ETAL
6070 HUMBLE ST
RIVERSIDE CA. 92509

APN: 177170009, ASMT: 177170009
SOUTHERN CALIF DIST COUNCIL ASSEM GOD
17951 COWAN
IRVINE CA 92614

APN: 177170004, ASMT: 177170004
RUBIDOUX TRAILER PARK
C/O THOMAS LASHLEY
252 CALLE FLORECITA
ESCONDIDO CA 92029

APN: 177221003, ASMT: 177221003
TERESA GONZALEZ
6036 HUMBLE ST
RIVERSIDE CA. 92509

APN: 177222001, ASMT: 177222001
SALVADOR RAMIREZ, ETAL
6071 HUMBLE ST
RIVERSIDE CA 92509

APN: 177170023, ASMT: 177170023
TRUMAN A SNELGROOES
605 VISTA VALINDA
SAN CLEMENTE CA 92672



APN: 177222009, ASMT: 177222009
VICTOR M SANCHEZ LEON, ETAL
6029 HUMBLE ST
RIVERSIDE CA. 92509

APN: 177222008, ASMT: 177222008
VICTOR M SANCHEZ LEON
6035 HUMBLE ST
RIVERSIDE CA. 92509

APN: 177221023, ASMT: 177221023
VIRGINIA LEE SMITH
6079 MOREY WAY
RIVERSIDE CA. 92509

APN: 177221035, ASMT: 177221035
VISTA PACIFICA ENTERPRISES INC
3674 PACIFIC AVE
RIVERSIDE CA 92509

APN: 177170003, ASMT: 177170003
WEST CONGREGATION OF JEHOVAHS WITNE
C/O MELVIN THORNTON
P O BOX 3152
RIVERSIDE CA 92519

APN: 177221022, ASMT: 177221022
WILLIAM T SNYDER, ETAL
6073 MOREY WY
RIVERSIDE CA 92509

APN: 177221026, ASMT: 177221026
WILLIAM THOMAS SNYDER, ETAL
6073 MOREY WAY
RIVERSIDE CA. 92509

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

ATTN: Penny Newman
Center for Community Action &
Environmental Justice
P.O. Box 33124
Riverside, CA 92519-0124

ATTN: Mr. Snyder
Community Services District,
City of Rubidoux
3590 Rubidoux Blvd.
Riverside, CA 92509-4525

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

Growth Managment,
U.S. Postal Service
P.O. Box 19001
San Bernardino, CA 92423

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

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

Applicant/Owner:
Barry Braswell
Vista Pacifica Enterprises
3674 Pacific Avenue
Riverside, CA 92509

Engineer:
Ray Van Pelt
Interactive Design
1151 Hubbard Avenue
Escondido, CA 92027



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Project/Case Number: EA42314, Plot Plan No. 24538, Variance No. 1870 (Fast Track No. 2009-07)

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Carolyn Syms Luna
Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

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

☐ 38686 El Cerrito Road
Palm Desert, California 92211

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

EA42314, Plot Plan No. 24538, Variance No. 1870 (Fast Track No. 2009-07)

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)

Vista Pacifica Enterprises
Project Applicant

3674 Pacific Avenue; Riverside, CA 92509
Address

Southerly of Humble Street and easterly of Pacific Avenue
Project Location

The Plot Plan proposes a 3,444 square foot affordable, employer-based, child day care center for up to 50 children from infant-12 years of age, open 12 hours a day from 6:00 A.M. to 6:00 P.M. Monday through Friday with 4,148 square feet (33%) of landscaping area and 7 parking spaces on a 0.29 gross (0.27 net) acre site. The site currently consists of an existing 2,916 square foot single family residence (day care center) and a 528 square foot detached garage and storage building (after-school child day care center) that will be permitted and redeveloped. The Variance is a proposal to allow parking spaces on driveways providing direct access to a street be located closer than 30 feet from the property line at the right-of-way identified in Ordinance No. 348, Section 18.12. g.(a).1; which will allow the project to meet the parking requirements of Ordinance No. 348, Section 18.12. a.(2).b), day care centers, including nurseries and pre-schools. Specifically, proposed parking spaces 1, 2, 5 and 6 encroach into the 30 foot distance limit by 18 feet. These parking spaces are needed to conform to the required 1 parking space per 500 square feet of gross floor area. The project is proposing 3,444 square feet of gross floor area that requires 7 parking spaces.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on February 8, 2011, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,044.00 + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

Signature

Project Planner

Title

December 29, 2010

Date _____

Date Received for Filing and Posting at OPR: _____

DM/η

Revised 8/25/2009 Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA42314 ZCFG05676 .

FOR COUNTY CLERK'S USE ONLY

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COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

D* REPRINTED * R1004822

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: VISTA PACIFICA ENTERPRISES \$64.00
paid by: CK 66776
CA F&G FEE FOR PP24538
paid towards: CFG05676 CALIF FISH & GAME: DOC FEE
at parcel: 3640 PACIFIC AVE RIV
appl type: CFG3

By _____ May 03, 2010 17:23
SBROSTRO posting date May 03, 2010

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

D* REPRINTED * R1013623

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: VISTA PACIFICA ENTERPRISES \$2,044.00
paid by: CK 68728
CA F&G FEE FOR PP24538
paid towards: CFG05676 CALIF FISH & GAME: DOC FEE
at parcel: 3640 PACIFIC AVE RIV
appl type: CFG3

By _____ Dec 22, 2010 16:37
MGARDNER posting date Dec 22, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,044.00

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