

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

104B



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
March 10, 2014

**SUBJECT:** CHANGE OF ZONE NO. 7800 AND PLOT PLAN NO. 25382 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Shakil Patel – First/First Supervisorial District – Location: Southeasterly corner of Van Buren Blvd. and Barton St. – 2.26 Gross Acres – REQUEST: The Change of Zone proposes to change the site’s existing zoning from Light Agriculture – 10 Acre Minimum (A-1-10) to Commercial Office (C-O). The Plot Plan proposes to construct a 10,275 sq. ft. multi-tenant commercial office building for uses permitted in the C-O zone, with five suites and 48 parking spaces.

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42600**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;
2. **APPROVE CHANGE OF ZONE NO. 7800** based upon the findings and conclusions incorporated in the staff report;

Departmental Concurrence

(continued on page 2)

JCP:da

Juan C. Perez  
TLMA Director/Interim Planning  
Director

| FINANCIAL DATA                              | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost:                 | POLICY/CONSENT<br>(per Exec. Office)  |
|---|----------------------|-------------------|-------------|-------------------------------|---|
| COST  | \$ N/A               | \$ N/A            | \$ N/A      | \$ N/A                        | Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/> |
| NET COUNTY COST                             | \$ N/A               | \$ N/A            | \$ N/A      | \$ N/A                        |   |
| <b>SOURCE OF FUNDS:</b> Deposit based funds |                      |                   |             | <b>Budget Adjustment:</b> N/A |   |
|   |                      |                   |             | <b>For Fiscal Year:</b> N/A   |   |

**C.E.O. RECOMMENDATION:**

APPROVE

BY   
Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.:

District: 1/1

Agenda Number:

16-1

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: CHANGE OF ZONE NO. 7800 and PLOT PLAN NO. 25382**

**DATE:** March 10, 2014

**PAGE:** Page 2 of 2

3. **ADOPT ORDINANCE NO. 348.4779**, amending the zoning in the March Area shown on Map No. 2.2359 Change of Zone No. 7800, attached hereto and incorporated herein by reference;
4. **APPROVE PLOT PLAN NO. 25382**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**BACKGROUND:**

**Summary**

The Change of Zone proposes to change the site's existing zoning from Light Agriculture – 10 Acre Minimum (A-1-10) to Commercial Office (C-O). The Plot Plan proposes to construct a 10,275 sq. ft. multi-tenant commercial office building for uses permitted in the C-O zone, with five suites and 48 parking spaces.

At the December 4, 2013 Planning Commission, condition of approval 80.TRANS.9 was modified to restrict a the project access on Van Buren Blvd. to right-in/right-out only, unless the project proponent obtains an encroachment permit and approval from the City of Riverside in order to provide for a westbound left-turn lane. In addition, condition of approval 80.PLANNING.24 was added to ensure that a seating area/picnic area is added on the eastern landscape area of the project. The Planning Commission recommended approval of the project by a vote of 5-0.

**Impact on Citizens and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission. This project will construct a commercial office building which will add to the job base in Riverside County.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

There will be no cost to the County for the processing of this application.

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS:**

- A. **Planning Commission Staff Report**
- B. **Ordinance No. 348.4779**

1 ORDINANCE NO. 348.4779

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING  
4

5 The Board of Supervisors of the County of Riverside ordains as follows:

6 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as  
7 amended, are further amended by placing in effect in the March Area, the zone or zones as shown on the  
8 map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2359, Change of  
9 Zone Case No. 7800" which map is made a part of this ordinance.

10 Section 2. This ordinance shall take effect 30 days after its adoption.

11 BOARD OF SUPERVISORS OF THE COUNTY  
12 OF RIVERSIDE, STATE OF CALIFORNIA

13  
14 By: \_\_\_\_\_  
Chairman, Board of Supervisors

15 ATTEST: Kecia Harper-Ihem  
16 Clerk of the Board

17  
18 By: \_\_\_\_\_  
19 Deputy

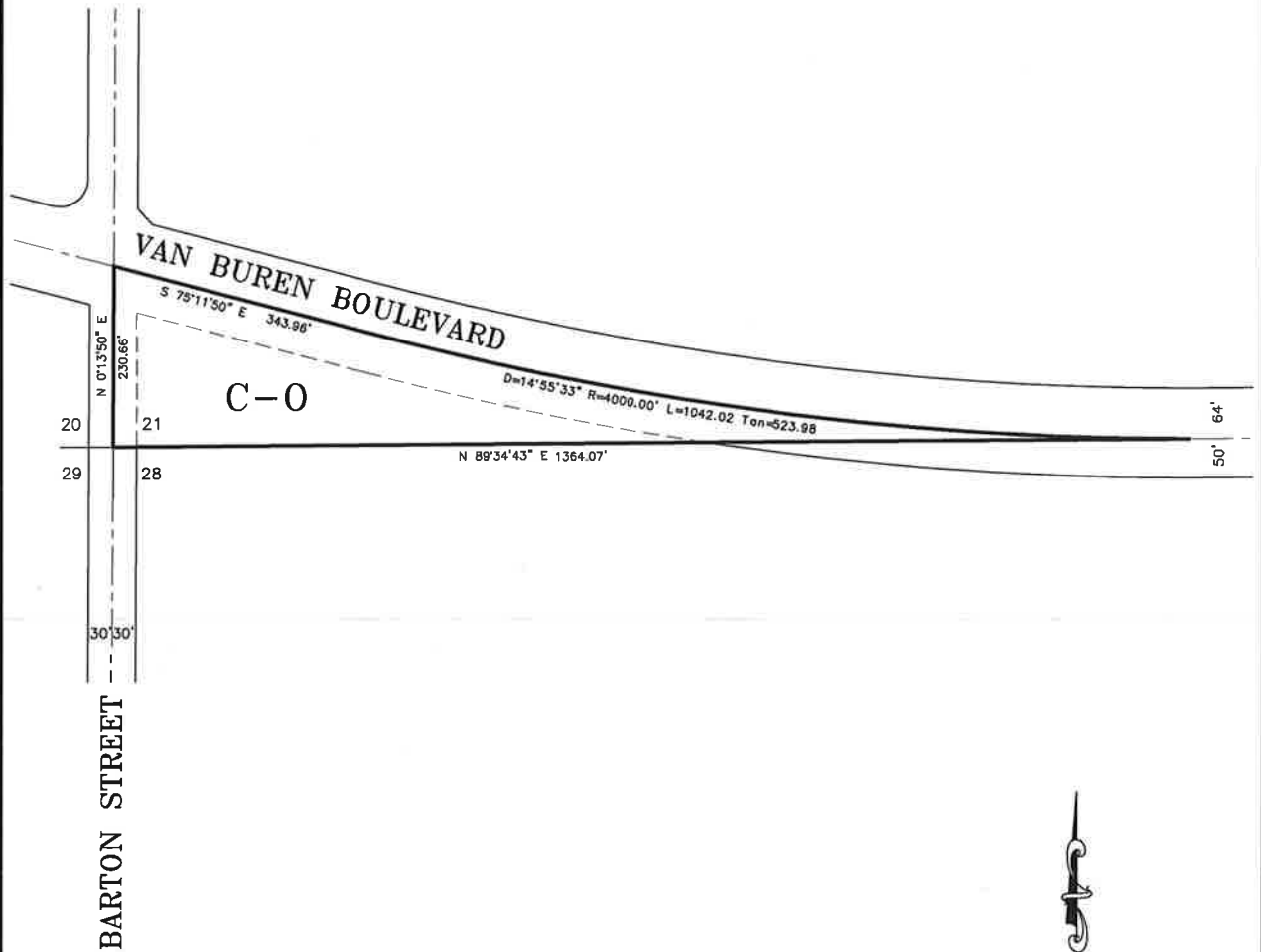
20 (SEAL)

21  
22 APPROVED AS TO FORM  
23 March 24, 2014

24  
25 By:  \_\_\_\_\_  
26 MICHELLE CLACK  
27 Deputy County Counsel

# MARCH AREA

SEC. 21 T. 3S, R. 4W S.B.B.&M.



C-0

## LEGEND:

C-0

COMMERCIAL OFFICE



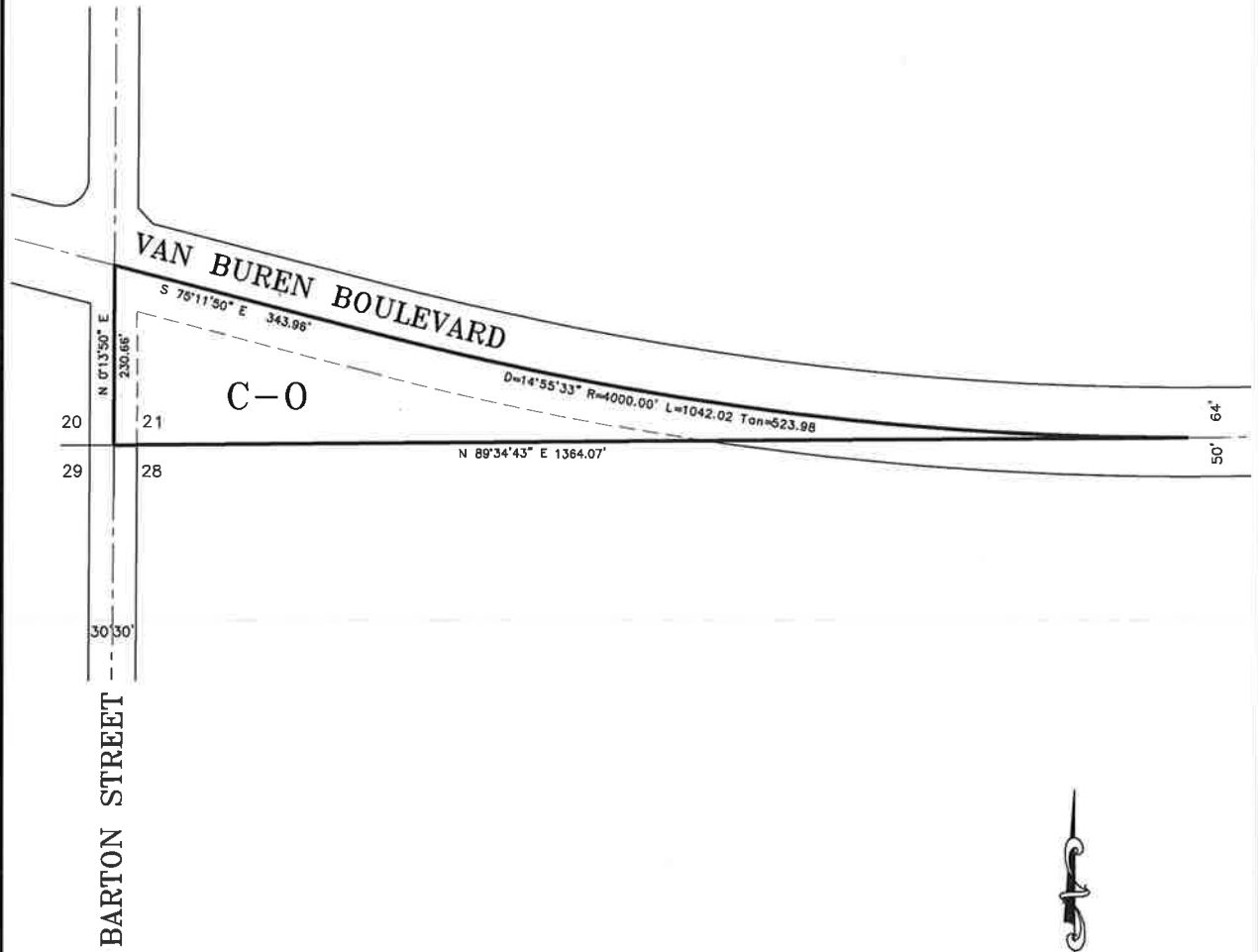
MAP NO. 2.2359  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE NO. 7800  
ADOPTED BY ORDINANCE NO. 348.4779  
DATE: APRIL 29, 2014

RIVERSIDE COUNTY BOARD OF SUPERVISORS

# MARCH AREA

SEC. 21 T. 3S, R. 4W S.B.B.&M.



## LEGEND:

C-0

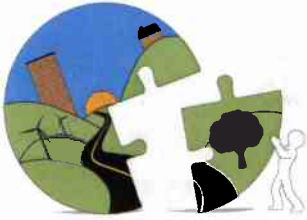
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MAP NO. 2.2359  
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CHANGE OF ZONE NO. 7800  
ADOPTED BY ORDINANCE NO. 348.4779  
DATE: APRIL 29, 2014

RIVERSIDE COUNTY BOARD OF SUPERVISORS



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez  
Interim Planning Director

DATE: March 10, 2014

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *D.M.H.*

SUBJECT: CHANGE OF ZONE NO. 7800 AND PLOT PLAN NO. 25382  
(Charge your time to these case numbers)

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- |  |   |
|--|---|
| <input type="checkbox"/> Place on Administrative Action <small>(Receive &amp; File, EOT)</small> | <input checked="" type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small>      |
| <input type="checkbox"/> Labels provided If Set For Hearing                                      | <input checked="" type="checkbox"/> Publish in Newspaper:   |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day  | <small>(1st Dist) Press Enterprise</small>  |
| <input type="checkbox"/> Place on Consent Calendar   | <input checked="" type="checkbox"/> Mitigated Negative Declaration  |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions, Ordinances, PNC)</small>  | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day              |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small>            | <input checked="" type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |
|  | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                                      |

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(1st Dist) Press Enterprise

**Documents to be sent to County Clerk's Office for Posting within five days:**

Notice of Determination  
California Department of Fish & Wildlife Receipt (CFG5976)

**Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.**

**PLEASE SCHEDULE FOR THE APRIL 29, 2014 BOARD AGENDA**

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

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

"Planning Our Future... Preserving Our Past"

1 ORDINANCE NO. 348.4779

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING  
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13 By: \_\_\_\_\_  
14 Chairman, Board of Supervisors

15 ATTEST: Kecia Harper-Ihem  
16 Clerk of the Board

17  
18 By: \_\_\_\_\_  
19 Deputy

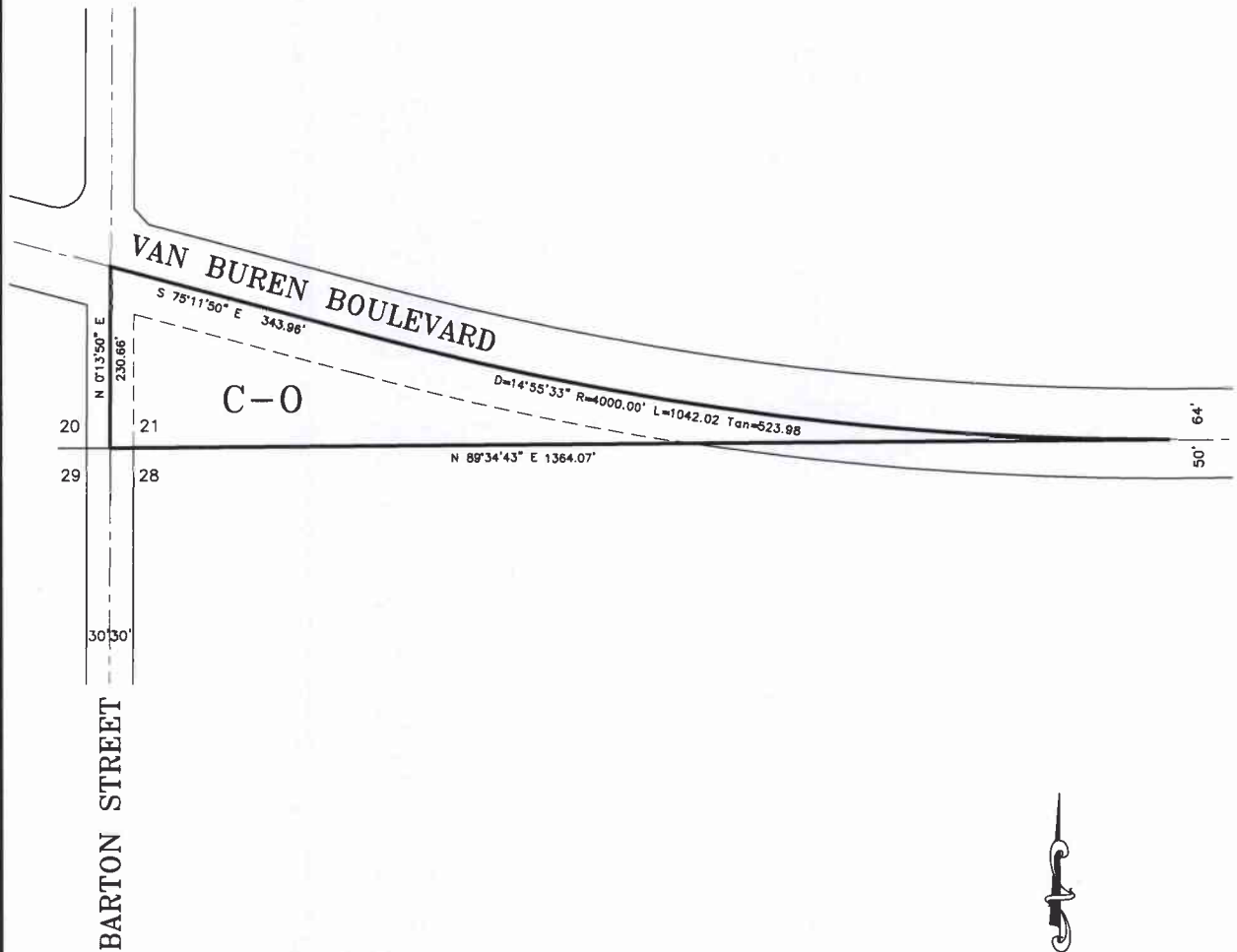
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25 By:  \_\_\_\_\_  
26 MICHELLE CLACK  
27 Deputy County Counsel

# MARCH AREA

SEC. 21 T. 3S, R. 4W S.B.B.&M.



LEGEND:

**C-0** COMMERCIAL OFFICE



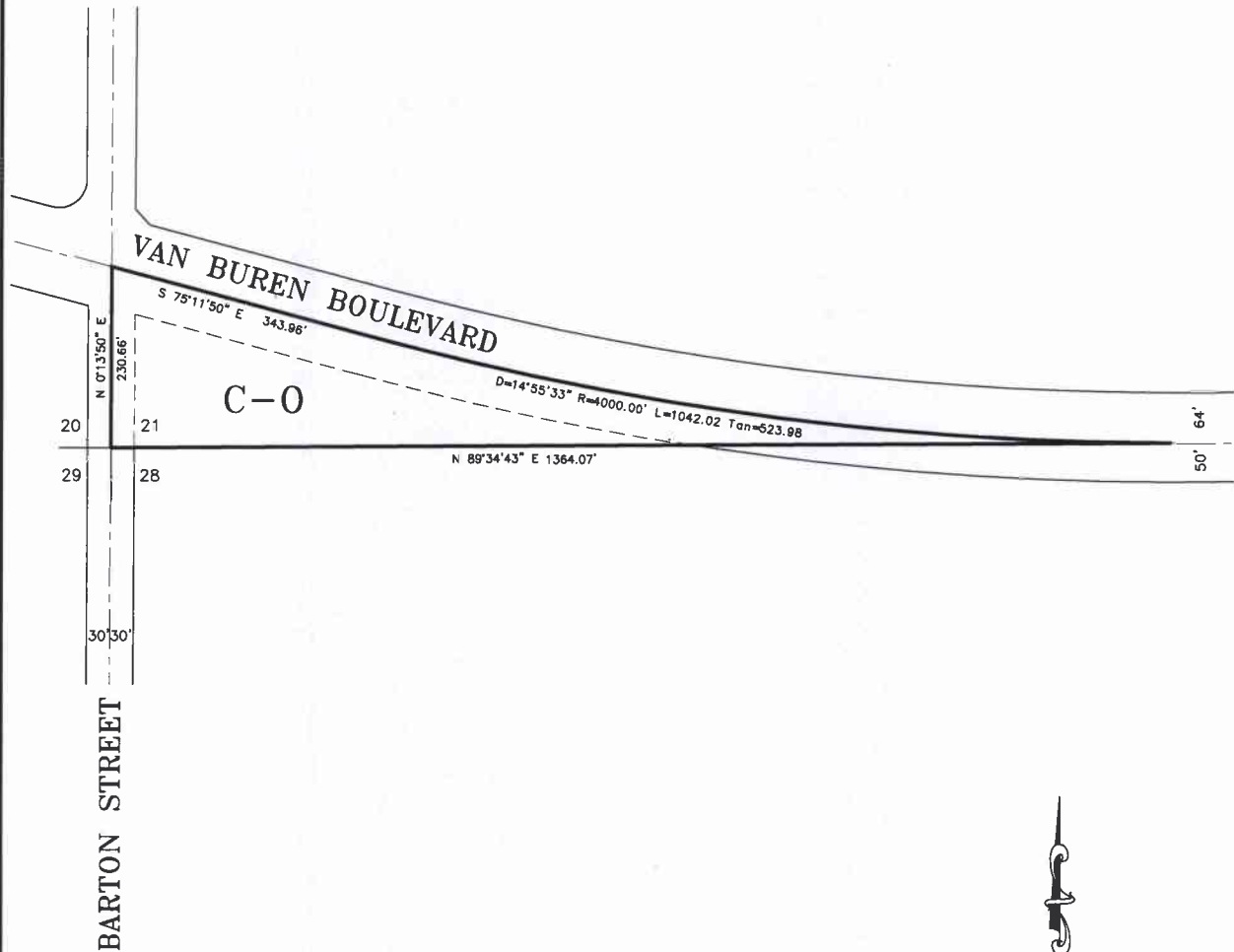
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RIVERSIDE COUNTY BOARD OF SUPERVISORS



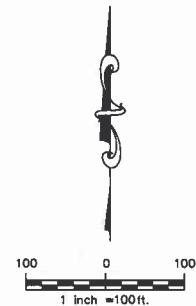
# MARCH AREA

SEC. 21 T. 3S, R. 4W S.B.B.&M.



LEGEND:

C-0 COMMERCIAL OFFICE



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CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2, ORDINANCE NO. 348  
CHANGE OF ZONE NO. 7800  
ADOPTED BY ORDINANCE NO. 348.4779  
DATE: APRIL 29, 2014

RIVERSIDE COUNTY BOARD OF SUPERVISORS

Agenda Item No.: 3 - 8  
Area Plan: Lake Mathews/Woodcrest  
Zoning Area: March  
Supervisory District: First/First  
Project Planner: Damaris Abraham  
Planning Commission: December 4, 2013

CHANGE OF ZONE NO. 7800  
PLOT PLAN NO. 25382  
Environmental Assessment No. 42600  
Applicant: Shakil Patel  
Engineer/Representative: Sake Engineers, Inc.

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Change of Zone proposes to change the site's existing zoning from Light Agriculture – 10 Acre Minimum (A-1-10) to Commercial Office (C-O).

The Plot Plan proposes to construct a 10,275 sq. ft. multi-tenant commercial office building for uses permitted in the C-O zone, with five suites and 48 parking spaces.

The project site is located at the southeasterly corner of Van Buren Blvd and Barton St.

### ISSUES OF POTENTIAL CONCERN:

The project is located adjacent to the City of Riverside and was transmitted to the City for review. The City provided a comment a letter dated August 1, 2013 raising concerns regarding the project design, specifically regarding median modifications to accommodate left-turn movements along Van Buren Blvd. and the need for a deceleration lane to be provided on east-bound Van Buren Blvd to allow slowing vehicles to enter the site without impeding through traffic.

The Riverside County Transportation Department staff has reviewed the comments provided from the City. County Transportation staff has indicated that based on ITE *Trip Generation* 9<sup>th</sup> Ed. Land Use Code 710, the project is estimated to generate 16 morning peak hourly trips, 15 afternoon peak hourly trips, and 113 daily trips. With regards to the project access on Van Buren Blvd, Transportation Department staff believes there is adequate headway between arriving vehicles to allow for left-in access. The traffic signal at the Barton Street/Van Buren Blvd intersection should provide adequate gaps for these vehicles as well. Additionally, the access is located on the departing leg of the intersection therefore issues with queuing on Van Buren Blvd should not be a factor.

### SUMMARY OF FINDINGS:

- |  |  |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5):    | Commercial Development: Commercial Office (CD: CO) (0.35 – 1.0 Floor Area Ratio)     |
| 2. Surrounding General Plan Land Use (Ex. #5): | City of Riverside to the north and west<br>March Joint Powers Authority to the south |
| 3. Existing Zoning (Ex. #2):                   | Light Agriculture – 10 Acre Minimum (A-1-10)   |
| 3. Proposed Zoning (Ex. #2):                   | Commercial Office (C-O)  |
| 4. Surrounding Zoning (Ex. #2):                | City of Riverside to the north and west<br>March Joint Powers Authority to the south |
| 5. Existing Land Use (Ex. #1):                 | Vacant   |
| 6. Surrounding Land Use (Ex. #1):              | Single Family Residences to the north<br>Vacant to the south and west                |
| 7. Project Data:                               | Total Acreage: 2.26 Acres  |

Total Building Square Footage: 10,275  
Total Parking: 48 spaces

8. Environmental Concerns:

See attached environmental assessment

**RECOMMENDATIONS:**

**THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD:**

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42600**, 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,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7800**, amending the zoning classification for the subject property from Light Agriculture – 10 Acre Minimum (A-1-10) to Commercial Office (C-O), in accordance with Exhibit No. 3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

**APPROVE PLOT PLAN NO. 25382**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**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 Commercial Development: Commercial Office (CD: CO) (0.35 – 1.0 Floor Area Ratio) on the Lake Mathews/Woodcrest Area Plan.
2. The Commercial Office land use designation allows for a variety of office uses, including financial institutions, legal services, and other office and support services.
3. The project site is surrounded by properties which are located within the City of Riverside to the north and west and the March Joint Powers Authority (JPA) to the south. The surrounding properties are designated Commercial to the west (per information obtained from the City of Riverside Website) and March Business Specific Plan SP-1 (per information obtained from the March JPA website) to the south.
4. The current zoning for the subject site is Light Agriculture – 10 Acre Minimum (A-1-10).
5. The proposed zoning for the subject site is Commercial Office (C-O).
6. The proposed use, a 10,275 sq. ft. multi-tenant commercial office building, is a permitted use, subject to approval of a plot plan, in the C-O zone.
7. The proposed project, as designed and conditioned, complies with the development standards (for lot size, setbacks, height requirements, walls, landscaping, parking areas, trash collection areas, outside storage areas, utilities, mechanical equipment, lighting, on-site signs, and access) set forth in the C-O zone.

8. The project site is surrounded by properties which are located within the City of Riverside to the north and west and the March JPA to the south. The property located to the west of the project site is zoned Commercial Retail (per information obtained from the City of Riverside Website) and the property located to south is zoned Business Park (per information obtained from the March JPA website).
9. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
10. The project is located adjacent to the City of Riverside and was transmitted to the City for review. The City provided a comment a letter dated August 1, 2013 raising concerns regarding the project design, specifically regarding median modifications to accommodate left-turn movements along Van Buren Blvd and the need for a deceleration lane to be provided on east-bound Van Buren Blvd to allow slowing vehicles to enter the site without impeding through traffic. The Riverside County Transportation Department staff has reviewed the comments provided from the City and has indicated that based on ITE *Trip Generation* 9<sup>th</sup> Ed. Land Use Code 710, the project is estimated to generate 16 morning peak hourly trips, 15 afternoon peak hourly trips, and 113 daily trips. With regards to the project access on Van Buren Blvd, Transportation Department staff believes there is adequate headway between arriving vehicles to allow for left-in access. The traffic signal at the Barton Street/Van Buren Blvd intersection should provide adequate gaps for these vehicles as well. Additionally, the access is located on the departing leg of the intersection therefore issues with queuing on Van Buren Blvd should not be a factor.
11. Environmental Assessment No. 42600 identified the following potentially significant impacts:
  - a. Biological Resources
  - b. Hazards & Hazardous Materials
  - c. Hydrology/Water Quality

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.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Commercial Development: Commercial Office (CD: CO) (0.35 – 1.0 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Commercial Office (C-O) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

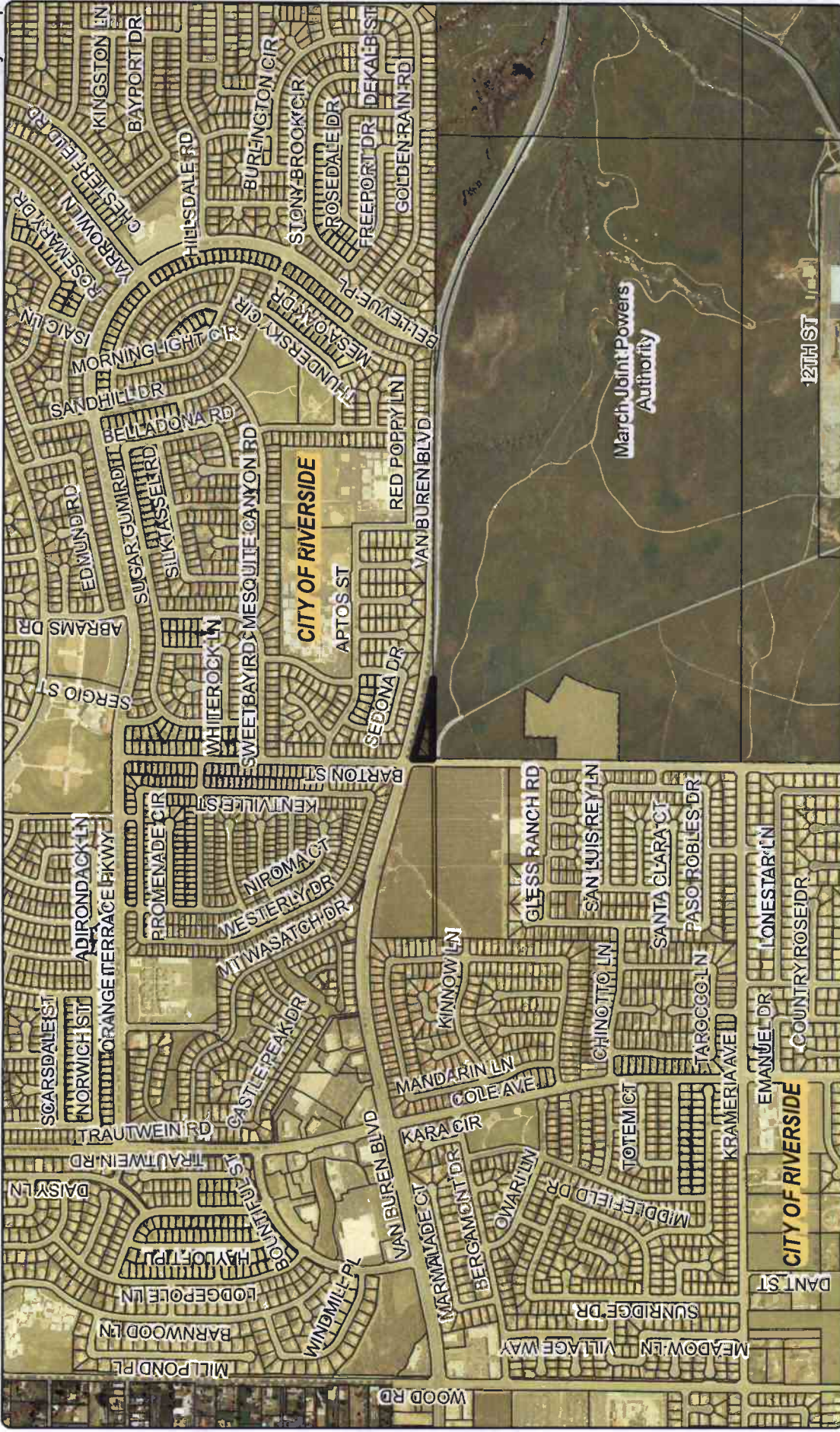
**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A fault zone;
  - b. A high fire area;
  - c. A flood zone;
  - d. A subsidence area; or,
  - e. An area with liquefaction potential.
3. The project site is located within:
  - a. The March Air Reserve Base Airport Influence area;
  - b. The boundaries of the Val Verde Unified School District;
  - c. The Stephens Kangaroo Rat Fee Area; and,
  - d. An area with Low Paleontological sensitivity.
2. The subject site is currently designated as Assessor's Parcel Number 294-030-005.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07800 PP25382**  
**VICINITY/POLICY AREAS**

Supervisor Jeffries  
 District 1

Date Drawn: 10/08/2013  
 Vicinity Map



Assessors Bk. Pg. 294-03  
 Thomas Bros. Pg. 746 F3  
 Edition 2011



Zoning Area: March  
 Township/Range: T3SR4W  
 Section: 21

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.dmsa.co.riverside.ca.us/indio.html>



RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07800 PP25382

Supervisor Jeffries  
District 1

Date Drawn: 10/08/2013  
Exhibit 1

LAND USE



Zoning Area: March  
Township/Range: T3SR4W  
Section: 21

Assessors Bk. Pg. 294-03  
Thomas Bros. Pg. 746 F3  
Edition 2011



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RIVERSIDE COUNTY PLANNING DEPARTMENT

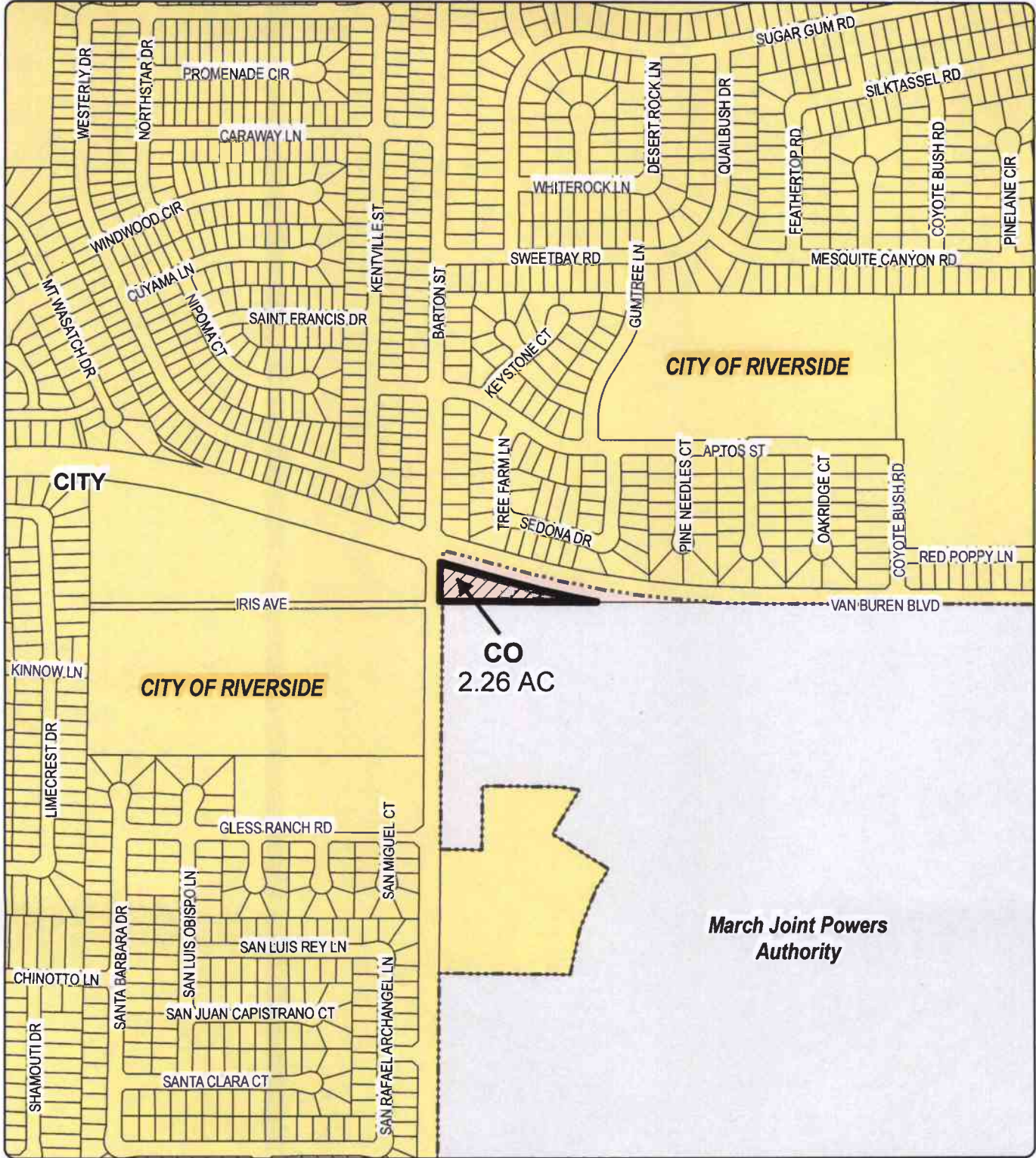
CZ07800 PP25382

EXISTING GENERAL PLAN

Supervisor Jeffries  
District 1

Date Drawn: 10/08/2013

Exhibit 5



Zoning Area: March  
Township/Range: T3SR4W  
Section: 21

Assessors Bk. Pg. 294-03  
Thomas Bros. Pg. 746 F3  
Edition 2011



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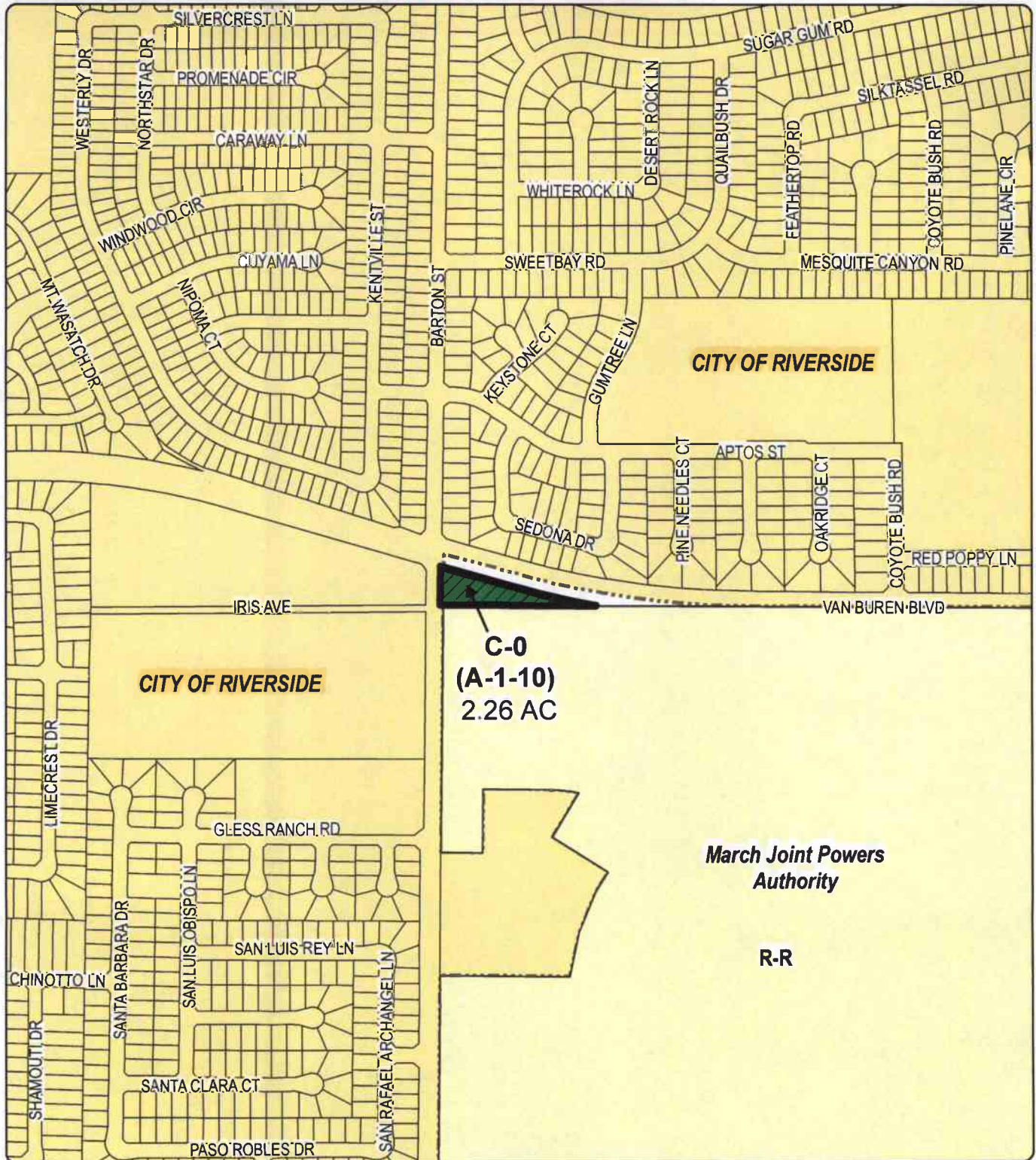
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07800 PP25382

PROPOSED ZONING

Supervisor Jeffries  
District 1

Date Drawn: 10/08/2013  
Exhibit 3



Zoning Area: March  
Township/Range: T3SR4W  
Section: 21

Assessors Bk. Pg. 294-03  
Thomas Bros. Pg. 746 F3  
Edition 2011



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**CASE: PP25382, AMD#1**  
**EXHIBIT: B&C (Sheets 1-3)**  
**DATE: 9/16/13**  
**PLANNER: D. ABRAHAM**

**VAN BUREN  
 COMMERCIAL  
 CENTER**

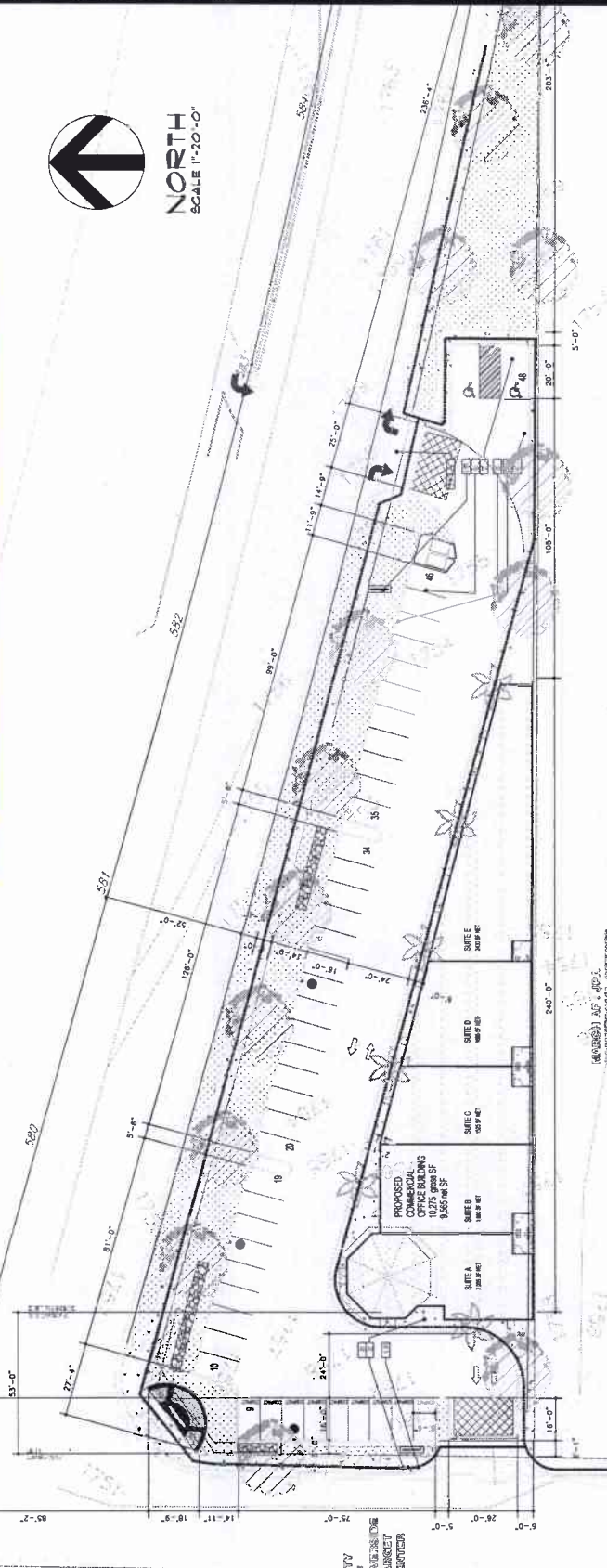
**SALSOL  
 PROPERTIES, LLC.**

1315 JAMBORSE ROAD, JUSTIN, CA 92703  
 714.523.1400

SHAMIL PATEL & ASSOCIATES ARCHITECTS  
 2800 TIMOLEY STREET  
 LAKELAND, CALIFORNIA 92546  
 951.351.1100  
 www.shamilpatel.com



**NORTH**  
 SCALE 1"=20'-0"



**SITE PLAN**

**OWNER**  
 SALSOL PROPERTIES, LLC.  
 1315 JAMBORSE ROAD, JUSTIN, CA 92703

**ARCHITECT/APPLICANT**  
 SHAMIL PATEL AND ASSOCIATES  
 2800 TIMOLEY STREET, LAKELAND, CA 92546  
 951.351.1100  
 shamilpatel@gmail.com

**LEGAL DESCRIPTION**  
 ACCORDING TO THE 815 86 SUBDIVISION MAP  
 SHOWING IN LEFT PANEL!!

**SITE**  
 MAP # 244-030-001-5  
 LOT AREA: 2.30 ACRES (99,281)  
 LOT AREA: 1.00 ACRES (NET)

**PLANNING**  
 SETBACK FRONT: 15'-0" PROVIDED  
 SETBACK SIDE: 0'-0" REQD. 10'-0" PROVIDED  
 SETBACK REAR: 5'-0" REQD. 5'-0" PROVIDED  
 REAR YARD: 5'-0" REQD.  
 ZONING: GO COMMERCIAL OFFICES  
 AREA PLAN R/C/P: LAKE HAVEN/ WOOD CREST  
 ZONING DISTRICT: MARCH AREA  
 AIRPORT INFLUENCE AREA: MARCH RESERVE BASE

**BUILDING**  
 GROSS AREA: 10,275 SF  
 NET AREA: 10,275 SF  
 PROVIDED LOT COVERAGE: 25.2%  
 REQUIRED LOT COVERAGE: 25.2%  
 PARKING LOT AREA: 19,829 SF  
 LANDSCAPE AREA: 14,011 SF + 52.6%

**PARKING**  
 OFFICES ONE STALLS PER 200 SF  
 REQUIRED STALLS: 809/200 = 4.05 STALLS  
 PROVIDED STALLS: 40 STALLS  
 COMPACT STALLS: 40/110-0" = 3.6 STALLS  
 ACCESSIBLE: 11-0"/50-0" = 2 STALLS

**UTILITIES**  
 WATER: MWD  
 GAS: CALIFORNIA GAS COMPANY  
 SEWER: SPC COMPANY  
 ELEC.: CALIFORNIA ELECTRIC COMPANY  
 COMMUNITY: CALIFORNIA ELECTRIC COMPANY  
 LIGHTING: MARCH AREA  
 FIRE: TYPE OF CONSTRUCTION: V-B  
 3,000 GALLONS @ 20 PM  
 NOT IN A HIGH FIRE AREA

**ENVIRONMENTAL**  
 VEGETATION: GRASSLAND

**KEY NOTES:**

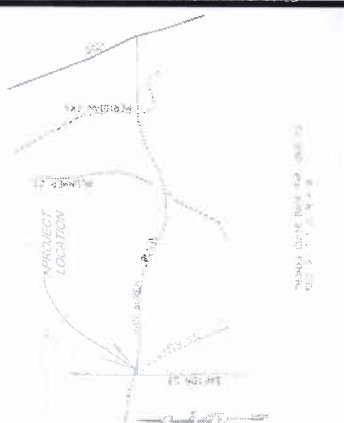
1. ALL SETBACKS SHALL BE 11'-0" TO 20'-0"
2. 100' SLOPE ADA PATH OF TRAVEL
3. ADA PATH OF TRAVEL
4. ADA COMPLIANT DRIVEWAY PER CITY OF JUSTIN STANDARDS
5. CONCRETE CURBS AND RAMPWAYS PER CITY OF JUSTIN STANDARDS
6. CONCRETE CURBS AND RAMPWAYS PER COUNTY OF RIVERSIDE RIVERSIDE STANDARDS
7. COVERED TRASH ENCLOSURE COUNTY OF RIVERSIDE
8. SLOPED LANDSCAPE AREA WITH GRASS COVER
9. SLOPED LANDSCAPE AREA WITH GRASS COVER
10. CONCRETE PLANTER
11. FIRE HYDRANT
12. FIRE HYDRANT CONCRETE 30'-0" TO 30'-0"
13. 4" TYPE CONCRETE LIGHT POLE BASE
14. 3" TYPE CONCRETE LIGHT POLE BASE
15. 3" TYPE CONCRETE LIGHT POLE BASE
16. COUNTY REQUIREMENT STANDARDS FOR CO. SIZES

**PROJECT DATA**  
 PROPOSED DEVELOPMENT SHALL CONFORM TO ALL APPLICABLE GENERAL PLAN POLICIES AND ORDINANCES NO. 548 OF DEVELOPMENT STANDARDS REQUIREMENTS

**PROPOSED NET AREA**  
 1,000 SF  
 4,550 SF  
 40 STALL

**ALL COMMERCIAL OFFICES SUITES**  
 MAINTAIN HEIGHT OF BUILDING: 35 FEET  
 LANDSCAPING: PER ORD. 548  
 GRADING AND HOW TO COMPLY WITH COUNTY OF RIVERSIDE REG. PROVIDE SIX HIGH CONCRETE MASONRY WALLS ON BOTH SIDE ONLY PROVIDE SIX FEET HIGH AND 30 SF MAX MOMENT BARS ONE ON EACH STREET SIDE TO BE APPROVED BUILDING AND SAFETY SIGN

**VICINITY MAP**



**KEY NOTES**

**PROJECT DATA**

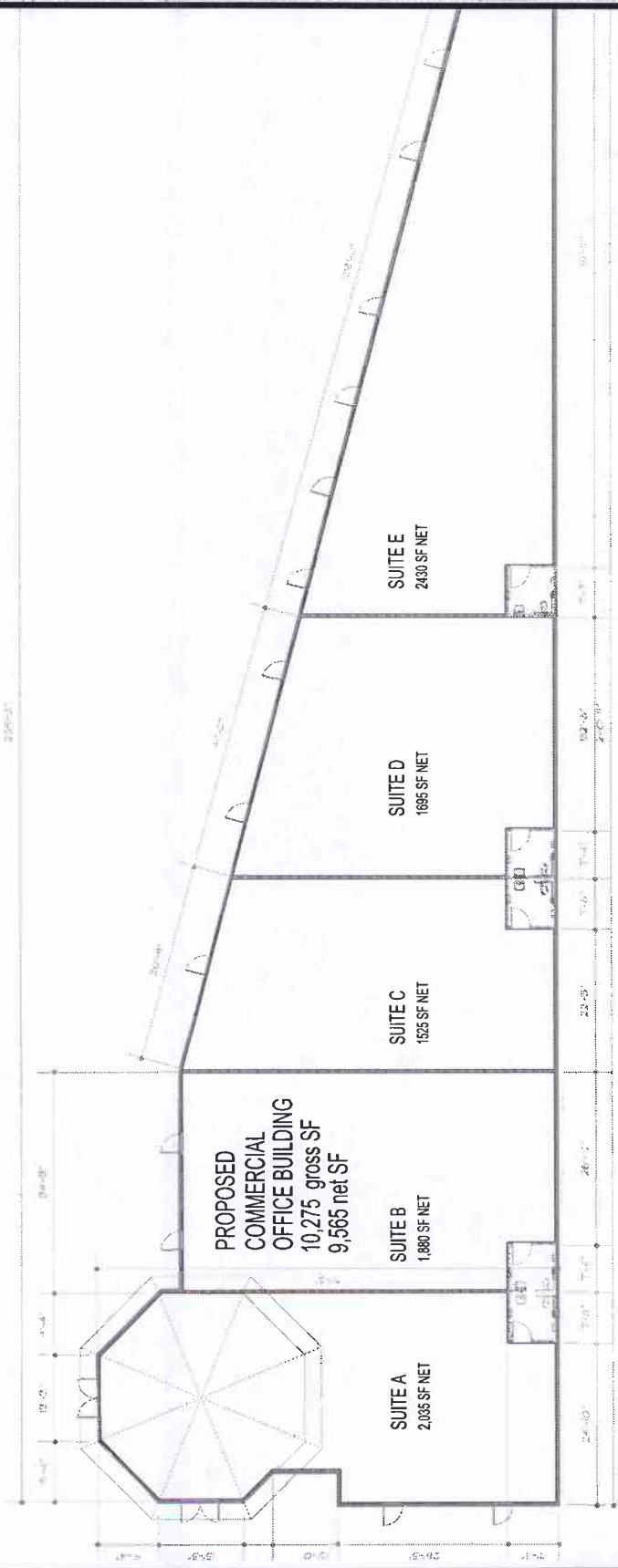
**SITE PLAN**  
 100



# VAN BUREN COMMERCIAL CENTER

SALSOL  
 PROPERTIES, LLC.  
 11521 100th

FLOOR PLAN  
 OF A200



## FLOOR PLAN



NORTH

1. VAN ACCESSIBLE PARKING STALL 14'-0"X30'-0"
2. ACCESSIBLE PARKING STALL 14'-0"X30'-0"
3. 120 SLORE ADA PATH OF TRAVEL
4. 24" WIDE ADA COMPLIANT DRIVEWAY PER CITY OF CORONA
5. COMMERCIAL 25'-0" WIDE DRIVEWAY PER CITY OF CORONA STANDARDS
6. CONCRETE EXTERIOR STEPS WITH 6" GUARDRAILS
7. CONCRETE CURB AND GUTTER PER CITY OF CORONA STANDARDS
8. 4" THICK CONCRETE SIDEWALK ADA AND CITY OF CORONA STANDARDS
9. 12'-0"X25'-0" LOADING ZONE STRIPED PER CITY STANDARDS
10. COVERED TRASH ENCLOSURE CITY OF CORONA STANDARDS
11. SLOPED LANDSCAPE AREA WITH GRASSING COVER
12. LANDSCAPED AREA
13. CONCRETE PLANTER CONCRETE ENTRY CANOPY
14. 8'-0" TUBE STEEL FENCE AND GATES
15. EXISTING FIRE HYDRANT
16. REMOVE EXISTING POWER POLE TO REMAIN
17. EXISTING POWER POLE TO BE REMOVED
18. 20" COLORED STAMPED CONCRETE 20'-0"X30'-0"
19. 3'-0" HIGH DECORATIVE CHU FENCE MALL
20. 12" THICK STEP OUT AT THE PARKING SPACES

## KEY NOTES

SHAMIL PATEL & ASSOCIATES ARCHITECTS  
 1001 BROADWAY STREET, SUITE 1000, LOS ANGELES, CA 90015  
 (213) 475-1000  
 www.shamil.com



# VAN BUREN COMMERCIAL CENTER

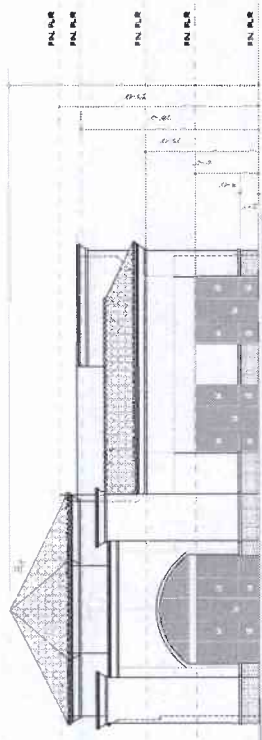
SALSOL  
 PROPERTIES, LLC.  
 11815 LAMBREE ROAD, TUSTIN, CA 92782  
 714.925.1000

## EXTERIOR ELEVATIONS

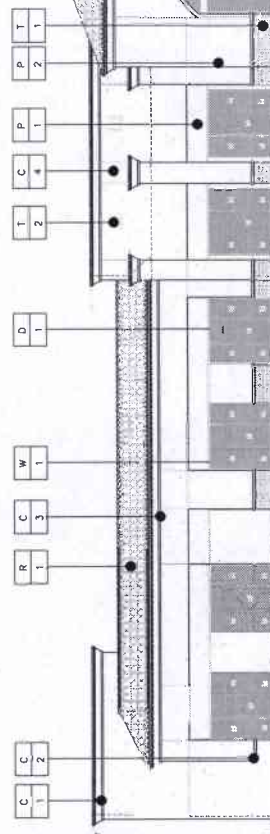
of A300

- |    |   |
|----|---|
| 1  | EXTERIOR 3/8" THICK ANTIKERSTONE FINISH CERMENT PLASTER COLOR BDR TOASTED HEAT-BOARDS |
| 2  | EXTERIOR 3/8" THICK ANTIKERSTONE FINISH CERMENT PLASTER COLOR BDR TOASTED HEAT-BOARDS |
| 3  | EXTERIOR 3/8" THICK ANTIKERSTONE FINISH CERMENT PLASTER COLOR BDR TOASTED HEAT-BOARDS |
| 4  | EXTERIOR 3/8" THICK ANTIKERSTONE FINISH CERMENT PLASTER COLOR BDR TOASTED HEAT-BOARDS |
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| 49 | EXTERIOR 3/8" THICK ANTIKERSTONE FINISH CERMENT PLASTER COLOR BDR TOASTED HEAT-BOARDS |
| 50 | EXTERIOR 3/8" THICK ANTIKERSTONE FINISH CERMENT PLASTER COLOR BDR TOASTED HEAT-BOARDS |

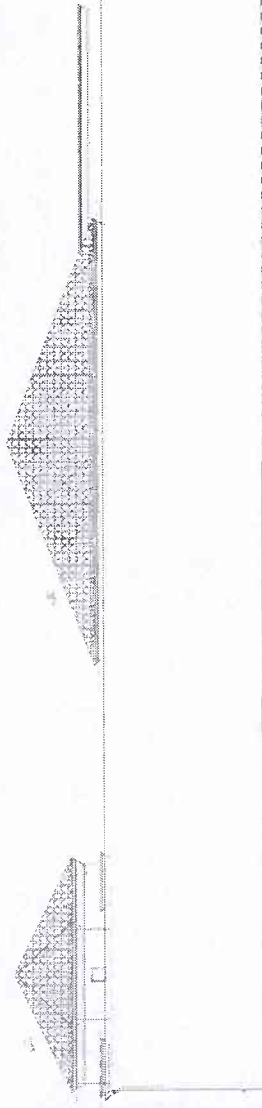
### MATERIALS AND FINISHES



WEST



NORTH



SOUTH



### EXTERIOR ELEVATIONS

CASE: PP25382, AMD#1  
 EXHIBIT: M (Sheets 1&2)  
 DATE: 10/23/13  
 PLANNER: D. ABRAHAM



SHAMU PATEL & ASSOCIATES ARCHITECTS  
 2580 BUCKLEY STREET, SUITE 100  
 ANAHEIM, CALIFORNIA 92805  
 TEL: 714.425.1040  
 FAX: 714.425.1041  
 WWW: SHAMUPATEL.COM



# VAN BUREN COMMERCIAL CENTER

SALSOL  
 PROPERTIES, LLC.  
 13155 JAMBORREE ROAD, JUSTIN, CA 92728  
 714.425.1040

|              |                                     |
|--------------|-------------------------------------|
| DATE:        | 10/23/13                            |
| PROJECT NO.: | 002011                              |
| OWNER:       | SALSOL PROPERTIES, LLC              |
| DESIGNER:    | SHAMU PATEL & ASSOCIATES ARCHITECTS |

## EXTERIOR ELEVATIONS

A301



## EXTERIOR ELEVATIONS

PILKINGTON ECLIPSE  
ADVANTAGE™  
SOLAR CONTROL  
LOW-E GLASS



EXTERIOR PLASTER  
LA HABRA  
HACIENDA 02



2024 Suncoast Blend  
Solar Reflectance Avg. - 0.56  
Thermal Emittance Avg. - 0.25

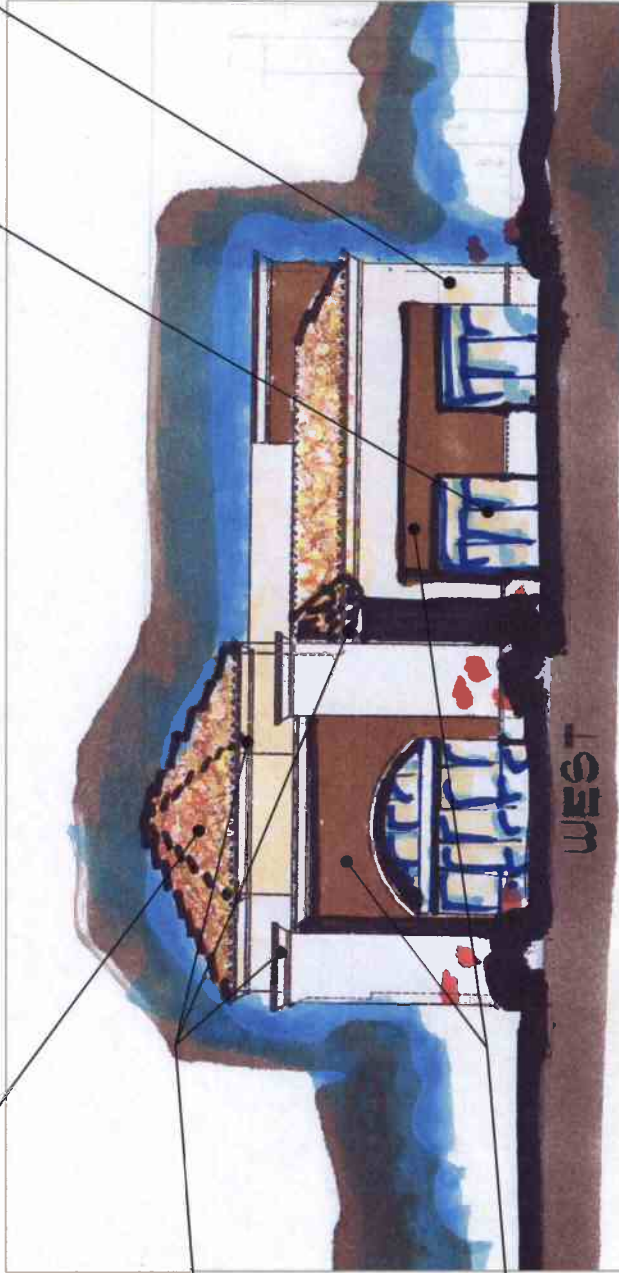
MCA CLAY TILES --  
SUNCOAST



FOAM TRIMS DUNN  
EDWARDS  
OFF WHITE



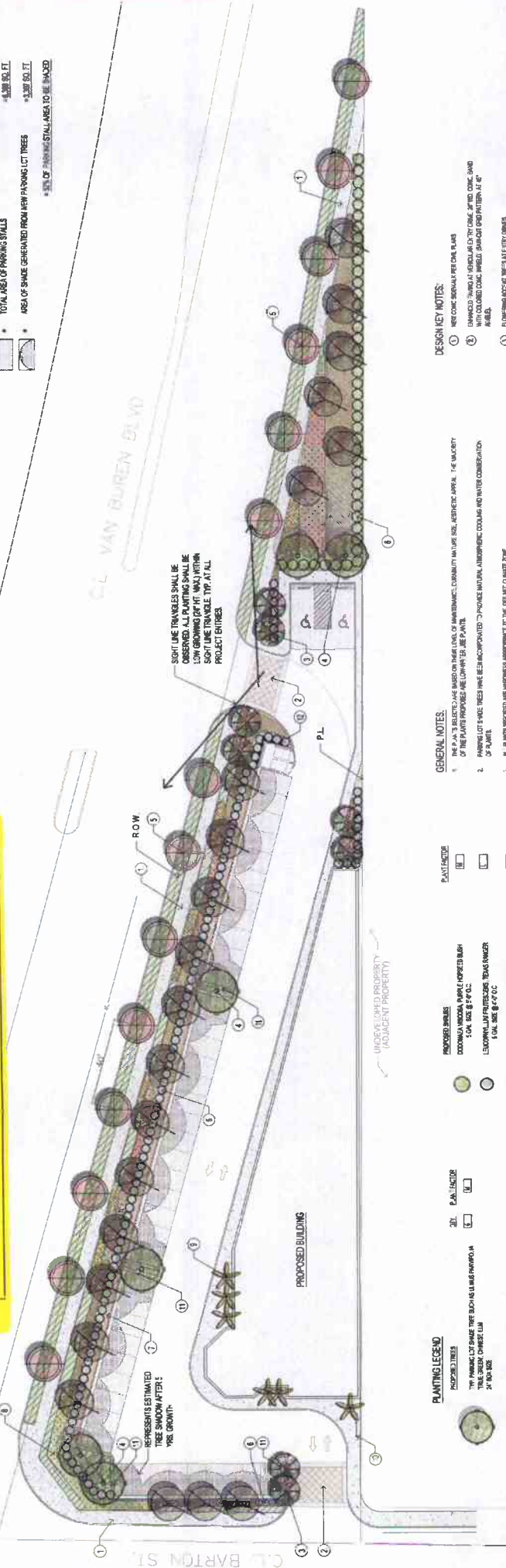
FOAM TRIMS DUNN  
EDWARDS  
TERRACOTTA



**COLOR AND  
FINISH BOARD  
VAN BURER  
PROFESSIONAL CENTER  
SOUTH EAST CORNER OF  
VAN BURER AND BORTON CA**

**SHAKIL PATEL & ASSOCIATES AIA**  
2582 HINCKLEY STREET, LOMALINDA CA 92354  
Tel: 951.798.1200 Fax: 951.798.1437  
Architect • Interiors • Construction Management

CASE: PP25382, AMD#1  
 EXHIBIT: L  
 DATE: 9/30/13  
 PLANNER: D. ABRAHAM



**PARKING LOT SHADE CALCULATIONS:**  
 REFLECTS SHADOWN PATTERN FOR PARKING LOT TREES AFTER 1 YRS. AFTER PLANTING  
 \* TOTAL AREA OF PARKING STALLS  
 \* AREA OF SHADE GENERATED FROM NEW PARKING LOT TREES  
 \* PERCENT OF PARKING STALLS AREA TO BE SHADENED

**DESIGN KEY NOTES:**  
 1. USE CONC. SIDEWALK FOR ADA COMPL. (MIN. 48" WIDE)  
 2. DRAINAGE: 1" MIN. SLOPE TO STREET OR TO CURB AND 1/2" TO 1" SLOPE TO CURB  
 3. FLOORING: INTERLOCKING PAVING (PER CITY CODE)  
 4. TREES: PLANTING SPACING TO BE DETERMINED BY TREE SPECIES AND GROWTH RATE  
 5. IRRIGATION: SYSTEM TO BE DESIGNED BY OTHER PROFESSIONAL ENGINEER

**GENERAL NOTES:**  
 1. THE PLAN REFLECTS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCORPORATED INTO THE FINAL DESIGN AS MORE INFORMATION BECOMES AVAILABLE.  
 2. THIS PLAN IS SUBJECT TO ALL APPLICABLE CITY, COUNTY AND STATE REGULATIONS AND ORDINANCES.  
 3. ALL PLANTINGS SHALL BE SPECIFIED WITH BOTANICAL NAME, COMMON NAME, MATURE SIZE, AND WATER REQUIREMENTS.  
 4. ALL PLANTINGS SHALL BE INSTALLED WITH PROPER SPACING AND MAINTENANCE REQUIREMENTS.  
 5. ALL PLANTINGS SHALL BE INSTALLED WITH PROPER SOIL MEDIA AND FERTILIZATION REQUIREMENTS.  
 6. ALL PLANTINGS SHALL BE INSTALLED WITH PROPER IRRIGATION REQUIREMENTS.  
 7. ALL PLANTINGS SHALL BE INSTALLED WITH PROPER MULCHING REQUIREMENTS.  
 8. ALL PLANTINGS SHALL BE INSTALLED WITH PROPER WEED CONTROL REQUIREMENTS.  
 9. ALL PLANTINGS SHALL BE INSTALLED WITH PROPER PRUNING REQUIREMENTS.  
 10. ALL PLANTINGS SHALL BE INSTALLED WITH PROPER SUPPORT REQUIREMENTS.

**PLANTING LEGEND:**

| PROPOSED TREES                           | PLANT FACTOR |
|--|--------------|
| 1. PACIFIC COAST DOGWOOD (5' x 5' O.C.)  | 1.0          |
| 2. PACIFIC COAST REDWOOD (5' x 5' O.C.)  | 1.0          |
| 3. PACIFIC COAST DOGWOOD (5' x 5' O.C.)  | 1.0          |
| 4. PACIFIC COAST REDWOOD (5' x 5' O.C.)  | 1.0          |
| 5. PACIFIC COAST DOGWOOD (5' x 5' O.C.)  | 1.0          |
| 6. PACIFIC COAST REDWOOD (5' x 5' O.C.)  | 1.0          |
| 7. PACIFIC COAST DOGWOOD (5' x 5' O.C.)  | 1.0          |
| 8. PACIFIC COAST REDWOOD (5' x 5' O.C.)  | 1.0          |
| 9. PACIFIC COAST DOGWOOD (5' x 5' O.C.)  | 1.0          |
| 10. PACIFIC COAST REDWOOD (5' x 5' O.C.) | 1.0          |

**PLANTING LEGEND:**

| PROPOSED BUSHES                          | PLANT FACTOR |
|--|--------------|
| 1. PACIFIC COAST DOGWOOD (5' x 5' O.C.)  | 1.0          |
| 2. PACIFIC COAST REDWOOD (5' x 5' O.C.)  | 1.0          |
| 3. PACIFIC COAST DOGWOOD (5' x 5' O.C.)  | 1.0          |
| 4. PACIFIC COAST REDWOOD (5' x 5' O.C.)  | 1.0          |
| 5. PACIFIC COAST DOGWOOD (5' x 5' O.C.)  | 1.0          |
| 6. PACIFIC COAST REDWOOD (5' x 5' O.C.)  | 1.0          |
| 7. PACIFIC COAST DOGWOOD (5' x 5' O.C.)  | 1.0          |
| 8. PACIFIC COAST REDWOOD (5' x 5' O.C.)  | 1.0          |
| 9. PACIFIC COAST DOGWOOD (5' x 5' O.C.)  | 1.0          |
| 10. PACIFIC COAST REDWOOD (5' x 5' O.C.) | 1.0          |

**PLANTING LEGEND:**

| PROPOSED TREES                           | PLANT FACTOR |
|--|--------------|
| 1. PACIFIC COAST DOGWOOD (5' x 5' O.C.)  | 1.0          |
| 2. PACIFIC COAST REDWOOD (5' x 5' O.C.)  | 1.0          |
| 3. PACIFIC COAST DOGWOOD (5' x 5' O.C.)  | 1.0          |
| 4. PACIFIC COAST REDWOOD (5' x 5' O.C.)  | 1.0          |
| 5. PACIFIC COAST DOGWOOD (5' x 5' O.C.)  | 1.0          |
| 6. PACIFIC COAST REDWOOD (5' x 5' O.C.)  | 1.0          |
| 7. PACIFIC COAST DOGWOOD (5' x 5' O.C.)  | 1.0          |
| 8. PACIFIC COAST REDWOOD (5' x 5' O.C.)  | 1.0          |
| 9. PACIFIC COAST DOGWOOD (5' x 5' O.C.)  | 1.0          |
| 10. PACIFIC COAST REDWOOD (5' x 5' O.C.) | 1.0          |

**PLANTING LEGEND:**

| PROPOSED TREES                           | PLANT FACTOR |
|--|--------------|
| 1. PACIFIC COAST DOGWOOD (5' x 5' O.C.)  | 1.0          |
| 2. PACIFIC COAST REDWOOD (5' x 5' O.C.)  | 1.0          |
| 3. PACIFIC COAST DOGWOOD (5' x 5' O.C.)  | 1.0          |
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| 9. PACIFIC COAST DOGWOOD (5' x 5' O.C.)  | 1.0          |
| 10. PACIFIC COAST REDWOOD (5' x 5' O.C.) | 1.0          |

**PLANTING LEGEND:**

| PROPOSED TREES                           | PLANT FACTOR |
|--|--------------|
| 1. PACIFIC COAST DOGWOOD (5' x 5' O.C.)  | 1.0          |
| 2. PACIFIC COAST REDWOOD (5' x 5' O.C.)  | 1.0          |
| 3. PACIFIC COAST DOGWOOD (5' x 5' O.C.)  | 1.0          |
| 4. PACIFIC COAST REDWOOD (5' x 5' O.C.)  | 1.0          |
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| 8. PACIFIC COAST REDWOOD (5' x 5' O.C.)  | 1.0          |
| 9. PACIFIC COAST DOGWOOD (5' x 5' O.C.)  | 1.0          |
| 10. PACIFIC COAST REDWOOD (5' x 5' O.C.) | 1.0          |

**IRRIGATION NOTE:**  
 THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF ET WEATHER BASED CONTROLLERS, LOW FLOW MAINS, AND DROPPED SPACERS. THE IRRIGATION WATER EFFICIENCY WILL MEET OR EXCEED THE CURRENT STATE MANDATED 40% WATER EFFICIENCY.

**WUCOLS PLANT FACTOR:**  
 THIS PROJECT IS LOCATED IN WUCOLS REGION 4 (SOUTH PLAIN VALLEY).  
 H = HIGH WATER NEEDS  
 M = MODERATE WATER NEEDS  
 L = LOW WATER NEEDS  
 V = VERY LOW WATER NEEDS

**MAXIMUM APPLIED WATER ALLOWANCE (MAWA):**  
 WATER USE CALCULATIONS SHALL COMPLY WITH CALIFORNIA ORDINANCE 161811 REGARDING WATER EFFICIENT LANDSCAPES.  
 AS PER 161811 WATER USE CALCULATIONS:  
 \* TOTAL LANDSCAPE SQUARE FOOTAGE APPROX. 14,011 SQ. FT.  
 \* ETO FOR THE RIVERSIDE AREA IS 100-100/100.  
 \* MAXIMUM APPLIED WATER ALLOWANCE (MAWA) = 322.281 GAL/YEAR.

**GENERAL NOTES:**  
 1. THE PLAN REFLECTS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCORPORATED INTO THE FINAL DESIGN AS MORE INFORMATION BECOMES AVAILABLE.  
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 4. ALL PLANTINGS SHALL BE INSTALLED WITH PROPER SPACING AND MAINTENANCE REQUIREMENTS.  
 5. ALL PLANTINGS SHALL BE INSTALLED WITH PROPER SOIL MEDIA AND FERTILIZATION REQUIREMENTS.  
 6. ALL PLANTINGS SHALL BE INSTALLED WITH PROPER IRRIGATION REQUIREMENTS.  
 7. ALL PLANTINGS SHALL BE INSTALLED WITH PROPER MULCHING REQUIREMENTS.  
 8. ALL PLANTINGS SHALL BE INSTALLED WITH PROPER WEED CONTROL REQUIREMENTS.  
 9. ALL PLANTINGS SHALL BE INSTALLED WITH PROPER PRUNING REQUIREMENTS.  
 10. ALL PLANTINGS SHALL BE INSTALLED WITH PROPER SUPPORT REQUIREMENTS.

**DESIGN KEY NOTES:**  
 1. USE CONC. SIDEWALK FOR ADA COMPL. (MIN. 48" WIDE)  
 2. DRAINAGE: 1" MIN. SLOPE TO STREET OR TO CURB AND 1/2" TO 1" SLOPE TO CURB  
 3. FLOORING: INTERLOCKING PAVING (PER CITY CODE)  
 4. TREES: PLANTING SPACING TO BE DETERMINED BY TREE SPECIES AND GROWTH RATE  
 5. IRRIGATION: SYSTEM TO BE DESIGNED BY OTHER PROFESSIONAL ENGINEER

**MAXIMUM APPLIED WATER ALLOWANCE (MAWA):**  
 WATER USE CALCULATIONS SHALL COMPLY WITH CALIFORNIA ORDINANCE 161811 REGARDING WATER EFFICIENT LANDSCAPES.  
 AS PER 161811 WATER USE CALCULATIONS:  
 \* TOTAL LANDSCAPE SQUARE FOOTAGE APPROX. 14,011 SQ. FT.  
 \* ETO FOR THE RIVERSIDE AREA IS 100-100/100.  
 \* MAXIMUM APPLIED WATER ALLOWANCE (MAWA) = 322.281 GAL/YEAR.

**DESIGN KEY NOTES:**  
 1. USE CONC. SIDEWALK FOR ADA COMPL. (MIN. 48" WIDE)  
 2. DRAINAGE: 1" MIN. SLOPE TO STREET OR TO CURB AND 1/2" TO 1" SLOPE TO CURB  
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**DESIGN KEY NOTES:**  
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 5. IRRIGATION: SYSTEM TO BE DESIGNED BY OTHER PROFESSIONAL ENGINEER

**OWNER:**  
 SALSOL PROP.  
 13155 JANIBREE RD.  
 TUSTIN, CA 92782  
 (949) 929-2851  
 DATE: 9/27/2013

**CONCEPTUAL LANDSCAPE PLAN**  
 SOUTH EAST CORNER OF VAN BUREN AND BARTON, RIVERSIDE, CALIFORNIA  
**SHEET L-1**

**SPLA** VAN BUREN PROFESSIONAL CENTER  
 SOUTH EAST CORNER OF VAN BUREN AND BARTON, RIVERSIDE, CALIFORNIA  
 CONCEPTUAL LANDSCAPE PLAN  
 SHEET L-1

**SPLA** VAN BUREN PROFESSIONAL CENTER  
 SOUTH EAST CORNER OF VAN BUREN AND BARTON, RIVERSIDE, CALIFORNIA  
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 SHEET L-1

**SPLA** VAN BUREN PROFESSIONAL CENTER  
 SOUTH EAST CORNER OF VAN BUREN AND BARTON, RIVERSIDE, CALIFORNIA  
 CONCEPTUAL LANDSCAPE PLAN  
 SHEET L-1

IN THE COUNTY OF RIVERSIDE

# CHANGE OF ZONE EXHIBIT

THAT PORTION OF LOT 1 IN BLOCK 37 OF ALESSANDRO TRACT, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 13 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, LYING SOUTHERLY AND EASTERLY OF THE SOUTHERLY AND EASTERLY LINES OF THOSE CERTAIN PARCELS CONVEYED TO THE COUNTY OF RIVERSIDE, BY DEED RECORDED APRIL 16, 1970, AS INSTRUMENT NO. 35648, OFFICIAL RECORDS.

SECTION 21, TOWNSHIP 3 SOUTH, RANGE 4 WEST  
 SAKE ENGINEERS, INC. SEPTEMBER, 2013

**LEGEND:**  
 A-1-10 EXISTING ZONING  
 C-0 PROPOSED ZONING

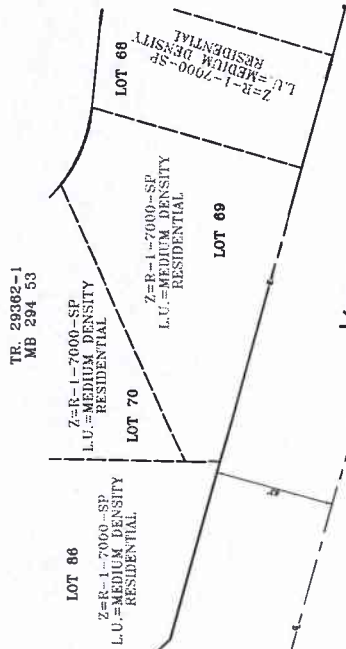
**LEGAL DESCRIPTION:**  
 THAT PORTION OF LOT 1 IN BLOCK 37 OF ALESSANDRO TRACT, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 13 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, LYING SOUTHERLY AND EASTERLY OF THE SOUTHERLY AND EASTERLY LINES OF THOSE CERTAIN PARCELS CONVEYED TO THE COUNTY OF RIVERSIDE, BY DEED RECORDED APRIL 16, 1970, AS INSTRUMENT NO. 35648, OFFICIAL RECORDS.

7-Z-R-1-7000-SP  
 L.U.=MEDIUM DENSITY  
 RESIDENTIAL

LOT 2  
 TR. 28830  
 MB 297 69

7-Z-R-1-7000-SP  
 L.U.=MEDIUM DENSITY  
 RESIDENTIAL

LOT 1



VAN BUREN BLVD.  
 S 75°10'37" E

PARCEL 1  
 ALESSANDRO TR.  
 MB 6 13  
 C-0

7-Z-BP  
 L.U.=BUSINESS PARK

PARCEL 72

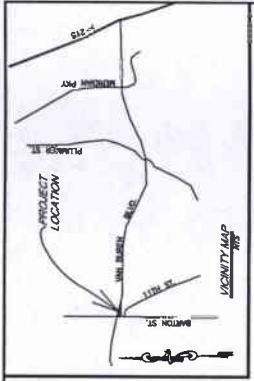
BARTON STREET  
 N 00°14'50" E

7-Z-R-1-7000-SP  
 L.U.=MEDIUM DENSITY  
 RESIDENTIAL

PARCEL 36  
 ALESSANDRO TR.  
 MB 6 13

7-Z-R-1-7000-SP  
 L.U.=MEDIUM DENSITY  
 RESIDENTIAL

PARCEL 3



**APPLICANT:**  
 SAKE PARTS  
 2500 HAWLEY STREET  
 SAN ANTONIO, TEXAS 78204  
 (512) 373-3173

**OWNER/DEVELOPER:**  
 CIVILSERVICES, INC.  
 17155 JAWHORE ROAD  
 (949) 452-3637

**ENGINEER:**  
 SAKE ENGINEERS, INC.  
 400 S. RAMONA AVE. SUITE 302  
 RIVERSIDE, CA 92501  
 (951) 278-2800 FAX  
 (951) 278-2801

**ZONING AND LAND USE:**  
 7-Z-R-1-7000-SP  
 C-0  
 7-Z-BP  
 PROPOSED ZONING  
 EXIST. LAND USE  
 PREP. LAND USE  
 COMMERCIAL OFFICE

**UTILITIES:**  
 WATER \_\_\_\_\_  
 GAS \_\_\_\_\_  
 SUT. GAS \_\_\_\_\_  
 SUT. WATER \_\_\_\_\_  
 ELECTRIC \_\_\_\_\_  
 SUT. GAS \_\_\_\_\_  
 SUT. WATER \_\_\_\_\_  
 CABLE \_\_\_\_\_  
 SCHOOL DISTRICT \_\_\_\_\_  
 MAIL SERVICE LIMITED \_\_\_\_\_

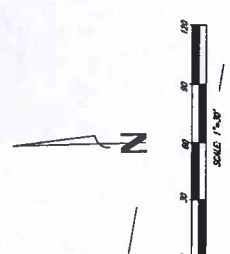
**SOURCE OF TOPOGRAPHY:**  
 TOM SAWYER SURVEY  
 REG. LANDS, CA 24374  
 809-798-2259

**ASSESSORS PARCEL:**  
 294-000-008

**TOTAL ACREAGE:**  
 TOTAL ACREAGE (GROSS) \_\_\_\_\_ 2.26 AC  
 TOTAL ACREAGE (NET) \_\_\_\_\_ 1.21 AC

**DATE PREPARED:**  
 JUNE 27, 2013

**FLOOD ZONE:**  
 FLOOD ZONE # \_\_\_\_\_  
 FLOOD ZONE # \_\_\_\_\_  
 FLOOD ZONE # \_\_\_\_\_  
 04/28/2008



**PLOT PLAN 25382**  
**CHANGE OF ZONE EXHIBIT**

**SAKE ENGINEERS, INC.**  
 ENGINEERING & SURVEYING & LAND DEVELOPMENT  
 400 S. RAMONA AVE., STE. 302  
 RIVERSIDE, CALIFORNIA 92507  
 (951) 278-2801 FAX: (951) 278-2820

J.H. 1008  
 SHEET 1  
 OF 1 SHEETS  
 DRAW. NO.

**CASE: CZ07800, AMD#1**  
**EXHIBIT: A**  
**DATE: 9/16/13**  
**PLANNER: D. ABRAHAM**



# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42600  
**Project Case Type (s) and Number(s):** Change of Zone No. 7800, Plot Plan No. 25382  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Damaris Abraham  
**Telephone Number:** (951) 955-5719  
**Applicant's Name:** Shakil Patel  
**Applicant's Address:** 25982 Hinckley St, Loma Linda, CA 92354  
**Engineer's Name:** Sake Engineers  
**Engineer's Address:** 400 S. Ramona Ave, Suite 202, Corona, CA 92879

### I. PROJECT INFORMATION

**A. Project Description:** The Change of Zone proposes to change the site's existing zoning from Light Agriculture – 10 Acre Minimum (A-1-10) to Commercial Office (C-O). The Plot Plan proposes to construct a 10,275 sq. ft. multi-tenant commercial office building for uses permitted in the C-O zone, with five suites and 48 parking spaces.

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

**C. Total Project Area:** 2.26 gross acres

|                               |                |                                      |                                    |
|-------------------------------|----------------|--------------------------------------|------------------------------------|
| <b>Residential Acres:</b>     | <b>Lots:</b>   | <b>Units:</b>                        | <b>Projected No. of Residents:</b> |
| <b>Commercial Acres:</b> 2.26 | <b>Lots:</b> 1 | <b>Sq. Ft. of Bldg. Area:</b> 10,275 | <b>Est. No. of Employees:</b>      |
| <b>Industrial Acres:</b>      | <b>Lots:</b>   | <b>Sq. Ft. of Bldg. Area:</b>        | <b>Est. No. of Employees:</b>      |
| <b>Other:</b>                 |                |                                      |                                    |

**D. Assessor's Parcel No(s):** 294-030-005.

**E. Street References:** Southeasterly corner of Van Buren Blvd and Barton St.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 3 South, Range 4 West, Section 21

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is currently vacant and is surrounded by single family residences to the north and vacant land to the south and west.

### I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

#### A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project meets the requirements of the Commercial Development: Commercial Office (CD: CO) (0.35 – 1.0 Floor Area Ratio) general plan land use designation. The proposal meets all other applicable land use policies.
- 2. Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other 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 proposed project is not located within any special hazard zone (including fault zone, high liquefaction, dam inundation zone, high fire hazard area, 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 against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project proposes a 10,275 sq. ft. multi-tenant commercial office building. There are no impacts to housing as a direct result of this project at this time.
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):** Lake Mathews/Woodcrest

**C. Foundation Component(s):** Community Development (CD)

**D. Land Use Designation(s):** Commercial Office (CD: CO) (0.35 – 1.0 Floor Area Ratio)

**E. Overlay(s), if any:** Not Applicable

**F. Policy Area(s), if any:** Not Applicable

**G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are located within the City of Riverside to the north and west and the March Joint Powers Authority to the south.

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Not Applicable

2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

**I. Existing Zoning:** Light Agriculture – 10 Acre Minimum (A-1-10)

**J. Proposed Zoning, if any:** Commercial Office (C-O)

**K. Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are located within the City of Riverside to the north and west and the March Joint Powers Authority to the south.

## II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

## III. DETERMINATION

On the basis of this initial evaluation:

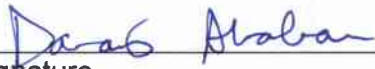
### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- 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

October 23, 2013

Date

Damaris Abraham

Printed Name

For Carolyn Syms Luna, Director

#### IV. 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                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| <b>AESTHETICS</b> Would the project  |                                |  |                                     |                                     |
| <b>1. Scenic Resources</b>   |                                |  |                                     |                                     |
| 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-9 "Scenic Highways"

Findings of Fact:

- a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore, the project will have no significant impact.
- 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 any prominent scenic vista, as these features do not exist on the project site. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>2. Mt. Palomar Observatory</b>  |                          |                          |                                     |                          |
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Findings of Fact:

- a) The project site is located 44.76 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory.

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

Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. (COA 10.PLANNING.27) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No mitigation 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?

b) Expose residential property to unacceptable light levels?

**Source:** On-site Inspection, Project Application Description

**Findings of Fact:**

a) The proposed project may result in a new source of light which would accompany any new limited commercial development; however the new source of light is not anticipated to be of significant levels due to the size of the project. Therefore, the impact is considered less than significant.

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 expose surrounding residential property to unacceptable light levels. Therefore, the impact is considered 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 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?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| 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: GIS database, and Project Application Materials.

Findings of Fact:

a) The project is located on land designated as “Local Importance” under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

b) According to GIS database, the project is not located within an Agricultural Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The proposed project is currently zoned Light Agriculture – 10 Acre Minimum (A-1-10). However, the proposed project includes a Change of Zone which would change the existing zoning to Commercial Office (C-O). In addition, the project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D, and C/V). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

d) The project 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.

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>5. Forest</b>  | <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))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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.

Findings of Fact:

a) The project is not located within the boundaries of a 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)). Therefore, the

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

proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

|   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Create objectionable odors affecting a substantial number of people?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact: CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board has adopted the 2003 Air Quality Management Plan (AQMP). The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan's EIR (No. 441, SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.



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

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Lake Mathews/Woodcrest Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, the impacts to air quality are considered less than significant.

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 residences, which are considered sensitive receptors; 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.

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

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?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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)?           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or 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, WRCMSHCP, Environmental Programs Division (EPD) review, PDB055948 – Focused Breeding Season Burrowing Owl Habitat Assessment and Survey prepared August 23, 2013 by L&L Environmental, Inc.

Findings of Fact:

a) The property does not occur within a Criteria Cell and as such, development of the site is not subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or the Joint Project Review (JPR) process. However, a Habitat Assessment report was required. Based upon the

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
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results of the report, it can be concluded that the project will not conflict with the provisions of the WRCMSHCP.

b-c) According to Focused Breeding Season Burrowing Owl Habitat Assessment and Survey prepared on August 23, 2013 by L&L Environmental, Inc., during site surveys no sign of past or present use of the site by Burrowing Owl was observed. The Burrowing Owl Study concluded that Burrowing Owl is not currently occupying any portion of the site, however because of the presence of suitable vegetative habitat for Burrowing Owl, 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for burrowing owl be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. (COA 60.EPD.3) With the incorporation of this mitigation measure, the project will have a less than significant impact.

d) The 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. Therefore, there is no significant impact.

e-f) According to the Focused Breeding Season Burrowing Owl Habitat Assessment and Survey, no state or federal jurisdictional areas are present onsite and no MSHCP riparian/riverine or vernal pool habitat was present. No fairy shrimp or fairy shrimp habitat was observed. Therefore, there is no significant impact.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no significant impact.

Mitigation: Within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. (COA 60.EPD.3)

Monitoring: Monitoring shall be conducted through the Building and Safety Plan Check Process.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Alter or destroy an historic site?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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: Project Application Materials, County Archaeologist Review, County Archaeological Report No. 4817 (PDA04817)

Findings of Fact:

a-b) According to PDA04817, no artifacts, sites, or isolates were noted and there was nothing to indicate a possible subsurface component to the site. Approximately 90 percent of the area surrounding the project has been surveyed and the only sites recorded have been milling slicks located on boulders. The project area does not have any boulders and there were no artifacts, isolates or indications of a possible site identified on the surface. The potential for archaeological

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

resources on this property are minimal. (COA 10.PLANNING.38) Therefore, the project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. If, however, during ground disturbing activities, unique historical resources are discovered, all ground disturbances shall halt until a meeting is held between the developer and archaeologist to discuss the significance of the find. (COA 10.PLANNING.39) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| 9. Archaeological Resources  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| a) Alter or destroy an archaeological site.  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input 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 potential impact area?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source: Project Application Materials, County Archaeologist Review, County Archaeological Report No. 4817 (PDA04817)

Findings of Fact:

a-b) According to PDA04817, no artifacts, sites, or isolates were noted and there was nothing to indicate a possible subsurface component to the site. Approximately 90 percent of the area surrounding the project has been surveyed and the only sites recorded have been milling slicks located on boulders. The project area does not have any boulders and there were no artifacts, isolates or indications of a possible site identified on the surface. The potential for archaeological resources on this property are minimal. (COA 10.PLANNING.38) Therefore, the project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. If, however, during ground disturbing activities, unique historical resources are discovered, all ground disturbances shall halt until a meeting is held between the developer and archaeologist to discuss the significance of the find. (COA 10.PLANNING.39) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.40) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no significant impact.

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

**10. Paleontological Resources**

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

Source: Riverside County General Plan, GIS database, County Geologist review

Findings of Fact:

a) According to General Plan, this site has been mapped as having a low potential for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. (10.PLANNING.34) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**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?

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?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review

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. Therefore, the impact is considered less than significant.

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. Therefore, the impact is considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**12. Liquefaction Potential Zone**

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review

Findings of Fact:

a) According to GIS database, the project site is not located within an area subject to liquefaction. The project will have no significant impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

**13. Ground-shaking Zone**

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), County Geologist review

Findings of Fact:

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. 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 mitigation measures are required.

**14. Landslide Risk**

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", County Geologist review

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

Findings of Fact:

a) According to General Plan the project site is not 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. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Ground Subsidence**

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: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas", County Geologist review

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Other Geologic Hazards**

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

Source: Project Application Materials, County Geologist review

a) The project site is not subject to other geologic hazards such as seiche, mudflow or a volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. Slopes**

a) Change topography or ground surface relief features?

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

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| c) Result in grading that affects or negates subsurface sewage disposal systems? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

- a) The project will not significantly change 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 or create a slope higher than 10 feet.
- c) The project does not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| <b>18. Soils</b>   |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?                          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source: General Plan figure S-6 “Engineering Geologic Materials Map”, Project Application Materials, Building and Safety Grading review

- a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.
- b) The project may be located on expansive soil; however, 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 development, they are not considered mitigation for CEQA implementation purposes.
- c) The project is not proposing the use of septic systems. Full sewer service will be provided. Therefore, the project will have no significant impact.

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.

**19. Erosion**

- a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?
- 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"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Building and Safety Grading review, Project Application Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

- a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| <b>21. Greenhouse Gas Emissions</b>  |                                |  |                                     |                          |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?      | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Project application materials, Greenhouse Gas Analysis prepared by Urban Crossroads, dated September 27, 2013

Findings of Fact:

a) Analysis by Urban Crossroads indicates the project's annual GHG emissions will be 196.37 metric tons per year (MTY) of CO<sub>2</sub>-equivalents (CO<sub>2</sub>e). This total is below the threshold of 3,000 MTY CO<sub>2</sub>e for residential and commercial project currently proposed by the South Coast Air Quality Management District. This project total includes both direct (amortized construction, area source and mobile emissions) and indirect (electricity, solid waste and water usage) GHG emissions. Hence, the project will not result in significant generation of greenhouse gases, either directly or indirectly, and will not have a significant impact on the environment due to greenhouse gas emissions.

b) The project will be consistent with the policies and plans of Riverside County and AB 32. The proposed project will reduce GHG emissions with implementation of project design features such as compliance with County Ordinance No. 859, Water-Efficient Landscaping Standards and efficient lighting. These measures ensure the project will not conflict with any applicable plans, policies or regulations related to reducing GHG emissions. The project impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

|   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <b>22. Hazards and Hazardous Materials</b>  |                          |                          |                                     |                                     |
| 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"/>            |
| 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"/>            |
| 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"/> |
| 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Govern-   | <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 |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

ment Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

**Source:** Project Application Materials, Department of Environmental Health Review and Fire Department Review

**Findings of Fact:**

a-b) The project is proposing to construct a 10,275 sq. ft. multi-tenant commercial office building. The project is not anticipated to create a significant hazard to the public or the environment transport, use, or disposal of hazardous materials or 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. Therefore, the impact is considered less than significant.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project is located within one-quarter mile of an existing school. However, the project is proposing to construct a 10,275 sq. ft. multi-tenant commercial office building and will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. The project will have less than significant impact.

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 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?

b) Require review by the Airport Land Use Commission?

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?

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?

**Source:** Riverside County General Plan Figure S-19 "Airport Locations," GIS database, Airport Land Use Commission (ALUC) development review, report dated September 24, 2013.

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

a-b) The project site is located at the border of Areas II and III of the current March Air Reserve Base Airport Influence Area. The project was reviewed by the Riverside County Airport Land Use Commission and was found to be consistent with the 1984 Riverside County Airport Land Use Plan, as applied to the Airport Influence area of March Air Force Base (now March Air Reserve Base/March Inland Port), subject to the conditions outlined in the ALUC report. (COA 10.PLANNING.36, 10.PLANNING.37, 80.PLANNING.22 and 90.PLANNING.31) With the incorporation of this mitigation measure, the project will have a less than significant impact.

c-d) The project would not result in a safety hazard for people residing or working in the project area; therefore the project will have a less than significant impact.

**Mitigation:** Prior to the issuance of building permits, the landowner shall convey an aviation easement to the March Inland Port Airport Authority. Also, within 5 days after construction reaches its greatest height, the permittee shall complete Form 7460-2, Notice of Actual Construction or Alteration, to the Federal Aviation Administration. The requirement for submittal is also applicable in the event the project is abandoned. (COA 10.PLANNING.36, 10.PLANNING.37, 80.PLANNING.22 and 90.PLANNING.31)

**Monitoring:** Monitoring shall be conducted through the Building and Safety Plan Check Process.

**24. Hazardous Fire Area**

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 the General Plan, the project site is not located in a high fire area. The project will have no significant impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

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?

b) Violate any water quality standards or waste discharge requirements?

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| 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 type="checkbox"/>            | <input checked="" 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 checked="" type="checkbox"/>                | <input type="checkbox"/>            | <input type="checkbox"/>            |

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Transportation Department Review

Findings of Fact:

a) The site is located on a ridge and as such does not receive offsite storm runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. (COA 10.FLOOD RI. 1) Therefore, the project shall 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. The impact is considered less than significant.

b) In order to mitigate for water quality impacts the project shall provide best management treatment practices. The project has been conditioned prior to grading permit issuance to submit copies of the BMP improvement plans and a copy of the project specific WQMP shall be submitted for review. (COA 60.BS GRADE.11) Therefore, the impact is considered less than significant with mitigation incorporated.

c) The proposed project is located within the boundaries of the Western Municipal Water District. At this time, the water district has not indicated that the proposed project would have the potential to deplete groundwater or interfere with groundwater recharge. Therefore, the impact is considered less than significant.

d) The site is located on a ridge and as such does not receive offsite storm runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. (COA 10.FLOOD RI. 1) Therefore, the project shall not create or

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The impact is considered less than significant.

e-f) The project proposed project will not place housing or structures within a 100-year flood hazard area. Therefore, there is no significant impact.

g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. The project has also been conditioned to submit a Final Water Quality Management Plan prior to grading permit issuance for review and approval. The WQMP addresses post-development water quality impacts from new development and re-development projects. These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

h) The proposed project will include the construction of new or retrofitted stormwater Treatment Control Best Management Practices (BMPs). Prior to grading permit issuance, BMP improvement plans and any other necessary documentation shall be submitted for review. (COA 60. BS GRADE. 11) Therefore, the impact is considered less than significant with mitigation incorporated.

**Mitigation:** A copy of the BMP improvement plans along a copy of the project specific WQMP shall be submitted to the Transportation for review and approval. The applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. (COA: 60.BS GRADE.11, 60.BS GRADE.12, 80.TRANS.02, 90.BS GRADE.01, 90.BS GRADE.02, 90.TRANS.11, 90.TRANS.12).

**Monitoring:** Monitoring shall be conducted by the Transportation Department and by the Department of Building and Safety plan check process.

**26. Floodplains**

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

NA - Not Applicable  U - Generally Unsuitable  R - Restricted

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

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Changes in absorption rates or the rate and amount of surface runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| d) Changes in the amount of surface water in any water body? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <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.
- 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**

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Result in a substantial alteration of the present or planned land use of an area?                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Findings of Fact:

- a) The project proposes to construct a 10,275 sq. ft. multi-tenant commercial office building. The project site is currently designated Community Development: Commercial Office (CD:CO) (0.35 to 1.00 Floor Area Ratio) on the Lake Mathews/Woodcrest Area Plan. A variety of office uses, including financial institutions, legal services, and other office and support services uses are allowed within the Community Development: Commercial Office (CD:CO) (0.35 to 1.00 Floor Area Ratio) Land Use designation. The proposed project is in conformance with the land use designation; therefore shall not result in the substantial alteration of the present or planned land use of an area. Therefore, there is no significant impact.
- b) The project is located adjacent to the City of Riverside and was transmitted to the City for review. The City provided a comment a letter dated August 1, 2013 raising some concerns regarding the project design, specifically regarding median modifications to accommodate left-turn movements along Van Buren Blvd. The City also indicated in the letter the need for a deceleration lane to be provided on east-bound Van Buren Blvd to allow slowing vehicles to enter the site without impeding

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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through traffic. The Riverside County Transportation Department staff has reviewed the comments provided from the City and has indicated that based on ITE *Trip Generation* 9<sup>th</sup> Ed. Land Use Code 710, the project is estimated to generate 16 morning peak hourly trips, 15 afternoon peak hourly trips, and 113 daily trips. With regards to the project access on Van Buren Blvd, Transportation Department staff believes there is adequate headway between arriving vehicles to allow for left-in access. The traffic signal at the Barton Street/Van Buren Blvd intersection should provide adequate gaps for these vehicles as well. Additionally, the access is located on the departing leg of the intersection therefore issues with queuing on Van Buren Blvd should not be a factor.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**28. Planning**

a) Be consistent with the site's existing or proposed zoning?

b) Be compatible with existing surrounding zoning?

c) Be compatible with existing and planned surrounding land uses?

d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

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

**Findings of Fact:**

a) The project site is currently zoned Light Agriculture – 10 Acre Minimum (A-1-10). However, the proposed project includes a Change of Zone which would change the existing zoning to Commercial Office (C-O). The proposed 10,275 sq. ft. multi-tenant commercial office building is a permitted use, subject to approval of a plot plan in the Commercial Office (C-O) zone. Therefore, the project will have less than significant impact.

b) The project site is surrounded by properties which are located within the City of Riverside to the north and west and the March Joint Powers Authority (JPA) to the south. The property located to the west of the project site is zoned Commercial Retail (per information obtained from the City of Riverside Website) and the property located to south is zoned Business Park (per information obtained from the March JPA website). Therefore, the project will be compatible with the surrounding zoning classifications.

c) The project site is designated Community Development: Commercial Office (CD: CO) (0.35 to 1.00 Floor Area Ratio) and surrounding properties are designated Commercial to the west (per information obtained from the City of Riverside Website) and March Business Specific Plan SP-1 (per information obtained from the March JPA website) to the south. The project site is surrounded by vacant land to the south and west and single family residences to the north. The project is proposing to construct a



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

10,275 sq. ft. multi-tenant commercial office building. Therefore, the project is compatible with existing and planned surrounding land uses.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no significant impact.

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"

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 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 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.

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

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, Airport Land Use Commission (ALUC) development review, report dated September 24, 2013.

Findings of Fact:

a-b) The project site is located at the border of Areas II and III of the current March Air Reserve Base Airport Influence Area. The project was reviewed by the Riverside County Airport Land Use Commission and was found to be consistent with the 1984 Riverside County Airport Land Use Plan, as applied to the Airport Influence area of March Air Force Base (now March Air Reserve Base/March Inland Port). The project will have less than significant impact as it will not 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, On-site Inspection

Findings of Fact: The project site is not located adjacent a railroad line. The project has no significant impact.

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 |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

**32. Highway Noise**

|  |                            |                            |                            |                            |                          |                          |                                     |                          |
|--|----------------------------|----------------------------|----------------------------|----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| NA <input checked="" type="checkbox"/> | A <input type="checkbox"/> | B <input type="checkbox"/> | C <input type="checkbox"/> | D <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|----------------------------|----------------------------|----------------------------|----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: On-site Inspection, Project Application Materials, Noise Impact Analysis for Plot Plan No 25382 Riverside County, California dated August 30, 2013 prepared by Roma Environmental; County of Riverside, Industrial Hygiene Program response letter dated September 18, 2013

Findings of Fact: The project site is located adjacent to Van Buren Boulevard and Road. However, the project is a proposal to construct a 10,275 sq. ft. multi-tenant commercial office building that does not create a noise sensitive use. The project shall also comply with the Noise Impact Analysis reviewed by the Industrial Hygiene Program and their list of recommendations that includes installing windows facing either Van Buren Blvd or Barton Road that have a sound transmission loss rating of 28 and providing a mechanical ventilation system such as air-conditioning so as to have "closed window" conditions. (COA 10.E HEALTH. 1) Therefore, the potential for highway noise is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**33. Other Noise**

|  |                            |                            |                            |                            |                          |                          |                          |                                     |
|--|----------------------------|----------------------------|----------------------------|----------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| NA <input checked="" type="checkbox"/> | A <input type="checkbox"/> | B <input type="checkbox"/> | C <input type="checkbox"/> | D <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|----------------------------|----------------------------|----------------------------|----------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**34. Noise Effects on or by the Project**

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

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

Source: Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Noise Impact Analysis for Plot Plan No 25382 Riverside County, California dated August 30, 2013 prepared by Roma Environmental; County of Riverside, Industrial Hygiene Program response letter dated September 18, 2013

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

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. The project shall also comply with the Noise Impact Analysis reviewed by the Industrial Hygiene Program and their list of recommendations. (COA 10.E HEALTH. 1) Therefore, potential noise impact is considered less than significant.

c) The project is not anticipated to cause exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance. The project shall comply with the Noise Impact Analysis reviewed by the Industrial Hygiene Program and their list of recommendations. (COA 10.E HEALTH. 1) Therefore, potential noise impact is considered less than significant.

d) Persons might be exposed to ground-borne vibration or ground-borne noise levels during construction and operation of the project. The project shall comply with the Noise Impact Analysis reviewed by the Industrial Hygiene Program and their list of recommendations in order to minimize ambient noise levels during construction and operation of the proposed project. (COA 10.E HEALTH. 1) Therefore, potential noise impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**POPULATION AND HOUSING** Would the project

**35. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County’s median income?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| 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 proposed project will not displace any housing, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.
- b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no significant impact.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.
- d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no significant impact.
- e) The project will not cumulatively exceed official regional or local population projections. The project will have no significant impact.
- f) Development of the project site will have a less than significant impact on inducing 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).

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**

Source: Riverside County General Plan Safety Element

Findings of Fact:

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

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

---

**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**38. Schools**

Source: Val Verde Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Val Verde Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.17) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

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                |
|----------------------|--------------------------------|--|-------------------------------------|--------------------------|
| <b>39. Libraries</b> | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan

Findings of Fact:

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

|                            |                          |                          |                                     |                          |
|----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>40. Health Services</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Riverside County General Plan

Findings of Fact:

The use of the proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring 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?

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

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?

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

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

|                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <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 |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Source: GIS database, Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no significant impact.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no significant impact.

c) The project is not located within a County Service Area. In addition, this is a commercial project, and as such, is not required to pay Quimby fees. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**42. Recreational Trails**

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

Source: Riverside County General Plan

Findings of Fact: The proposed project has not incorporated any trails into its design; therefore, the project will have no impacts to recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

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

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?

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

c) Result in a change in air traffic patterns, including

|                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <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                           |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| either an increase in traffic levels or a change in location that results in substantial safety risks?  |                                |  |                                     |                                     |
| d) Alter waterborne, rail or air traffic?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Cause an effect upon, or a need for new or altered maintenance of roads?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| g) Cause an effect upon circulation during the project's construction?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| h) Result in inadequate emergency access or access to nearby uses?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan, Transportation Department Review

Findings of Fact:

a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The Transportation Department has determined that the project is exempt from traffic study requirements (COA 10.TRANS.3). The impact is less than significant.

b) The project will not 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. The project will have no significant impact.

c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no significant impact.

e-f) The project is proposing to a median modification to accommodate left-turn movements along Van Buren Blvd. According to the Transportation Department, there is adequate headway between arriving vehicles to allow for left-in access. The traffic signal at the Barton Street/Van Buren Blvd intersection should provide adequate gaps for these vehicles as well. Additionally, the access is located on the departing leg of the intersection therefore issues with queuing on Van Buren Blvd should not be a factor. Therefore, the project will not substantially increase hazards due to this design feature. The impact is considered less than significant.

g) The project could cause an effect upon circulation during the project's construction; this impact will be temporary in nature. The impact is considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no significant impact.

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

i) The project site will not 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. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**44. Bike Trails**

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

Source: Riverside County General Plan

Findings of Fact: The proposed project has not incorporated any trails into its design; therefore, the project will have no impacts to bike 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

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"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Department of Environmental Health Review

Findings of Fact:

a) The project will receive potable water service from Western Municipal Water District. 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. Therefore, the impact is considered less than significant.

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. Water shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

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.

**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?

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?

Source: Department of Environmental Health (DEH) Review

Findings of Fact:

a) The City of Riverside will service 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. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**47. Solid Waste**

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

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

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.

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

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP- County Integrated Waste Management Plan).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**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"/> |
| b) Natural gas?                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Communications systems?                            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan

Findings of Fact:

a-c) The project will require utility services in the form of Electricity, Natural gas, and Communications systems. Utility service infrastructure is available to the project site and 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 access to the project site. The project will have an incremental impact on the maintenance of public facilities, including roads.

g) The project will not require additional governmental 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"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source:

a) The proposed project will not project conflict with any adopted energy conservation plans. The project will have no significant impact.

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

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, or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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.

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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.

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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

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.

**VI. EARLIER ANALYSES**

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

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: Not Applicable

Location Where Earlier Analyses, if used, are available for review: Not Applicable

**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.

Revised: 10/29/2013 9:24 AM  
 File: EA.PP25382

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Parcel: 294-030-005

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to construct a 10,275 sq. ft. multi-tenant commercial office building for uses permitted in the C-O zone, with five suites and 48 parking spaces.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall 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.

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

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

03/10/14  
13:09

Riverside County LMS  
CONDITIONS OF APPROVAL

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Parcel: 294-030-005

10. GENERAL CONDITIONS

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

No. 25382 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25382, Exhibit A,  
Amended No. 1, dated 9/16/13.

APPROVED EXHIBIT B&C = Plot Plan No. 25382, Exhibit B&C  
(Sheets 1-3), Amended No. 1, dated 9/16/13.

APPROVED EXHIBIT L = Plot Plan No. 25382, Exhibit L,  
Amended No. 1, dated 9/30/13.

APPROVED EXHIBIT M = Plot Plan No. 25382, Exhibit M (Sheets  
1&2), Amended No. 1, dated 10/23/13.

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.

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.



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10. GENERAL CONDITIONS

10.BS GRADE. 6

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 Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify 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 less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and 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. Stabilized Construction Entrances and project perimeter linear barriers are required year round. 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.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is

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10. GENERAL CONDITIONS

10.BS GRADE. 6                   USE - NPDES INSPECTIONS (cont.)                   RECOMMND

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7                   USE - EROSION CNTRL PROTECT                   RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8                   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. 9                   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. 11                  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 - DRAINAGE & TERRACING                  RECOMMND

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

10.BS GRADE. 13                  USE - SLOPE SETBACKS                   RECOMMND

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

10.BS GRADE. 18                  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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13:09

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10. GENERAL CONDITIONS

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

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

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK RECOMMND

PERMIT ISSUANCE:

Per section 105.1 (2010 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

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

At no time shall the approval of the planning case exhibit

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10. GENERAL CONDITIONS

10.BS PLNCK. 1

USE - BUILD & SAFETY PLNCK (cont.)

RECOMMND

allow for the construction or use of any building or structure.

In non-residential applications, separate building permits may include a permit for the structure (Shell building), signage, grading, tenant improvements, accessory structures and/or equipment, which may include trash enclosures, light standards, block walls/fencing etcà

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The mandated adoption of the 2013 California Building code(s) shall take effect on January 1st, 2014.

ACCESSIBLE PATH OF TRAVEL:

Included within the building plan submittal will be a site plan to reflect all required accessible path of travel details. The revised site plan shall include the following information for the required continuous paved accessible path of travel to include the applicable areas:

- 1.Connection to the public R.O.W.
- 2.Connection to all buildings.
- 3.Connection to areas of public accommodation
- 4.Connection to accessible designed trash enclosures.
- 5.Connection to mail kiosks.
- 6.Connection to accessible parking loading/unloading areas.

THE DETAILS SHALL INCLUDE:

- 1.Accessible path construction type (Concrete or asphalt)
- 2.Path width.
- 3.Path slope%, cross slope%.
- 4.Ramp and curb cut-out locations.
- 5.Level landing areas at all entrance and egress points.

GREEN BUILDING CODE (Non Residential):

Included within the building plan submittal documents to the building department for plan review, the applicant shall provide a copy of the approved construction waste

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10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK (cont.) (cont.) RECOMMND

management plan by the Riverside County Waste Management Department that:

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.

2. Determines if materials will be sorted on site or mixed.

3. Identifies diversion facilities where material collected will be taken.

4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 ENV CLEANUP PROGRAM-COMMENTS RECOMMND

As with any real property, if previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8982, for further information.

10.E HEALTH. 2 INDUSTRIAL HYGIENE-NOISE STUDY RECOMMND

Noise Consultant: Roma Environmental  
31751 Sandhill Lane,  
Temecula, CA 92591  
(951) 544-3170

Noise Study: "Noise Impact Analysis for Plot Plan 25382 Riverside County, California", dated August 30, 2013.

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, PP 25382 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated September 18, 2013. c/o Steve Hinde, REHS, CIH (RivCo Industrial Hygienist).

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

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10. GENERAL CONDITIONS

10.E HEALTH. 3 WMWD POTABLE WATER SERVICE RECOMMND

Plot Plan 25382 is proposing to receive potable water service from Western Municipal Water District (WMWD). It is the responsibility of the facility to ensure that all requirements to obtain potable water service are met with WMWD as well as all other applicable agencies.

10.E HEALTH. 4 CITY OF RIVERSIDE - SEWER RECOMMND

Plot Plan 25382 is proposing to receive sanitary sewer service from the City of Riverside. It is the responsibility of the facility to ensure that all requirements to obtain sanitary sewer service are met with the City of Riverside as well as all other applicable agencies. The City of Riverside, as the sewer purveyor, shall have the responsibility of determining all grease interceptor requirements, including sizing capacity and other structural specifications if needed.

It should be noted that on September 10, 2013, the City of Riverside City Council approved the "Second Amendment to the Cooperative Agreement for Sewer Service with Western Municipal Water District" (Amendment). This "Amendment" revised the sewer service boundary in the vicinity of Van Buren Boulevard and Washington Street, and at the southeasterly corner of Van Buren Boulevard and Barton Street, placing both areas within the City's sewer service area. Plot Plan 25382 is located within the delineated sewer service area boundaries of this "Amendment".

FIRE DEPARTMENT

10.FIRE. 1 USE-#01A - SHELL BUILDINGS RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY. Shell building will receive a shell final only. No Certificate of Occupancy (human occupant and/or materials) will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for orderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays.

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10. GENERAL CONDITIONS

10.FIRE. 2 USE-#50-BLUE DOT REFLECTOR RECOMMND

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

10.FIRE. 3 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site.

10.FIRE. 4 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located not less than 25 feet or more than 250 feet from any portion of the building as measured along approved vehicular travel ways.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 25382 is a proposal to construct a commercial office center with 42 parking spaces 2.26-gross acres in Lake Mathews/Woodcrest area. The site is located southeasterly corner of Van Buren Blvd and Barton Street.

The site is located on a ridge and as such, does not receive offsite storm runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

PLANNING DEPARTMENT

10.PLANNING. 1 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.

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES (cont.) RECOMMND

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

10.PLANNING. 2 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. 3 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. 4 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 7 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), professional business office: 1 space/200 sq. ft. of net leasable floor area.

10.PLANNING. 9 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. 15 USE - RECLAIMED WATER RECOMMND

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



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10. GENERAL CONDITIONS

10.PLANNING. 16 USE - NO SECOND FLOOR RECOMMND

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

10.PLANNING. 17 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. 19 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 20 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

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - NOISE MONITORING REPORTS (cont.) RECOMMND

approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 22 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. 23 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. 24 USE - IND OCCUPANT CHANGE RECOMMND

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial use, the permit holder shall provide a letter from the Planning Department to Building & Safety verifying no need for further environmental, hazardous materials or air quality review as a result of the change.

10.PLANNING. 27 USE - MT PALOMAR LIGHTING AREA RECOMMND

The subject property lies within the boundary of Zone B of Ordinance No. 655 (Mt. Palomar Special Lighting Area.) In accordance with Section 5 (General Requirements) of this Ordinance, Low Pressure Sodium lamps and other lamps below 4050 lumens are allowed, and other lamps above 4050 lumens are prohibited.

Note that all outdoor lighting must be fully shielded if feasible or partially shielded in all other cases, and must be focused to minimize spill light into the night sky and onto adjacent properties. All outdoor lighting must remain in compliance with the requirements of Ord. No. 655 for the

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10. GENERAL CONDITIONS

10.PLANNING. 27 USE - MT PALOMAR LIGHTING AREA (cont.) RECOMMND

life of this permit.

10.PLANNING. 29 USE - PERMIT SIGNS RECOMMND

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

10.PLANNING. 32 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 34 USE - LOW PALEO RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

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10. GENERAL CONDITIONS

10.PLANNING. 34

USE - LOW PALEO (cont.)

RECOMMND

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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10. GENERAL CONDITIONS

10.PLANNING. 35

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, disease and pests.

10.PLANNING. 36

USE - ALUC LETTER

RECOMMND

The permit holder shall remain in compliance with the Riverside County Airport Land Use Commission's letter dated September 24, 2013, a copy of which is on file with the Riverside County Planning Department.

10.PLANNING. 37

USE - ALUC CONDITIONS

RECOMMND

The Riverside County Airport Land Use Commission (ALUC) found the project consistent with the 1984 Riverside County

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10. GENERAL CONDITIONS

10.PLANNING. 37

USE - ALUC CONDITIONS (cont.)

RECOMMND

Airport Land Use Plan, as applied to the Airport Influence area of March Air Force Base (now March Air Reserve Base/March Inland Port), subject to the following conditions:

1. Any outdoor lighting 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, wastewater management facilities, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

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

e) Highly noise-sensitive outdoor nonresidential uses.

f) Children's schools.

3. The "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and/or tenants of the

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10. GENERAL CONDITIONS

10. PLANNING. 37

USE - ALUC CONDITIONS (cont.) (cont.)

RECOMMND

property.

4. Any ground-level or aboveground water retention or detention basin or facilities shall be designed so as to provide for a detention period of the design storm that does not exceed 48 hours (may be less, but not more) and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Landscaping shall utilize plant species that do not produce seeds, fruits, or berries. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

5. This project has been evaluated as a proposal for the establishment of a 10,500 square foot office building. The County of Riverside shall require additional review by the Airport Land Use Commission prior to the establishment of any of the following uses in this structure:

Churches, chapels, and other places of worship; classrooms; day care centers; gymnasiums; restaurants (other than carry-out/take-home facilities with less than 12 seats); any other uses that would be considered to have an occupancy level greater than one person per 30 square feet (minimum square feet per occupant less than 30) pursuant to California Building Code (1998) Table 10-A.

6. The Federal Aviation Administration has conducted an aeronautical study of the proposed building (Aeronautical Study No. 213-AWP-4901-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project.

7. The maximum height of the proposed structure, including all roof-mounted appurtenances (if any), shall not exceed 35 feet above ground level, and the maximum elevation at the top of the structure shall not exceed 1,795 feet above mean sea level.

8. Temporary construction equipment used during actual

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10. GENERAL CONDITIONS

10.PLANNING. 37 USE - ALUC CONDITIONS (cont.) (cont.) (cont.)RECOMMND

construction of the structure shall not exceed the height of the structure, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

10.PLANNING. 38 USE - PDA04817 RECOMMND

County Archaeological Report (PDA) No. 4817 submitted for this project (PP25382) was prepared by L&L Environmental, Inc. and is entitled: "Phase I Cultural Resources Assessment: Van Buren Commercial Center, Riverside County, California", dated September 19, 2013, Revised October 7, 2013.

PDA04817 concluded the project:

1.No artifacts, sites, or isolates were noted and there was nothing to indicate a possible subsurface component to the site.

2.Approximately 90 percent of the area surrounding the project has been surveyed and the only sites recorded have been milling slicks located on boulders.

3.The project area does not have any boulders and there were no artifacts, isolates or indications of a possible site identified on the surface.

4.The potential for archaeological resources on this property are minimal.

PDA04817 recommended:

1.No further archaeological studies on this site.

2.Monitoring during construction excavation is not required.

3.If in the event that subsurface resources (i.e. privies, subsurface trash dumps, Native American artifacts, etc.) are detected during grading activities, a Riverside County qualified archaeologist should be retained for consultation and examination of the resources.

4.If possible human remains are encountered during any earthmoving activities, all work must stop in the area in



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10. GENERAL CONDITIONS

10.PLANNING. 38 USE - PDA04817 (cont.)

RECOMMND

which the find(s) are present and the Riverside County Coroner must be notified.

PDA04817 is hereby accepted for Planning purposes for PP25382. Conditions detailing the requirement should inadvertent discoveries be made during construction are described elsewhere in this conditions set.

10.PLANNING. 39 USE - INADVERTANT ARCHAEO FIND

RECOMMND

INADVERTENT ARCHAEOLOGICAL FINDS:

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

If during ground disturbance activities, cultural resources\* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

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 County Archaeologist to discuss the significance of the find.

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

03/10/14  
13:09

Riverside County LMS  
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10. GENERAL CONDITIONS

10.PLANNING. 39

USE - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

\* 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.

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

10.PLANNING. 40

USE - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, 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 property owner and the County Archaeologist 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 Archaeologist.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 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 Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

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-CREDIT/REIMBURSEMENT 4 IMP

RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

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10. GENERAL CONDITIONS

10.TRANS. 4 USE-CREDIT/REIMBURSEMENT 4 IMP (cont.) RECOMMND

For more information regarding the public work bidding requirements please visit the following link:  
[http://www.rctlma.org/trans/rbbd\\_contractbidding.html](http://www.rctlma.org/trans/rbbd_contractbidding.html).

10.TRANS. 5 USE - TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation Please contact (951) 955-6800 for additional information.

10.TRANS. 6 USE - FINAL WQMP REQUIREMENTS RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2010-0033, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes).

"Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

The applicant has submitted a report that meets the

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10. GENERAL CONDITIONS

10.TRANS. 6 USE - FINAL WQMP REQUIREMENTS (cont.) RECOMMND

criteria for a Preliminary Project Specific WQMP (see Flood Hazard Report). However, in order to meet the requirements of a Final Project Specific WQMP, it shall be prepared in substantial conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality impact mitigation measures.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE - NPDES/SWPPP (cont.)

RECOMMND

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 [www.swrcb.ca.gov](http://www.swrcb.ca.gov).

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. 2 USE - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

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 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 may be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

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

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6                   USE - DRAINAGE DESIGN Q100                   RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water 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.

60.BS GRADE. 7                   USE - OFFSITE GRDG ONUS                   RECOMMND

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

60.BS GRADE. 8                   USE - NOTARIZED OFFSITE LTR                   RECOMMND

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

60.BS GRADE. 11                  USE - APPROVED WQMP                   RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12                    USE - PRE-CONSTRUCTION MTG                    RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13                    USE- BMP CONST NPDES PERMIT                    RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14                    USE - SWPPP REVIEW                    RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

EPD DEPARTMENT

60.EPD. 3                            EPD - 30 DAY BURROWING OWL SUR                    RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to



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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3 EPD - 30 DAY BURROWING OWL SUR (cont.) RECOMMND

determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

60.EPD. 4 - MBTA SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

PLANNING DEPARTMENT

60.PLANNING. 5 USE - COC REQUIRED (1) RECOMMND

Prior to issuance of a grading permit, an application for a Certificate of Land Division Compliance shall be filed with and approved by the Planning Department. Proof of recordation shall be presented to the Building and Safety Department.

60.PLANNING. 7 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7 USE - SKR FEE CONDITION (cont.)

RECOMMND

amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 2.26 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 9 USE - REQD APPLICATIONS (1)

RECOMMND

No grading permits shall be issued until Change of Zone No. 7800 has been approved and adopted by the Board of Supervisors and has been made effective. This permit shall conform with the development standards of the zone ultimately applied to the property.

60.PLANNING. 10 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 25382, 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.

TRANS DEPARTMENT

60.TRANS. 1 USE-CREDIT/REIMBURSEMENT 4 IMP

RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 USE-CREDIT/REIMBURSEMENT 4 IMP (cont.) RECOMMND

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:  
[http://www.rctlma.org/trans/rbbd\\_contractbidding.html](http://www.rctlma.org/trans/rbbd_contractbidding.html).

60.TRANS. 2 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 Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 3 USE - PRIOR TO ROAD CONSTRUCT RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO 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 Building and Safety Department.

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL (cont.)

RECOMMND

issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

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

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 USE-#4-WATER PLANS (cont.) RECOMMND

system is in accordance with the requirements prescribed by the Riverside County Fire 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 EXHIBIT B&C.

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

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

80.PLANNING. 8 USE - COC REQUIRED (2) RECOMMND

Prior to issuance of building permits, an application for a Certificate of Land Division Compliance shall be filed with and approved by the Planning Department. Proof of recordation shall be presented to the Department of Building and Safety.

If Planning Department Condition No. 60.PLANNING.5 is satisfied, this condition shall be considered MET.

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. 13 USE - REQD APPLICATIONS (2) RECOMMND

No building permits shall be issued until Change of Zone No. 7800 has been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the zone

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 13 USE - REQD APPLICATIONS (2) (cont.) RECOMMND

ultimately applied to the property.

80.PLANNING. 16 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated July 17, 2013, summarized as follows:

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/farade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

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

80.PLANNING. 17 USE - SCHOOL MITIGATION RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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. 25382, 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 - 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 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;

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80.PLANNING. 20

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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 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. 21

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



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80.PLANNING. 21 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

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.

80.PLANNING. 22 USE - ALUC CONDITION RECOMMND

Prior to issuance of any building permits, the property owner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for procedures and additional information.

80.PLANNING. 23 USE - C-O ZONE USES ONLY ALLOW RECOMMND

Only those uses allowed within Ord. No. 348, Section 9.72. A. (uses permitted provided a plot plan has been approved) are permitted within this building or any suite within this building. Those uses are as follows:

1. Administrative and professional offices, including but not limited to business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate offices, in which no activity is carried on catering to retail sales and no stock of goods is maintained for sale.

2. Art gallery, library, reading room, museum.

3. Banks and financial institutions.

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80.PLANNING. 23 USE - C-O ZONE USES ONLY ALLOW (cont.) RECOMMND

4. Employment agencies.
5. Parking lots and parking structures.
6. Prescription pharmacy when related and incidental to a professional office building.
7. Tourist information centers.
8. Travel agencies.
9. Day care centers.
10. Churches, temples and other places of religious worship.

80.PLANNING. 24 USE - PLANS SHWING SEATING ARE RECOMMND

A seating area/picnic area shall be added on the eastern landscape area of the project and shall be shown on the project's landscaping plan.

(ADDED PER PC 12-4-13)

TRANS DEPARTMENT

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

Sufficient public street right-of-way along Van Buren Boulevard shall be conveyed for public use to provide for a 64 foot half-width right-of-way per Standard No. 91, Ordinance 461. (Modified for reduced right-of-way from 76' to 64'.)

Sufficient public street right-of-way along Barton Street shall be conveyed for public use to provide for a 44 foot half-width right-of-way per Standard No. 94, Ordinance 461. (Modified for reduced right-of-way from 50'- 44'.)

80.TRANS. 2 USE - CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3

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 Van Boulevard and Barton Street.
- (2) Streetlights.
- (3) Traffic signals located on Van Buren Boulevard at intersection of Barton Street.
- (4) Street sweeping.

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

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

80.TRANS. 4

USE - LIGHTING PLAN

RECOMMND

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5 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 Van Buren Boulevard and Barton Street and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

80.TRANS. 6 USE - TUMF CREDIT AGREEMENT

RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

80.TRANS. 7 USE - UTILITY PLAN

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 8 USE - SUBMIT FINAL WQMP

RECOMMND

A final project specific WQMP shall be submitted to the County for review and approval.

80.TRANS. 9 USE - GEOMETRICS

RECOMMND

\*\*\* This condition of approval was modified pursuant to the Planning Commission Hearing held on 12/04/2013. \*\*\*

The intersection of Project Access (NS) at Van Buren Blvd. (EW) shall be improved to provide the following geometrics:

\*\*\* Geometrics #1 \*\*\*

Northbound: one right-turn lane - stop controlled

Southbound: N/A

Eastbound: two through lanes, one shared  
through/right-turn lane

Westbound: three through lanes

NOTE: The project access shall be restricted to right-in/right-out access pursuant to the City of Riverside's letter dated August 1, 2013. In the event the project proponent obtains an encroachment permit and approval from the City of Riverside for a left-in access from Van Buren Blvd. the geometrics shall be those listed under Geometrics #2, below. If the project proponent is unable to secure an encroachment permit and approval from the City, left-in access shall be prohibited and the geometrics listed above, under Geometrics #1, shall be required.

\*\*\* Geometrics #2 \*\*\*

Northbound: one right-turn lane - stop controlled

Southbound: N/A

Eastbound: two through lanes, one shared  
through/right-turn lane

Westbound: one left-turn lane, three through lanes

NOTE: The geometrics as stated immediately above (under Geometrics #2) require the project proponent to obtain an encroachment permit and approval from the City of Riverside in order to provide for the westbound left-turn lane. The project access under these geometrics will be restricted to right-in/right-out and left-in movements only. The project proponent shall provide appropriate channelization to enforce this restriction.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 9 USE - GEOMETRICS (cont.)

RECOMMND

Improvements to Van Buren Blvd. shall be coordinated with the County's road widening project.

or as approved by the Director of Transportation.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION

RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D

RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 USE - BMP GPS COORDINATES

RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4 USE - BMP REGISTRATION

RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S

RECOMMND

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

- 1.Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3.Precise grade inspection of entire permit area.
  - a.Inspection of Final Paving
  - b.Precise Grade Inspection
  - c.Inspection of completed onsite storm drain facilities
  - d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL

RECOMMND

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.)

RECOMMND

approved grading plan.

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

Install a complete fire sprinkler system per NFPA 13 2010 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diamter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.



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90. PRIOR TO BLDG FINAL INSPECTION

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

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

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

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

PLANNING DEPARTMENT

90.PLANNING. 2 USE - COMPLY W/ ACOUSTIC STUDY RECOMMND

The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be, modified by the Department of Environmental Health, Office of Industrial Hygiene and approved by the Planning Department.

The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study. The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

90.PLANNING. 3 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of 48 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.