

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

21. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations"; Riverside County General Plan; Riverside County GIS (RCIT) Map My County (2015).

a-d) The project site is not located within the vicinity of any public or private airport, an Airport Land Use Commission jurisdiction, or an airport land use plan. The closest airport to the project is Flabob Airport at approximately 4.56 miles to the southwest. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

22. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan; Riverside County GIS (RCIT) Map My County (2015).

Findings of Fact:

a) According to the Highgrove Area Plan, the project site is located in an area designated as low for wildfire susceptibility. The project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

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

Source: AGI Aragon Geotechnical, Inc. "WQMP Infiltration Test Results RDO Equipment Company Retail Parts & Service Facility 20 Iowa Avenue Riverside, Riverside County, California", dated November 26, 2013. Project Description; Riverside County General Plan; Riverside County GIS (RCIT) Map My County (2015).

Findings of Fact:

a) The project site will not alter existing drainage patterns. The project site is generally flat and post-development of the project will result in pre-development runoff rates as required by the NPDES program through implementation of Low Impact Development (LID) standards. LID standards include requiring stormwater runoff to be infiltrated, captured and reused, and/or treated onsite through stormwater BMPs. 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.

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b) The project will not violate any water quality standards or waste discharge requirements. The project's implementation of a Water Quality Management Plan (WQMP) with post construction BMPs consisting of bio-filtration trenches and catch basins to receive stormwater runoff will assist in reducing this impact to less than significant.

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. The project currently draws from an existing 4-inch water line off of Iowa Street and will not require an increase in water usage or in demand for water resources. Therefore, impacts are considered less than significant.

d) The project will not create or contribute runoff water. The project has been designed to include a comprehensive drainage system that collects storm flows, retains the increase in post-development flow, and discharges the surface water at pre-development levels. The project will not create or contribute runoff water that will exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. As discussed in Section 23b above, implementation of a Water Quality Management Plan (WQMP) with post construction BMPs will assist in reducing this impact to less than significant.

e) The project site is not located within a 100-year flood hazard area. No impact will occur.

f) The project site is developed and will not impede or redirect flood flows. No impact will occur.

g) The project does not propose any uses that will have the potential to otherwise degrade water quality beyond those issues discussed in this Section. No impacts will occur.

h) As shown in the Site Plan (Exhibit A), the project will provide post construction BMPs consisting of bio-filtration trenches for the treatment of onsite stormwater runoff. The project will also provide two (2) 18-inch underground storm drain pipes to receive intake from proposed catch basins (qty. 4) and from bio-filtration trenches, which will then be directed westward and connect to an existing storm drain line along Iowa Street. Nonetheless, the amount, size and quantity of propose storm drain infrastructure along with its operative size is not significant in magnitude and therefore will not result in significant environmental effects with regard to vectors or odors. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

24. 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? ☐ ☐ ☒ ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
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: Project Description; Riverside County General Plan; Riverside County GIS (RCIT) Map My County (2015).

Findings of Fact:

a) The project is located in an unincorporated area of Riverside County, and is being currently used a heavy equipment sales and rental facility. The construction of storm drain and/or other flood control devices are required by the Riverside County Flood Control and Water Conservation District. 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 will result in flooding on- or off-site. Therefore impacts are considered less than significant.

b) The project with its proposed bio-filtration trenches and landscape plan will provide sufficient onsite permeability for the treatment of runoff and will not substantially change absorption rates or the rate and amount of surface runoff for the project site pursuant to NPDES requirements. Therefore, impacts are considered less than significant.

c) The project site is not located near or within an area subject to dam inundation or flooding. No impact will occur.

d) The project site will not cause changes in the amount of surface water in any water body. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project				
25. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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, Riverside County GIS (RCIT) Map My County (2015).

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

a) The project is located in an unincorporated area of Riverside County, north of the City of Riverside. The project site is designated as Commercial Retail land use designation. The project will involve the demolition of an existing 20,623 square foot building to be followed by grading preparation for a new 40,611 square foot building. The project will not require a General Plan Amendment or Change of Zone. The project is surrounded by Commercial Retail and Medium Density Residential land use designations. The existing project has been operating onsite for decades as a heavy equipment rental and sales facility. The proposed expansion will not create a significant alteration to the existing land use that has been there for a long time, without any complaints from its neighbors. Therefore, impacts with regard to a substantial alteration to present land use are considered less than significant.

b) The project site is located within the City Sphere of Influence of Riverside. The County of Riverside transmitted the project to the City of Riverside. No comments from the City have been received. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Land Use Element; Southwest Area Plan

Findings of Fact:

a-b) The project site is zoned Scenic Highway Commercial (C-P-S). Surrounding zoning classifications are County of San Bernardino to the north, Residential One-Family Dwelling (R-1) and Scenic Highway Commercial (C-P-S) to the south and Watercourse, Watershed and Conservation Areas (W-1) to the east, and General Residential (R-3) and Industrial Park (I-P) to the west (west side of Interstate 215). The proposed project seeks to expand the existing heavy equipment rental and sales facility which is a permitted use with a conditional use permit in the C-P-S zoning. The

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expansion of the use is compatible with the surrounding zoning. The project has been designed to provide buffer areas where the project is adjacent to a residence. An 8 foot high block wall is proposed around the existing adjacent apartment complex, as well as a 6 foot high block wall adjacent to a single family residence on Church Street. The remainder of project site has adequate walls and fencing with slats that will obscure the project on other adjacent uses. Therefore, impacts are considered less than significant.

c) The project site is currently zoned Scenic Highway Commercial (C-P-S) and is located between a vacant graded lot to the north, apartment rentals to the south, residential homes to the east and Interstate 215 to the west. The proposed project seeks to expand the existing heavy equipment rental and sales facility which is a permitted use with a conditional use permit in the C-P-S zoning. The expansion of the use is compatible with the surrounding zoning. The project has been designed to provide buffer areas where the project is adjacent to a residence. An 8 foot high block wall is proposed around the existing adjacent apartment complex, as well as a 6 foot high block wall adjacent to a single family residence on Church Street. The remainder of project site has adequate walls and fencing with slats that will obscure the project on other adjacent uses. Therefore, impacts are considered less than significant.

d) The project, a heavy equipment sales and rental facility is consistent with the Commercial Retail land use designation. The project is also consistent with the Riverside County General Plan and the Highrove Area Plan. The project meets several of the goals of the HCPA such as providing for development that will promote greater economic self-sufficiency in the area. The project is also consistent with the following HCPA policies:

- HAP 1.2.a. The project provides bicycle racks for bicycling options for local trips,
- HAP 3.8. The project implements best management practices for urban pollutant runoff,
- HAP 7.1. The project is consistent with the Commercial Retail designation and provides sufficient egress and ingress access,
- HAP 7.2. The project provides a range of facilities such as street improvements, water and sewer connections, and drainage improvements,
- HAP 7.4. The project has been designed to ensure compatibility with adjacent land uses through wall and fencing and landscape design,
- HAP 14.1. The project's roadways have been designed in accordance with the Circulation Element,
- HAP 14.2. The project's traffic generation will not significantly impact the existing Level of Service,

Therefore, impacts are considered less than significant.

e) The project is currently developed and located in between a vacant graded lot to the north, apartment rentals to the south, residential homes to the east and Interstate 215 to the west. The project is an expansion of an existing operating use, and will not disrupt or divide any existing community. Therefore impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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27. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Multipurpose and Open Space Element, Figure OS-5 "Mineral Resources Area"

a) According to Figure OS-5 "Mineral Resources Area", the project site is not located in an area that has not been studied for the presence or absence of mineral deposits. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that will constitute a loss of availability of a known mineral resource will include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. Mineral extraction is not proposed within the project site. No impact will occur.

b) The project will not result in the loss of availability of a known mineral resource in an area and 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. No impact will occur.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. No impact will occur.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

28. 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

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
project expose people residing or working in the project area to excessive noise levels? NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				
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 <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: Riverside County General Plan, RK Engineering Group, Inc. "RDO Equipment Rental, Noise Impact Study, County of Riverside, California", dated July 24, 2014.

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that will expose people residing on the project site to excessive noise levels. The closest airport is Flabob Airport, located approximately 4.56 miles southwest of the project site. No impact will occur.

b) The project site is not located within the vicinity of a private airstrip that will expose people residing or working in the project area to excessive noise levels. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

29. Railroad 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: Riverside County General Plan, RK Engineering Group, Inc. "RDO Equipment Rental, Noise Impact Study, County of Riverside, California", dated July 24, 2014.

Findings of Fact: The closest railroad is located approximately 0.24 mile to the east which is operated by Burlington Northern Pacific Railroad. Although this is considered close in proximity, the project site is separated by a residential neighborhood in between. Therefore, no impacts will occur to the project in regard to railroad noise.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. 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: Riverside County General Plan, Circulation Element, RK Engineering Group, Inc. "RDO Equipment Rental, Noise Impact Study, County of Riverside, California", dated July 24, 2014.

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Findings of Fact: The project is adjacent to Interstate 215, and has been at this location for over thirty years. The project is a non-residential commercial establishment specializing in the sales and repair outdoor mechanized equipment and is not considered a sensitive noise receptor. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

Source: Project Application Materials, RK Engineering Group, Inc. "RDO Equipment Rental, Noise Impact Study, County of Riverside, California", dated July 24, 2014.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>

Source: Riverside County General Plan, RK Engineering Group, Inc. "RDO Equipment Rental, Noise Impact Study, County of Riverside, California", dated July 24, 2014.

Findings of Fact:

a) Based on calculations provided and with recommended mitigation, the *Noise Impact Study* concluded that the project site will be able to maintain sufficient attenuation in reducing the exterior noise levels to below 65 dB (A) 10 minute Leq during the day and 45 dB (A) 10 minute Leq at night for sensitive receivers. Since the proposed 40,611 square foot building will be located within close proximity to existing apartment rentals to the south, it will create an increase in permanent noise and exposure to these residents. Therefore, in order to reduce the intensity of permanent increase in noise

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within close proximity to sensitive receptors, the project has been conditioned for a 8 foot high block wall around the existing adjacent apartment complex (COA 10.PLANNING.23). With the block wall, the project will have a less than significant impact.

b) The project site with the demolition of an existing 20,623 square foot building and construction of a new 40,611 square foot building will create a substantial temporary or periodic increase in ambient noise. Therefore, in order to reduce temporary increases in noise, the project has been conditioned to provide noise mitigation during construction activities (COA 10.PLANNING.23), such as restricting operation times, usage of mufflers on equipment and vehicles, restrict vehicle idling, and locating staging areas in portions of the site furthest away from residences. Therefore, impacts are considered less than significant with mitigation measures incorporated.

c) The project will not expose people to generation of noise levels in excess of established standards. The project has been condition to mitigate noise impacts to below established levels. Therefore impacts are considered less than significant with mitigations incorporated.

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

Mitigation: The applicant/developer shall be consistent with the recommendations in the approved noise study and recommendations from the Department of Industrial Hygiene (COA 10.PLANNING.23)

Monitoring: Department of Building and Safety, Code Enforcement

POPULATION AND HOUSING Would the project

33. Housing

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

Source: Riverside County General Plan Housing Element, Project Description.

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Findings of Fact:

a-c) The project site is an existing sales and rental equipment establishment specific to heavy mechanized equipment and will not result in the displacement of substantial numbers of existing housing, create a demand for additional housing, nor displace substantial numbers of people. No impact will occur.

d) The project is not located within a County Redevelopment Project Area. No impact will occur.

e-f) The project will not cumulatively exceed official or local population projections nor induce substantial growth in the area. The project site is an existing sales and rental equipment establishment specific to heavy mechanized equipment project. No impact will occur.

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:

34. Fire Services

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

Findings of Fact:

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. The closest fire station is Highgrove Fire Station 19, located 1.01 miles southeast at 469 Center Street in the unincorporated community of Highgrove, CA. Any potential significant effects from the project will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly or physically alter existing facilities or result in the construction of new facilities. Nonetheless, the project will be required to comply with County Ordinance No. 659 to mitigate the potential effects to fire services (COA 90.PLANNING.28). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. Furthermore, the project will be required to fulfill all conditions listed by Riverside County Fire Department, which are standard Conditions of Approval and pursuant to CEQA, are not considered mitigation. Therefore, impacts in this regard are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. Sheriff Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County Sheriff's Department

Findings of Fact:

The project area is serviced by the Riverside County Sheriff's Department. The project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Nonetheless, the project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services (COA 90.PLANNING.28). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

36. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside Unified School District

Findings of Fact:

The project site is located within Riverside Unified School District (RUSD). The nearest school is Grand Terrace High School, located 0.49 mile northeast at 21810 Main Street in the unincorporated community of Highgrove, CA. The project will not physically alter existing facilities or result in the construction of new facilities. Nonetheless, the project will be required to comply with School Mitigation Impact Fees to provide adequate school services. This is a standard condition of approval and is not considered mitigation under CEQA. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Libraries

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

Findings of Fact:

The closest library to the project is Highgrove Library, located 0.90 mile southeast at 530 Center Street, in the unincorporated community of Highgrove, CA. The project will not create a significant incremental demand for library services and will not require the provision of new, or altered government facilities at this time. Nonetheless, any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. Therefore, project will be required to comply with County Ordinance No. 659 to mitigate the potential effects to library services (COA 90.PLANNING.28). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Health Services

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

Findings of Fact:

The project is located within an area served by Municipal and County Health Centers. The closest health center is Arrowhead Regional Medical Center, located 3.71 mile north at 400 North Pepper Avenue in the City of Colton. The project will not cause an impact on health services and will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

39. 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"/>
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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"/>
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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"/>
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Source: Riverside County Parks, Riverside County GIS (RCIT) Map My County (2015).

Findings of Fact:

a-b) The project will not require the construction or expansion of recreational facilities, nor require the use of existing parks or other recreational facilities. No impact will occur.

c) The proposed project will be required to pay to a recreational district entity appointed by the County of Riverside for the payment of park and recreation fees to mitigate impacts on existing neighborhood

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and regional parks. This is a standard condition of approval and is not considered mitigation under CEQA. Nonetheless, payment of park fees will not occur under this project as individual grading and building permits will not result from this project. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Riverside County GIS (RCIT) Map My County (2015).

Findings of Fact:

The project is not located in an area designated for recreational trails. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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g) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Review

Findings of Fact:

a-b) The proposed project will not conflict with an applicable plan, or with a congestion management program. The project is for the proposed demolition of an existing 20,623 square foot building to be replaced with a new 40,611 square foot building. The project's building coverage will increase from 38,078 sq. ft to 58,066 sq. ft., and will expand staff levels by adding 27 employees for a total of 74 employees. Such an expansion is still considered small in comparison to the overall project area (10.4 acres) and will not create a significant increase in vehicular traffic to- and -from the establishment. As determined through review and conclusion by Riverside County Transportation Department the extent and location of the project does not require a traffic study and is exempt from traffic study requirements as the proposal would not generate 100 or more peak hour trips. Therefore, impacts in this regard are considered less than significant.

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

e-f) The project will not substantially increase hazards due to design feature nor cause the need for a new altered maintenance of roads. The project will provide two access points, one on Iowa Avenue and one on Main Street. Internal circulation of the site separates employees/guest traffic with large truck equipment traffic. The Transportation Department has reviewed the project design and it meets County ordinances. Both Iowa Avenue and Main Street have been improved so new roads will not be needed. Impacts are considered less than significant.

g) The project will not cause an effect upon circulation during construction. As shown in Exhibit S, project-related street improvements (i.e., curb, gutter, sidewalk) for the right-of-way (ROW) along Iowa Street and Main Street will result in temporary, one-lane closures to northbound traffic along Iowa Street and to eastbound traffic along Main Street. Nonetheless, detour signage with flagging personnel will assist in keeping both streets open to through traffic during ROW improvement construction. Furthermore, the project site's availability of storage lot space will not require off-site staging as all equipment used in the demolition of the existing building and construction of the new building will be located and conducted on the project premises. Therefore, impacts in this regard are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. As shown in Exhibit A, the project will continue to maintain existing ingress/egress access off of Iowa, Main and Church Streets. Impacts are considered less than significant.

i) The project 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. Impacts are considered less than significant.

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

Monitoring: No monitoring measures are required.

42. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Highgrove Area Plan, Riverside County GIS (RCIT) Map My County (2015).

Findings of Fact:

There are no areas within or near to the project with a designation for bike trails that would otherwise necessitate the need for a right-of-way easement dedication. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

43. 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"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County GIS (RCIT) Map My County (2015).

Findings of Fact:

a) The project is, and will continue to be served by Western Municipal Water District (WMWD). The project currently draws from an existing 4-inch water line off of Iowa Street. Despite the project's proposed expansion to building square footage and staff levels, the project will not result in significant increases to water usage, nor necessitate the need for new water treatment facilities. Any future construction of new facilities required by the cumulative effects of the project and surrounding projects will have to meet all applicable environmental standards. Impacts are considered less than significant.

b) The project has sufficient water supplies available to its establishment and is currently served by WMWD and will not require new or expanded entitlements. Impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
44. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Review; Riverside County GIS (RCIT) Map My County (2015).

Findings of Fact:

a) The project will not require or result in the construction of new wastewater treatment facilities. Despite the project's proposed expansion to building square footage and staff levels, the project will not result in the need for a new wastewater treatment facility or expansion to an existing wastewater treatment facility. Impacts are considered less than significant.

b) The project will not require a determination from a wastewater treatment provider that adequate processing capacity is available. Impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

45. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The closest landfill to the project is the Badlands Sanitary Landfill, which can process up to 4,000 tons of waste per day and is anticipated to close in 2024. In 2012, unincorporated Riverside County had an annual disposal rate of 4.5 pounds per person per day. Impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will be required to comply with all applicable laws and regulations governing solid waste. The project will not affect Riverside County's ability to continue to meet the required AB 939 waste diversion requirements. Impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-c) The project currently has access to utility services (Southern California Edison, Southern California Gas Company and Verizon). The project is not anticipated to create a need for new facilities. Impacts are considered less than significant.

d) The project will not require the construction of new storm water drainage facilities. Impacts are considered less than significant.

e-f) The project will not require the construction of new street lighting, nor require the maintenance of public facilities and roads. As shown in Exhibit S (Street Improvement Plan) existing street lighting will be replaced with energy efficient LED street lighting along the area of proposed right-of-way street improvements. Impacts are considered less than significant.

g) The project will not require construction or expansion of new government facilities. County Ordinance No. 659 establishes the utilities and public services mitigation fee to be applicable to all project development in order to reduce incremental impacts to these services. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
47. 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 project will not conflict with any adopted energy conservation plans. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

48. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: As discussed in this Environmental Assessment, implementation of the proposed project will 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. Impacts will be less than significant.

49. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: As discussed in this Environmental Assessment, the project does not have impacts which are individually limited, but cumulatively considerable. Impacts will be less than significant.

50. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, project application

Findings of Fact: As discussed in this Environmental Assessment, the proposed project will not result in environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. Impacts will be less than significant.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Riverside County General Plan and Environmental Impact Report

Location Where Earlier Analyses, if used, are available for review: 4080 Lemon Street

County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

File: EA 42762

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted proposes to replace an existing 20,623 square foot building with a new 40,611 square foot building containing offices, shop space, parts and storage at an existing heavy duty equipment sales and rental facility on 10.4 gross acres. Two on-site existing buildings identified as main shop (7,720 square feet) and truck shop (9,735 square feet) will remain. The project will be phased into 2 phases; the new building will replace the main existing building which will be demolished at the time the new building is operational.

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 CONDITIONAL USE PERMIT; 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 CONDITIONAL USE PERMIT, 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

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10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.)

RECOMMND

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 Conditional Use Permit No. 3718 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3718,
Exhibit A, Amended No. 1, dated 3/23/15.
Exhibit B, Amended No. 1, dated 2/2/15.
Exhibit C, Amended No. 1, dated 2/2/15.
Exhibit F, Amended No. 1, dated 3/23/15.
Exhibit G, Amended No. 1, dated 3/23/15.
Exhibit L, Amended No. 1, dated 3/23/15.
Exhibit P, Amended No. 1, dated 3/23/15.
Exhibit S, Amended No. 1, dated 3/23/15.

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION

RECOMMND

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

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

RECOMMND

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

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10. GENERAL CONDITIONS

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

RECOMMND

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

10.BS GRADE. 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

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10. GENERAL CONDITIONS

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

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 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. 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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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 -BLDG CODE/ORD REQ.

RECOMMND

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.

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review. The applicant shall obtain an approved final building inspection and certificate of occupancy from the building

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10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE -BLDG CODE/ORD REQ. (cont.)

RECOMMND

department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

E HEALTH DEPARTMENT

10.E HEALTH. 1 ENV CLEANUP PROGRAM-COMMENTS

RECOMMND

Based on the information provided in the Phase I Environmental Site Assessment reports and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. As with any real property, if previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required.

FIRE DEPARTMENT

10.FIRE. 1 USE-#04-HIGH PILE/RACK STORAGE

RECOMMND

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval of the 2001 cfc Article 81 compliance. Complete Article 81 information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, classified using CFC Article 81, 2001 Edition and NFPA 13, 1999 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

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.

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10. GENERAL CONDITIONS

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

RECOMMND

Minimum required fire flow shall be 2750 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based the building(s) having a fire sprinkler system.

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

RECOMMND

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

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

RECOMMND

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Conditional Use Permit (CUP) 03718 is a proposal to construct a heavy-equipment sales, rental, and repair facility on the existing RDO Heavy Duty Equipment facility in the Highgrove area. The 10.4-acre site is located on the south side of Main Street bounded by Iowa Avenue to the west and the Riverside Canal to the east. This proposal consists of constructing a new main building and demolishing the existing building once the new building is operational.

The area presently drains in a sheet flow manner in an east to southwest direction. Iowa Avenue is fully improved with curb, gutters and catch basins for a storm drain maintained by the Transportation Department. 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.

The site is currently developed and operating with a similar use to the proposal. The proposal includes the

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10. GENERAL CONDITIONS

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

RECOMMND

demolition of the current improvements and construction of similar improvements in a different layout. It appears that the new impervious area added to the site will be minimal. The new construction proposed is subject to the current mitigation requirements for water quality. The applicant for this project proposes structural BMPs for water quality treatment of runoff and mitigation of any hydrologic condition of concern (HCOC). The intent is to maximize onsite retention in order to reduce the volume of urban runoff and pollutant loads entering the Receiving Waters. In cases where such retention practices are feasible, they may provide a significant benefit to runoff quality and help the project mimic the pre-development hydrograph with the post-development hydrograph for a 2-year, 24-hour return frequency storm. HCOC requirements are separate from, but overlap, the water quality treatment requirements of the 2010 SAR MS4 Permit. With the proposed onsite retention and the minimal impervious area to be added additional increased runoff mitigation will not be required.

10.FLOOD RI. 4 USE 100 YR SUMP OUTLET

RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI. 5 USE PERP DRAINAGE PATTERNS

RECOMMND

The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions; otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

PLANNING DEPARTMENT

10.PLANNING. 1 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:

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10. GENERAL CONDITIONS

10.PLANNING. 1

USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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 by the Coroner within the period specified by law (24 hours). 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.

10.PLANNING. 2

USE - UNANTICIPATED RESOURCES

RECOMMND

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

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

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

b) At the meeting, the significance of the discoveries shall

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10. GENERAL CONDITIONS

10.PLANNING. 2

USE - UNANTICIPATED RESOURCES (cont.)

RECOMMND

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

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

10.PLANNING. 3

USE - GEO02415

RECOMMND

County Geologic Report (GEO) No. 2415, submitted for Conditional Use Permit (CUP03718) was prepared by AGI Aragon Geotechnical, Inc. and is entitled: "Preliminary Geotechnical Investigation Proposed Administration, Parts and Shop Facility RDO Equipment Company 20 Iowa Avenue Riverside, California", dated May 15, 2013.

In addition AGI Aragon Geotechnical, Inc. prepared "WQMP Infiltration Test Results RDO Equipment Company Retail Parts & Service Facility 20 Iowa Avenue Riverside, Riverside County, California", dated November 26, 2013. And:

"Report of Concrete Paving RDO Equipment Company Retail Parts & Service Facility 20 Iowa Avenue Riverside, Riverside County, California", dated March 31, 2014.

GEO02415 concluded:

- 1.The site is not located within a zone of required investigation for active faulting.
- 2.The closest mapped active regional fault traces are associated with the San Jacinto fault zone (San Bernardino segment) southeast of the community of Colton, about 3.6 miles northeast of the site.
- 3.The potential for surface rupture hazard at the project is extremely low.
- 4.The site lacks liquefaction susceptibility.
- 5.The project site is flat and is not vulnerable to landslide or rockfall run-out zones.
- 6.Landslide hazard potentials are also effectively nil.
- 7.Calculated subsidence potential from dry-soil strain settlement is under .5 inch.
- 8.Risks due to gross slope instability are judged essentially nil.

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - GEO02415 (cont.)

RECOMMND

9.Flood risks are considered to be insignificant.
10.No hazards are imposed by tsunami, seiching, or dam
embankment failure.

GEO02415 recommended:

1.All existing fills or backfills should be completely
removed to undisturbed native soils in all new construction
areas, including pavement zones.
2.About 3 to 4 feet (average) of soil stripping
("removals") and replacement as compacted engineered fill
is anticipated in the new building footprint.
3.Proper surface drainage should be provided. Finish
surface contours should result in drainage being directed
away from buildings toward no-erosive swales, catch basins,
drain pipes, or engineered water quality improvement
features.

GEO No. 2415 satisfies the requirement for a
geologic/geotechnical study for Planning/CEQA purposes.
GEO No. 2415 is hereby accepted for Planning purposes.
Engineering and other Building Code parameters were not
included as a part of this review or approval. This
approval is not intended and should not be misconstrued as
approval for grading permit. Engineering and other
building code parameters should be reviewed and additional
comments and/or conditions may be imposed by the County
upon application for grading and/or building permits.

10.PLANNING. 4 USE - COMPLY WITH ORD./CODES

RECOMMND

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

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

10.PLANNING. 5 USE - FEES FOR REVIEW

RECOMMND

Any subsequent submittals required by these conditions
of approval, including but not limited to grading plan,
building plan or mitigation monitoring review, shall be
reviewed on an hourly basis (research fee), or other such
review fee as may be in effect at the time of submittal, as

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10.PLANNING. 5 USE - FEES FOR REVIEW (cont.) RECOMMND

required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 6 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 7 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 9 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the hours of 7:00 a.m. to 5:00 p.m. Monday through Friday, and 8:00 a.m. to 12:00 p.m. on Saturday.

10.PLANNING. 10 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), industrial use, 1 space per 2 employees and 1 space per company vehicle. Based on the 75 employees and 30 company vehicles, the parking stalls required is 68 stalls. The site plan provides 105 parking spaces.

10.PLANNING. 12 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 14 USE - PHASES ALLOWED RECOMMND

Construction of this project may be done in two (2) phases as shown on APPROVED EXHIBIT P. Any additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted

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10. GENERAL CONDITIONS

10.PLANNING. 14 USE - PHASES ALLOWED (cont.)

RECOMMND

to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

10.PLANNING. 22 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. 23 USE - NOISE REPORT

RECOMMND

The project shall be consistent with the Department of Industrial Hygiene comments and recommendation letter dated March 4, 2015. These recommendations are included here:

1. Facility-related noise, as projected to any portion of any surrounding property containing a sensitive receiver, habitable dwelling, hospital, school, library or nursing home, must not exceed the following worst-case noise levels 45 dB(A) \hat{u} 10 minute noise equivalent level (\hat{u} leq), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) \hat{u} 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 7:30 a.m during the weekdays. No person, while engaged in construction, remodeling, digging, grading, demolition or any other related building activity, shall operate any tool, equipment or machine in a manner that produces loud noise that disturbs a person of normal sensitivity who works or resides in the vicinity, or a peace officer, on any weekend day or any federal holiday.

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10. GENERAL CONDITIONS

10.PLANNING. 23 USE - NOISE REPORT (cont.)

RECOMMND

Exceptions to these standards shall be allowed only with the written consent of the building official.

3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers and in proper tune per manufacturer's specifications. The construction contractor shall place all stationary noise-generating construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site.

4. To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes, when not in use.

5. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the nearby noise sensitive receptors indicate that construction equipment staging shall be concentrated in the southeastern corner of the site, or along the southern property boundary in the eastern portion of the site.

8. Truck loading/ unloading shall occur only in designated area. Every attempt should be made to ensure truck activity remains as far as possible from the southern and easterly property line.

9. Truck idling should be limited to 30 seconds or less.

10.PLANNING. 25 USE - CAUSES FOR REVOCATION

RECOMMND

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

10.PLANNING. 26 USE - CEASED OPERATIONS

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 26 USE - CEASED OPERATIONS (cont.)

RECOMMND

become null and void.

10.PLANNING. 31 USE - ORD 810 O S FEE (1)

RECOMMND

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

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

Please note that this project had approval for a portion of the site prior to the adoption of Ordinance No. 810 and as a result may require an engineer to define the new project area to the correct area for fees to be based upon.

10.PLANNING. 32 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. 35 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.

10.PLANNING. 37 USE - VOID RELATED PROJECT

RECOMMND

Any approval for use of or development on this property shall become null and void upon final approval of

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10. GENERAL CONDITIONS

10.PLANNING. 37 USE - VOID RELATED PROJECT (cont.)

RECOMMND

Conditional Use Permit No. 3718 by the County of Riverside. Conditional Use Permit No. 3718 is entitling all existing and proposed uses on site as indicated in APPROVED EXHIBIT A.

10.PLANNING. 38 USE - SALE OF PARCELS

RECOMMND

In the event that any of the parcels associated with Conditional Use Permit No. 3718 is sold (other than the entire project site), a revised application is required to be submitted to the Planning Department to review the impacts of the sales of the parcels.

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

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10. GENERAL CONDITIONS

10.TRANS. 3 USE - TS/EXEMPT (cont.) RECOMMND

traffic study requirements.

10.TRANS. 4 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.TRANS. 5 USE - SUBMIT FINAL WQMP 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

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10. GENERAL CONDITIONS

10.TRANS. 5

USE - SUBMIT FINAL WQMP (cont.)

RECOMMND

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.

To comply with the WQMP, applicants must prepare and submit a "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 criteria for a Preliminary Project Specific. However, in order to meet the requirements of a Final Project Specific WQMP, the report must be completed 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 measures.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 3

USE - REVIEW OPERATION HOURS

RECOMMND

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

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 7

USE - EXPIRATION DATE-USE CASE

RECOMMND

This approval shall be used within eight (8) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use.

The Planning Director, at his/her, discretion, may grant additional years beyond the eight (8) years stated above. Should the years be granted and the completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use not occur, the approval shall become null and void and of no effect whatsoever.

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 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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS (cont.) RECOMMND

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. 9 USE - RECORDED ESMT REQ'D RECOMMND

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

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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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. 1 USE - MBTA

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. 1 USE - PALEO PRIMP & MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

2.The project paleontologist retained shall review the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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

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

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of samples and specimens.
- 9.Fossil identification and curation procedures to be employed.
- 10.Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of

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60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

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. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

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

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 8 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 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

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60.PLANNING. 8 USE - SKR FEE CONDITION (cont.)

RECOMMND

10.4 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.

Please note that a portion of this project had been approved prior to the adoption of this ordinance.

60.PLANNING. 11 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3718, 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 - 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.

60.TRANS. 2 USE - FILE L&LMD APPLICATION

RECOMMND

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.3 and 90.TRANS.5.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3

USE - SUBMIT GRADING PLAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

60.TRANS. 4

USE - SUBMIT WQMP AND PLANS

RECOMMND

The project specific Final WQMP, improvement plans, grading plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to the issuance of grading permits. All submittals shall be date stamped by a registered engineer.

60.TRANS. 5

USE - WQMP MAINT DETERMINATION

RECOMMND

The project proponent shall contact the Transportation Department to determine the appropriate entity that will maintain the BMPs identified in the project specific WQMP. This determination shall be documented in the project specific WQMP. The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

70. PRIOR TO GRADING FINAL INSPECT

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70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALEO MONITORING REPORT

RECOMMND

PRIOR TO GRADING FINAL:

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

TRANS DEPARTMENT

70.TRANS. 1 USE - IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

70.TRANS. 2 USE - ESTABLISH MAINT ENTITY

RECOMMND

The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

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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 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.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATR/SEWR WILL SERVE

RECOMMND

A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers. Per CUP3718

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 USE - WATR/SEWR WILL SERVE (cont.) RECOMMND

exhibits, water and sewer is proposed to be provided by the City of Colton.

FIRE DEPARTMENT

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

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

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

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

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

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.

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

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

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 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 February 6, 2015.

Prior to issuance of a building permit, the applicant shall submit three copies of a Recyclables Collection and Load 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/facade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

The applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.

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

The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 USE - SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 19 USE - FEE STATUS

RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3718, 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.

TRANS DEPARTMENT

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

RECOMMND

Sufficient public street right-of-way along Iowa Avenue shall be conveyed for public use to provide for a 59 foot half-width right-of-way per Standard No. 93, Ordinance 461.

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

RECOMMND

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

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 Iowa Avenue and Main Street.
- (2) Streetlights.
- (3) Traffic signals located on Iowa Avenue at intersection of Main Street.

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80.TRANS. 3 USE - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

(4) Graffiti abatement of walls and other permanent structure.

(5) 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, or other electric provider.

80.TRANS. 4 USE - LIGHTING PLAN

RECOMMND

A separate streetlight 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.

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 Iowa Avenue and Main 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 - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6

USE - UTILITY PLAN (cont.)

RECOMMND

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.

80.TRANS. 8

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 Transportation 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;
- 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

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80.TRANS. 8

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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.

2) 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 Transportation 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 Transportation 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 Transportation Department shall clear this condition.

80.TRANS. 9

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 Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a

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80.TRANS. 9

USE - LC LANDSCAPE SECURITIES (cont.)

RECOMMND

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.

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.

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.

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90. PRIOR TO BLDG FINAL INSPECTION

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.

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 - WQMP ANNUAL INSP FEE

RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

90.BS GRADE. 6 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. 7 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:

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7

USE - PRECISE GRDG APPROVAL (cont.)

RECOMMND

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

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

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.

E HEALTH DEPARTMENT

90.E HEALTH. 1

USE- REMOVAL OF OWTS

RECOMMND

Abandonment of existing onsite wastewater treatment systems (OWTS) shall be conducted under permit with the Department of Environmental Health (DEH).

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1

USE-#12A-SPRINKLER SYSTEM

RECOMMND

Install a complete fire sprinkler system per NFPA 13 1999 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

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

90.FIRE. 2

USE-#83-AUTO/MAN FIRE ALARM

RECOMMND

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

90.FIRE. 3

USE-#27-EXTINGUISHERS

RECOMMND

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

90.FIRE. 4

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.

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PLANNING DEPARTMENT

90.PLANNING. 2 USE - NOISE REPORT (2)_

RECOMMND

The project shall be consistent with the Department of Industrial Hygiene comments and recommendation letter dated March 4, 2015. These recommendations are included here:

6.Eight foot high (noise barriers) masonry block walls or combination berm and block wall shall be constructed along southern portion of property along the existing apartment complex (height taken from Exhibit D of the Acoustical Report).

7. Provide a parapet wall (equal in height or taller than the condenser units) for any roof top condenser units located within 150 feet radius of the southern property line (adjacent to the apartment complex). The parapet wall should be positioned in between the condenser units and apartment complex to the south.

The permit holder may be requiried 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 105) 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 to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of 6 accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches

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90.PLANNING. 4 USE - ACCESSIBLE PARKING (cont.)

RECOMMND

from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

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

90.PLANNING. 10 USE - INSTALL BIKE RACKS

RECOMMND

A bicycle rack with a minimum of 3 spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

90.PLANNING. 12 USE - CURBS ALONG PLANTERS

RECOMMND

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

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90.PLANNING. 13

USE - WALL/FENCING REQUIRED

RECOMMND

Walls and fences shall be provided per landscaping plans APPROVED EXHIBIT L.

The exterior side of all masonry walls shall be surfaced with a protective coating that will facilitate the removal of graffiti. The required wall berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

The block wall on Church Street shall be decorative split face wall.

90.PLANNING. 15

USE - TRASH ENCLOSURES

RECOMMND

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

Prior to issuance of an occupancy permit, evidence (i.e. receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition materials recycled.

90.PLANNING. 16

USE - EXISTING STRUCTURES

RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements

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90.PLANNING. 16 USE - EXISTING STRUCTURES (cont.) RECOMMND

of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 20 USE - PHASES MUST BE COMPLETE RECOMMND

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

90.PLANNING. 23 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, 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 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 10.4 acres (gross) in accordance with APPROVED EXHIBIT 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.

90.PLANNING. 24 USE - CONDITION COMPLIANCE RECOMMND

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

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90.PLANNING. 27 USE - ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3718 is calculated to be 10.4 acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Please note: a portion of this project had been approved prior to the adoption of this ordinance.

90.PLANNING. 28 USE - ORD NO. 659 (DIF)

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3718 has been calculated to be 10.4 net acres.

In the event Riverside County Ordinance No. 659 is

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90.PLANNING. 28 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

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

Please note: a portion of this project had been approved prior to the adoption of this ordinance.

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF

RECOMMND

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

90.TRANS. 2 USE STREETLIGHT AUTHORIZATION

RECOMMND

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

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

90.TRANS. 3 USE- STREETLIGHTS INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

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

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

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90.TRANS. 4

USE - UTILITY INSTALL

RECOMMND

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

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

90.TRANS. 5

USE - ANNEX L&LMD/OTHER DIST

RECOMMND

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

- (1) Landscaping along Iowa Avenue and Main Street.
- (2) Streetlights.
- (3) Traffic signals located on Iowa Avenue at intersection of Main Street.
- (4) Graffiti abatement of walls and other permanent structures.
- (5) Street sweeping.

90.TRANS. 6

USE - EXISTING CURB & GUTTER

RECOMMND

On existing curb and gutter, new driveway, closure of existing driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on Main Street within 50' dedicated right-of-way and on Iowa Avenue within 59' half-width dedicated right-of-way shall be constructed in accordance

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90.TRANS. 6

USE - EXISTING CURB & GUTTER (cont.)

RECOMMND

with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at:
www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide

- NOTE: 1. The driveway shall be constructed in accordance with County Standard No. 207A, Ordinance 461.
2. Six feet concrete sidewalks shall be constructed adjacent to the curb line within the parkways.
 3. The proposed/existing gate shall be constructed 35' (minimum) radial from the flow line.
 4. Curb ramp shall be constructed per Standard No. 403, Ordinance 461.
 5. Access restricted for equipment delivery truck(s) from Iowa Avenue.
 6. A traffic signal modification is required as directed by the Director of Transportation Department.
 7. Within the restricted sight distance area: proposed sign, fence, plant, and any structure causing obstruction of sight distance shall be avoided.
 8. Extend the sidewalk to the south on Iowa Avenue to join existing sidewalk.

90.TRANS. 7

USE - LANDSCAPING

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Iowa Avenue and Main Street.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division;

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90.TRANS. 7 USE - LANDSCAPING (cont.)

RECOMMND

or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

90.TRANS. 8 USE - LANDSCAPING

RECOMMND

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

Landscaping will be improved within Iowa Avenue and Main Street.

90.TRANS. 10 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

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

90.TRANS. 11 USE - LNDSCPE INSPCTN RQRMNTS

RECOMMND

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition

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90.TRANS. 11 USE - LANDSCAPE INSPCTN RQRMNTS (cont.) RECOMMND

entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 12 USE - LC COMPLY W/ LANDSCP/ IRR RECOMMND

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

90.TRANS. 13 USE - IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

90.TRANS. 14 USE - BMP MAINT AND INSPECTION RECOMMND

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

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90.TRANS. 14

USE - BMP MAINT AND INSPECTION (cont.)

RECOMMND

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

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

DATE: February 2, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
Riv.Co. Landscaping Section-M.Hughes

Riv.Co. Park Department
P.D. Archaeology Section-D. Jones
Riverside Transit Agency
Riv. Co. Waste Management Dept.
Riverside Transit Agency
2nd District Supervisor
2nd District Planning Commissioner
Highgrove MAC c/o 2nd District Supervisor
City of Riverside Planning Dept.

Riverside Unified School District
Riverside Public Utilities
Southern California Gas Co.
AT&T
San Bernardino County Planning
South Coast AQMD

CONDITIONAL USE PERMIT NO. 3718 (FAST TRACK AUTHORIZATION NO. 2014-03) – EA42762 - Applicant: Kristi Hanson Architects – Engineer/Representative: Kurt Saxon – Second Supervisorial District – University Zoning District – Highgrove Area Plan – Community Development: Commercial Retail – Location: Southeast corner of Main Street and Iowa Avenue – 10.4 gross acres - Zoning: Scenic Highway Commercial - **REQUEST:** To construct a 36,690 square foot building containing offices, shop space, parts and storage at the existing RDO heavy duty equipment sales and rental and repair facility on 10.4 gross acres. The project will be phased into 2 phases; the new building will replace the main existing building which will be demolished at the time the new building is operational - APNs: 247-031-001, 247-031-003, 247-041-012

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on February 26, 2015**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: March 24, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
Riv.Co. Landscaping Section-M.Hughes

P.D. Archaeology Section-D. Jones

CONDITIONAL USE PERMIT NO. 3718 AMENDED NO.1 (FAST TRACK AUTHORIZATION NO. 2014-03) –
EA42762 - Applicant: Kristi Hanson Architects – Engineer/Representative: Kurt Saxon – Second Supervisorial District – University Zoning District – Highgrove Area Plan – Community Development: Commercial Retail – Location: Southeast corner of Main Street and Iowa Avenue – 10.4 gross acres - Zoning: Scenic Highway Commercial - **REQUEST:** proposes to replace an existing 20,623 square foot building with a new 40,611 square foot building containing offices, shop space, parts and storage at an existing heavy duty equipment sales and rental facility on 10.4 gross acres. Two on-site existing buildings identified as main shop (7,720 square feet) and truck shop (9,735 square feet) will remain. The project will have two phases - APNs: 247-031-001, 247-031-003, 247-041-012

The initial route in LMS is to be used for those for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comment on March 26, 2015.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

PLANNING, TRANSPORTATION

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

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



**South Coast
Air Quality Management District**
21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

February 17, 2015

Paul Rull, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

**Initial Project Consultation for the
Conditional Use Permit 3718 Project**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned project. The SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the CEQA document. Please forward a copy of the CEQA document directly to SCAQMD at the address in our letterhead. **In addition, please send with the CEQA document all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website here: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the lead agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD staff requests that the lead agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2>. In addition to analyzing regional air quality impacts, the SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized analysis by either using the LSTs developed by the SCAQMD or

performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Perspective*, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the project, including:

- Chapter 11 of the SCAQMD *CEQA Air Quality Handbook*
- SCAQMD's CEQA web pages at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>.
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>.
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions
- Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf?sfvrsn=4>.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's webpage (<http://www.aqmd.gov>).

The SCAQMD staff is available to work with the Lead Agency to ensure that project emissions are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at JWong@aqmd.gov or call me at (909) 396-3176.

Sincerely,

Jillian Wong

Jillian Wong, Ph.D.

Program Supervisor

Planning, Rule Development & Area Sources

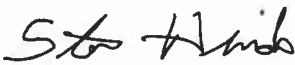
RVC150211-02
Control Number



COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

Date: March 4, 2015

To: Paul Rull
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92502
Fax: (951) 955-8631

From: 
Steven D. Hinde, REHS, CIH
Senior Industrial Hygienist
Department of Environmental Health
Office of Industrial Hygiene
3880 Lemon Street, Ste. 200
Riverside, California 92501
(951) 955-8980
Fax: (951) 955-8988



Project Reviewed: Conditional Use Permit No. 3718

Reference Number: SR 32880

Applicant: Dave Mitchell
Krisit W. Hansen, Architects, Inc.
72-185 Painters Path, Ste. A
Palm Desert, CA 92260

Noise Consultant RK Engineering Group, Inc.
3991 MacArthur Blvd., Suite 310
Newport Beach, CA 92660

Review Stage: First Review

Information Provided: "RDO Equipment Rental, Noise Impact Study, County of Riverside, California" dated July 24, 2014, JN: 1979-2014-04

Noise Standards:

I. For Stationary Noise Sources:

A. Standards

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

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

B. Requirement For Determination of Community Noise Impact:

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

- iv. Predicted noise levels are to be expressed in terms of worst-case "equivalent continuous sound levels" [or, Leq] averaged over a ten minute period.
- v. For modeling purposes, receivers are assumed to be positioned at the property line boundary at an elevation of five feet off the ground.
- vi. Terrain conditions for modeling noise propagation: Assumptions regarding ground effects, atmospheric absorption and other forms of noise attenuation must be fully justified.

Findings:

The consultant's report is adequate. Based on our calculations the recommendation listed below should provide sufficient attenuation to reduce the exterior noise levels to below 65 dB (A) 10 minute Leq during the day and 45 dB (A) 10 minute Leq at night for sensitive receivers.

Recommendations:

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

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).

Construction –Related Mitigation Measures:

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 7:30 a.m during the weekdays. No person, while engaged in construction, remodeling, digging, grading, demolition or any other related building activity, shall operate any tool, equipment or machine in a manner that produces loud noise that disturbs a person of normal sensitivity who works or resides in the vicinity, or a peace office, on any weekend day or any federal holiday. Exceptions to these standards shall be allowed only with the written consent of the building official.

3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers and in proper tune per manufacturer's specifications. The construction contractor shall place all stationary noise-generating construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site.
4. To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes, when not in use.
5. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the nearby noise sensitive receptors indicate that construction equipment staging shall be concentrated in the southeastern corner of the site, or along the southern property boundary in the eastern portion of the site.

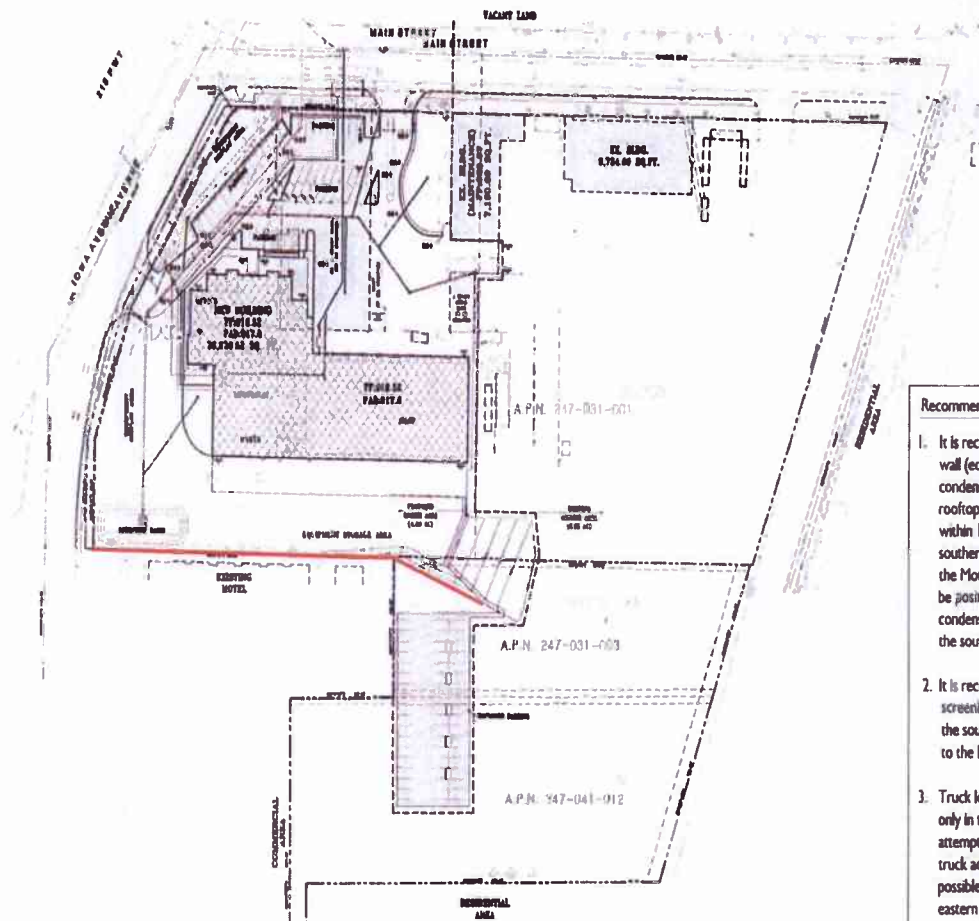
Long-Term Impact

6. **Eight foot high** (noise barriers) masonry block walls or combination berm and block wall shall be constructed along southern portion of **property along the existing motel**.

(Height taken from Exhibit D of the Acoustical Report, see attachment)

7. Provide a parapet wall (equal in height or taller than the condenser units) for any roof top condenser units located within 150 feet radius of the southern property line (adjacent to the Motel). The parapet wall should be positioned in between the condenser units and the Motel to the south.
8. Truck loading/ unloading shall occur only in designated area. Every attempt should be made to ensure truck activity remains as far as possible from the southern and easterly property line.
9. Truck idling should be limited to 30 seconds or less.

Exhibit D Recommendations



Recommendations:

1. It is recommended that a parapet wall (equal in height or taller than condenser units units) for any rooftop condenser units located within 150 foot radius of the southern property line (adjacent to the Motel). The parapet wall should be positioned in between the condenser units and the Motel to the south.
2. It is recommended that an 8 foot screening wall be positioned along the southern property line (adjacent to the Motel) as illustrated.
3. Truck loading/unloading shall occur only in the designated area. Every attempt should be made to ensure truck activity remains as far as possible from the southern and eastern property line.
4. Truck idling should be limited to 30 seconds or less.

Legend:

— = 8' Sound Wall (For Illustrative Purposes Only)

N

1979-2014-04 (E&D)

RDO EQUIPMENT RENTAL NOISE IMPACT STUDY, County of Riverside, California

RK engineering
group, inc.

February 6, 2015

Paul Rull, Project Planner
County of Riverside
P.O. Box 1409
Riverside, CA 92502

RE: Conditional Use Permit (CUP) No. 3718

Proposal: The CUP proposes to construct a 36,690 sq. ft. building containing offices, shop spaces and storage on 10.4 gross acres.

APNs: 247-031-001, 247-031-003 and 247-041-012

Dear Mr. Rull:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located on the southeast corner of Main Street and Iowa Avenue in the Highgrove Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, AB 341 (Mandatory Commercial Recycling), and AB 1826 (Organic Waste Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

1. **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/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.
3. **Prior to issuance of building permit for EACH PHASE**, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., cardboard, concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

4. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
5. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
6. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:
 - Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
 - Subscribe to a recycling service with their waste hauler.
 - Provide recycling service to their tenants (if commercial or multi-family complex).
 - Demonstrate compliance with the requirements of California Code of Regulations Title 14.
7. AB 1826 (effective April 1, 2006) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert waste from disposal:
 - Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
 - Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Paul Rull, Project Planner
CUP No. 3718
February 6, 2015
Page 3

8. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

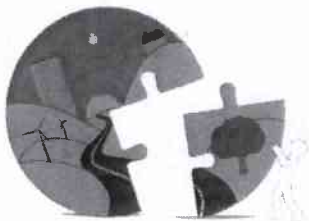
Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jose L. Merlan', with a stylized flourish at the end.

Jose L. Merlan
Urban/Regional Planner II

PD# 169873



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

PR

CC004425

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- ☐ PLOT PLAN ☒ CONDITIONAL USE PERMIT ☐ TEMPORARY USE PERMIT
☐ REVISED PERMIT ☐ PUBLIC USE PERMIT ☐ VARIANCE

PROPOSED LAND USE: _____

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____

DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Kristi Hanson Architects

E-Mail: dave@kristihanson.com

Mailing Address: 72-185 Painters Path, Suite A

Palm Desert CA 92260

Street

City

State

ZIP

Daytime Phone No: (760) 776-4068

Fax No: (760) 776-4098

Engineer/Representative's Name: Kurt Saxon

E-Mail: kurts@saxonengr.com

Mailing Address: 2605 Temple Heights Dr., Suite A

Oceanside, CA 92056

Street

City

State

ZIP

Daytime Phone No: (949) 366-2180

Fax No: (800) 653-4193

Property Owner's Name: R.D. Offutt Equipment Co.

E-Mail: tcurran@rdoffutt.com

Mailing Address: 700 South 7th Street

Fargo, ND 58103

Street

City

State

ZIP

Daytime Phone No: (701) 237-7348

Fax No: (701) 237-7349

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

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

APPLICATION FOR LAND USE PROJECT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Kristi Hanson

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Timothy Curran

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 247-031-001-0 , 247-031-003 , 247-041-012

Section: 7 Township: 25 Range: 4W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 7.53 acres 10.4

General location (nearby or cross streets): North of W. Church Street, South of Main Street, East of Iowa Avenue, West of Riverside Canal

Thomas Brothers map, edition year, page number, and coordinates: 646 Grid B6, C6

Project Description: (describe the proposed project in detail)

New, one story, 36,690sf heavy duty equipment sales & repair facility - with
shop space, parts storage & offices. Demolition of existing buildings serving these functions will occur after the
new building is operational.

Related cases filed in conjunction with this application:

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

If yes, provide Case No(s). PP 622 (Parcel Map, Zone Change, etc.)

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

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

If yes, indicate the type of report(s) and provide a copy: Geotech, air quality, noise study, EPA

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

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

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

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

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 4,232

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards 1,350

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

Import _____ Export 2,882 Neither _____

What is the anticipated source/destination of the import/export?
Not known at this time

What is the anticipated route of travel for transport of the soil material?
Not known at this time

How many anticipated truckloads? 280 truck loads.

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

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

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

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes ☐ No ☒

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes ☐ No ☒

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

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

☒ Santa Ana River ☐ Santa Margarita River ☐ Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/24/2015.

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

APN (s) or case numbers CUP03718 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

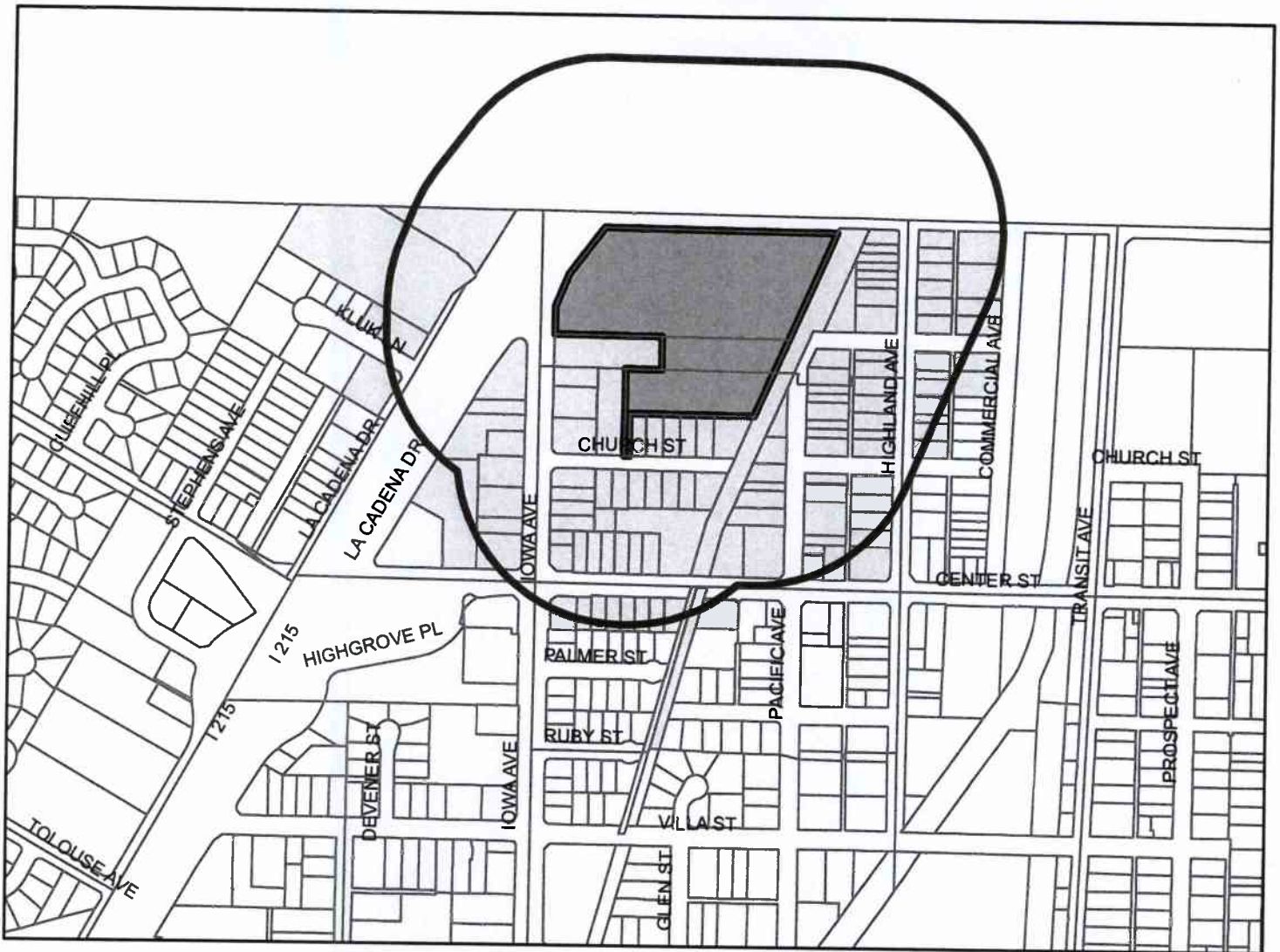
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CUP03718 (600 feet buffer)



Selected Parcels

247-042-017 247-042-022 247-042-001 247-051-001 247-041-001 247-041-010 246-110-025 247-033-003 247-044-005 247-042-013
 247-045-014 247-044-013 247-042-009 247-051-009 247-042-015 247-045-010 247-045-011 247-041-008 247-044-020 247-052-005
 247-042-010 247-033-005 247-031-004 247-041-013 247-091-052 247-042-008 247-031-001 247-031-003 247-041-004 247-041-012
 247-091-002 247-091-003 247-043-005 247-052-004 247-044-003 247-045-009 247-091-001 247-045-013 247-020-007 247-045-003
 247-091-004 247-041-005 247-020-009 247-044-004 247-091-055 247-051-003 247-052-014 247-043-007 247-045-012 247-032-009
 247-045-004 247-045-005 247-045-007 247-020-004 246-110-022 247-031-002 247-091-005 247-091-006 247-042-018 247-042-019
 247-043-004 247-051-005 247-052-013 247-052-002 247-051-007 247-051-008 247-052-012 247-032-002 247-032-003 247-032-

First 120 parcels shown



450 225 0 450 Feet

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

ASMT: 246110003, APN: 246110003
JANNA BELD, ETAL
C/O RIVERSIDE INSURANCE AGENCY
125 W LA CADENA DR
RIVERSIDE, CA. 92506

ASMT: 247020006, APN: 247020006
JOSETTE BRANSON, ETAL
10111 W LILAC RD
ESCONDIDO CA 92026

ASMT: 246110021, APN: 246110021
ELEANOR INSINNA, ETAL
1557 S WILLOW AVE
WEST COVINA CA 91790

ASMT: 247020007, APN: 247020007
JACKIE LIM, ETAL
2404 FALLING OAK DR
RIVERSIDE CA 92506

ASMT: 246110022, APN: 246110022
IGLESIA DE CRISTO ELIM RIVERSIDE INC
115 W LA CADENA DR
RIVERSIDE, CA. 92501

ASMT: 247020008, APN: 247020008
MI KIM
9860 GARDEN GROVE BLV
GARDEN GROVE CA 92844

ASMT: 246110025, APN: 246110025
SALAM YASIN, ETAL
22975 ORANGEWOOD CT
GRAND TERRACE CA 92313

ASMT: 247020009, APN: 247020009
HERTA FANKHAUSER, ETAL
12932 HICKORY BRANCH
SANTA ANA CA 92705

ASMT: 247020003, APN: 247020003
PAMELA SCHEIBE, ETAL
190 E LA CADENA DR
RIVERSIDE CA 92507

ASMT: 247031002, APN: 247031002
IOWA PRIVACY TRUST
5198 ARLINGTON AVE NO 662
RIVERSIDE CA 92504

ASMT: 247020004, APN: 247020004
ELIZABETH MARKWARDT, ETAL
707 FOREST PARK DR
RIVERSIDE CA 92501

ASMT: 247032001, APN: 247032001
MATEO MADRID
1108 W MAIN ST
RIVERSIDE, CA. 92507

ASMT: 247020005, APN: 247020005
MARIAN MURPHY, ETAL
970 W C ST
COLTON CA 92324

ASMT: 247032002, APN: 247032002
TERESA YAN, ETAL
23 HIGHLAND AVE
RIVERSIDE, CA. 92507



ASMT: 247032004, APN: 247032004
BELEN GURROLA, ETAL
39 HIGHLAND AVE
RIVERSIDE, CA. 92507

ASMT: 247041001, APN: 247041001
MARTHA ALVAREZ, ETAL
21641 BURCH ST
PERRIS CA 92570

ASMT: 247032006, APN: 247032006
FRANCES MORONES, ETAL
53 HIGHLAND AVE
RIVERSIDE, CA. 92507

ASMT: 247041005, APN: 247041005
ELVIRA MARTINEZ
653 N LINDEN AVE
RIALTO CA 92376

ASMT: 247032007, APN: 247032007
E MEJIA, ETAL
61 HIGHLAND AVE
RIVERSIDE, CA. 92507

ASMT: 247041006, APN: 247041006
SONIA PASILLAS
1237 CHURCH ST
RIVERSIDE, CA. 92507

ASMT: 247032008, APN: 247032008
DOLORES GOMEZ, ETAL
C/O GOMEZ FAMILY TRUST
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699 STONEYBROOK DR APT 75
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ASMT: 247042011, APN: 247042011
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RIVERSIDE CA 92506

ASMT: 247042022, APN: 247042022
FATMA AHMED, ETAL
3341 CELEST DR
RIVERSIDE CA 92507

ASMT: 247043007, APN: 247043007
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C/O ANDREAS SYRENGELAS
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C/O LEMOS FAMILY TRUST
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C S REENDERS ASST COMPTROLLER
P O BOX 800
ROSEMEAD CA 91770

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C/O PROPERTY SERVICES
3900 MAIN ST
RIVERSIDE CA 92522

ASMT: 247091055, APN: 247091055
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1186 CENTER ST STE A
RIVERSIDE CA 92507

County of San Bernardino Planning Dept.
Attn: Planning Director
385 N. Arrowhead Avenue
San Bernardino CA 92415

Riverside Unified School District
3380 14th Street
Riverside CA 92501

South Coast AQMD
21865 Copley Drive
Diamond Bar CA 91765

Riverside County Waste Department
14310 Frederick Street
Moreno Valley CA 92553

City of Riverside Planning Dept.
Attn: Planning Director
3900 Main Street
Riverside CA 92522

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Fargo ND 58106

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Oceanside CA 92056

D. Whit Inc
P.O. Box 7160
Fargo ND 58106

Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Conditional Use Permit No. 3718, Fast Track Authorization No. 2014-03

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Paul Rull Title: Project Planner Date: March 25, 2015

Applicant/Project Sponsor: Kristi Hanson Architect Date Submitted: January 16, 2015

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Paul Rull, Project Manager at 951-955-0972.

Y:\Planning Case Files-Riverside office\CUP03718\DH-PC-BOS Hearings\BOS\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42762 CFG6147 \$50.00

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1503285

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: KRISTI HANSON ARCHITECTS \$2,210.00
paid by: CK 005902
EA42762
paid towards: CFG06147 CALIF FISH & GAME: DOC FEE
at parcel: 20 IOWA AVE RIV
appl type: CFG3

By _____ Mar 26, 2015 10:37
MGARDNER posting date Mar 26, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1500463

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: KRISTI HANSON ARCHITECTS \$50.00
paid by: CK 005651
EA42762
paid towards: CFG06147 CALIF FISH & GAME: DOC FEE
at parcel: 20 IOWA AVE RIV
appl type: CFG3

By _____ Jan 16, 2015 10:15
MGARDNER posting date Jan 16, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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