

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

703 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 13, 2010

SUBJECT: GENERAL PLAN AMENDMENT NO. 859, CHANGE OF ZONE NO. 7517, and Plot Plan No. 22794 – (Mitigated Negative Declaration) - Applicant: United Strategies, Inc. – Engineer/Representative: IW Consulting, Inc. – Second Supervisorial District – Glen Avon Zoning District – Jurupa Area Plan – Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) – Location: Northerly of Van Buren Boulevard and easterly of Bain Street – 20.62 Gross Acres – Zoning: Light Agriculture (A-1) and One-Family Dwellings (R-1) – **REQUEST:** The **General Plan Amendment** proposes to change the project site's current General Plan Land Use designation from Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) to Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio). The **Change of Zone** proposes to change the project site's current Zoning Classification from Light Agriculture (A-1) and One-Family Dwellings (R-1) to Manufacturing-Service Commercial (M-SC) – APN(s): 170-320-008, 009, 010, 013, 014, 018 The **Plot Plan** proposes to legalize an existing truck and equipment storage area within a 4.00 gross acre parcel. The proposal consists an existing 3,562 sq. ft. storage and maintenance structure, a 484 sq. ft. office, a 2,938 sq. ft. care taker residence, a 695 sq. ft. garage, and a 802 sq. ft. storage container and additional areas of outdoor storage, and 25 parking spaces. – Related Cases: PP22790, CUP3552, CUP3553, CV062624, CV062625, CV062570, CV062630, CV062571, CV062572.

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41376**, based on the findings incorporated in the initial study, and the conclusion that the project will not have a significant effect on the environment;

, Damian Meins, Assistant Planning Director for,

[Signature]
Ron Goldman
Planning Director

(CONTINUED ON ATTACHED PAGE)

RG:vc
[Signature]

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is tentatively approved as recommended, and that staff is directed to prepare the necessary documents for final action.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: February 9, 2010
xc: Planning, Co.Co., Applicant

Kecia Harper-Ihem
Clerk of the Board
By: *[Signature]*
Deputy

Prev. Agn. Ref.

ATTACHED District: Second Agenda Number:

16.3

REVIEWED BY EXECUTIVE OFFICE

DATE 1-14-10

Department: Alex Cann

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

The Honorable Board of Supervisors

RE: General Plan Amendment No. 859, Change of Zone No. 7517, Plot Plan No. 22794

Page 2 of 2

APPROVAL of **GENERAL PLAN AMENDMENT NO. 859** proposing to amend the General Plan Land Use Element for the site from Community Development: Low Density Residential (CD:LDR) to Community Development: Light Industrial (CD:LI), in accordance with Exhibit 6, based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors;

APPROVAL of **CHANGE OF ZONE NO. 7517**, proposing to change the site's zoning classification from Light Agriculture (A-1) and One Family Dwelling (R-1) to Manufacturing-Service Commercial (M-SC) in accordance with Exhibit 3, based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors;

APPROVAL of **PLOT PLAN NO. 22794**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

Original Negative Declaration/Notice of
Determination was routed to County
Clerks for posting on.
6/1/10 Date
Initial

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

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

☐ 38686 El Cerrito Road
Palm Desert, California 92211

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

General Plan Amendment No. 859, Change of Zone No. 7517, and Plot Plan No. 22794

Project Title/Case Numbers

Jeffery Childers
County Contact Person

951-955-3626
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

United Strategies, Inc.
Project Applicant

1881 Business Center, San Bernardino, CA 92408
Address

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

The General Plan Amendment proposes to the project site's existing General Plan Land Use Designation from Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) to Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio).

The Change of Zone proposes change the existing zoning designation of Light Agriculture (A-1) and One Family Dwelling (R-1) to Manufacturing-Service Commercial (M-SC).

The Plot Plan proposes to legalize an existing truck and equipment storage area within a 4.00 gross acre parcel. The proposal consists an existing 3,562 sq. ft. storage and maintenance structure, a 484 sq. ft. office, a 2,938 sq. ft. care taker residence, a 695 sq. ft. garage, and a 802 sq. ft. storage container and additional areas of outdoor storage, and 25 parking spaces.
Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on 05/25/10, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$\$2010.75 plus \$64.00)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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


Signature

Board Assistant
Title

May 25, 2010
Date

Karen Barton, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors
Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\GPA00859\PC 8-19-09\NOD Form.doc Revised 01/15/08

Please charge deposit fee case#: ZEA41376 ZCFG4743

FOR COUNTY CLERK'S USE ONLY

02.09.10 16.3 05.25.10 3.13

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0709668

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: UNITED STRATEGIES \$64.00
paid by: RC 128/787/512/237
CFG FOR EA41376
paid towards: CFG04743 CALIF FISH & GAME: DOC FEE
at parcel: 9930 UNION AVE RIV
appl type: CFG3

By _____ Jun 14, 2007 11:00
PSEMPLE posting date Jun 14, 2007

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0909678

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: UNITED STRATEGIES \$498.25
paid by: CK 23607
CFG FOR EA41376
paid towards: CFG04743 CALIF FISH & GAME: DOC FEE
at parcel: 9930 UNION AVE RIV
appl type: CFG3

By _____ Jul 08, 2009 12:31
PKSINGH posting date Jul 08, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$498.25

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0909920

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: UNITED STRATEGIES \$498.25
paid by: CK 10539
CFG FOR EA41376
paid towards: CFG04743 CALIF FISH & GAME: DOC FEE
at parcel: 9930 UNION AVE RIV
appl type: CFG3

By _____ Jul 13, 2009 09:03
SBROSTRO posting date Jul 13, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$498.25

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0909921

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: UNITED STRATEGIES \$498.25
paid by: CK 1899
CFG FOR EA41376
paid towards: CFG04743 CALIF FISH & GAME: DOC FEE
at parcel: 9930 UNION AVE RIV
appl type: CFG3

By _____ Jul 13, 2009 09:04
SBROSTRO posting date Jul 13, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$498.25

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0911346

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: UNITED STRATEGIES \$498.25
paid by: CK 1901
CFG FOR EA41376
paid towards: CFG04743 CALIF FISH & GAME: DOC FEE
at parcel: 9930 UNION AVE RIV
appl type: CFG3

By _____ Aug 06, 2009 16:55
SHESTRAD posting date Aug 06, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$498.25

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0917392

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: UNITED STRATEGIES \$4.31
paid by: CK 23732
CFG FOR EA41376
paid towards: CFG04743 CALIF FISH & GAME: DOC FEE
at parcel: 9930 UNION AVE RIV
appl type: CFG3

By _____ Dec 24, 2009 10:23
SBROSTRO posting date Dec 24, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$4.31

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0917393

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: UNITED STRATEGIES \$4.32
paid by: CK 23736
CFG FOR EA41376
paid towards: CFG04743 CALIF FISH & GAME: DOC FEE
at parcel: 9930 UNION AVE RIV
appl type: CFG3

By _____ Dec 24, 2009 10:23
SBROSTRO posting date Dec 24, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$4.32

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0917394

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: UNITED STRATEGIES \$4.31
paid by: CK 10854
CFG FOR EA41376
paid towards: CFG04743 CALIF FISH & GAME: DOC FEE
at parcel: 9930 UNION AVE RIV
appl type: CFG3

By _____ Dec 24, 2009 10:23
SBROSTRO posting date Dec 24, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$4.31

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0917395

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: UNITED STRATEGIES \$4.31
paid by: CK 23875
CFG FOR EA41376
paid towards: CFG04743 CALIF FISH & GAME: DOC FEE
at parcel: 9930 UNION AVE RIV
appl type: CFG3

By _____ Dec 24, 2009 10:24
SBROSTRO posting date Dec 24, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$4.31

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

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

763B

December 28, 2009

SUBJECT: General Plan Amendment No. 859, Change of Zone No. 7517,
Plot Plan No. 22794

SECTION: Development Review – Riverside Office

TO: Clerk of the Board of Supervisors
FROM: Planning Department

02.09.10

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

- | | |
|---|--|
| <input type="checkbox"/> Approve | <input checked="" type="checkbox"/> Set for Hearing |
| <input type="checkbox"/> Deny | <input checked="" type="checkbox"/> Publish in Newspaper:
Press Enterprise and Riverside County Record |
| <input type="checkbox"/> Place on Policy Calendar | <input checked="" type="checkbox"/> Adopt Mitigated Negative Declaration
<input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> Certify Environmental Impact Report |
| <input type="checkbox"/> Place on Administrative Action | <input checked="" type="checkbox"/> Notify Property Owners |
| <input type="checkbox"/> Place on Section of Initiation Proceeding | <input checked="" type="checkbox"/> Labels provided |
| <input type="checkbox"/> File: NOD and Mit. Neg. Declaration | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |
| <input type="checkbox"/> Labels provided: | |
| <input type="checkbox"/> If Set For Hearing: | |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | |

Designate Newspaper used by Planning Department for Notice of Hearing:
Press Enterprise and Riverside County Record

PLEASE SCHEDULE FOR FEBRUARY 9, 2010 AGENDA

Clerk Of The Board

Please charge your time to case number(s): ZGPA00859
ZCZ07517
ZPP22794
ZEA41376

Documents to be sent to County Clerk's Office for Posting:

Notice of Determination
Mitigated Negative Declaration
Fish & Game Receipt (CFG4743) } ✓

Do not send these documents until the Board has taken final action
on all of the referenced applications

Revised: 12/28/09
Y:\Planning Case Files-Riverside office\PP22794\BOS FORMS\11A coversheet PP22794.doc

FEB 09 2010

16.3

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

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

Ron
1/13/10

**PLANNING COMMISSION
MINUTE ORDER AUGUST 19, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 7.10: GENERAL PLAN AMENDMENT NO. 859 / CHANGE OF ZONE NO. 7517 / PLOT PLAN NO. 22794** – Intent to Adopt a Mitigated Negative Declaration - Applicant: United Strategies, Inc. – Engineer/Representative: IW Consulting, Inc. – Second Supervisorial District – Glen Avon Zoning District – Jurupa Area Plan – Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) – Location: Northerly of Van Buren Boulevard and easterly of Bain Street – 20.62 Gross Acres – Zoning: Light Agriculture (A-1) and One-Family Dwellings (R-1) – APN(s): 170-320-008, 009, 010, 013, 014, 018. (Legislative)

II. PROJECT DESCRIPTION

The General Plan Amendment proposes to change the project site's current General Plan Land Use designation from Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) to Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio). The Change of Zone proposes to change the project site's current Zoning Classification from Light Agriculture (A-1) and One-Family Dwellings (R-1) to Manufacturing-Service Commercial (M-SC) – The Plot Plan proposes to legalize an existing truck and equipment storage area within a 4.00 gross acre parcel. The proposal consists an existing 3,562 square foot storage and maintenance structure, a 484 square foot office, a 2,938 square foot care taker residence, a 695 square foot garage, and a 802 square foot storage container and additional areas of outdoor storage, and 25 parking spaces.

III. MEETING SUMMARY

The following staff presented the subject proposal:

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

The following spoke in favor of the subject proposal:

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

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

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors;

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41376**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 859** proposing to amend the General Plan Land Use Element for the site from Community Development: Low Density Residential (CD:LDR) to Community Development: Light Industrial (CD:LI), in accordance with Exhibit 5, based upon final adoption by the Board of Supervisors;

ADOPTION of a **RESOLUTION** recommending adoption of **General Plan Amendment No. 859** to the Board of Supervisors;

**PLANNING COMMISSION
MINUTE ORDER AUGUST 19, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

PLANNING COMMISSION 8/19/09
AGENDA ITEM NO. 7.10 PAGE 2

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7517**, proposing to change the site's zoning classification from Light Agriculture (A-1) and One Family Dwelling (R-1) to Manufacturing-Service Commercial (M-SC) in accordance with Exhibit 3, based upon final adoption by the Board of Supervisors; and,

APPROVAL of **PLOT PLAN NO. 22794**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

VI. CD

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

Agenda Item No.: 7.10
Area Plan: Jurupa
Zoning District: Glen Avon
Supervisory District: Second
Project Planner: Jeffery Childers
Planning Commission: August 19, 2009

General Plan Amendment No. 859
Change of Zone No. 7517
Plot Plan No. 22794
EA No.: 41376
Applicant: United Strategies
Engineer/Rep.: IW Consulting, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 859 proposes to change the existing General Plan Land Use Designation from Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) to Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio).

Change of Zone No. 7517 proposes to change the existing zoning designation of Light Agriculture (A-1) and One Family Dwelling (R-1) to Manufacturing-Service Commercial (M-SC).

Plot Plan No. 22794 proposes to legalize an existing truck and equipment storage area within a 4.00 gross acre parcel. The proposal consists an existing 3,562 sq. ft. storage and maintenance structure, a 484 sq. ft. office, a 2,938 sq. ft. care taker residence, a 695 sq. ft. garage, and a 802 sq. ft. storage container, and 25 parking spaces. (APN 170-320-008)

The proposed project is located in the Glen Avon community of the Jurupa Area Plan of Western Riverside County; more specifically, southerly of Union Street, easterly of Bain Street, and northerly of Bellegrave Avenue.

BACKGROUND:

During the General Plan Amendment Initiation proceedings on July 23, 2008, Commissioner Snell requested the parcels southeasterly of Bain Street and northerly of Van Buren Boulevard be included in the proposed Amendment. The project proponents sent certified letters requesting these property owners consent and received no positive responses.

The other parcels and projects involved in the General Plan Amendment and Change of Zone have incurred a number of code violations dating back to 2006. The following is a list of use permits currently in process and are included for informational purposes only. No action is being requested on these specific use cases.

Conditional Use Permit No. 3552 is included in this General Plan Amendment and will be scheduled for public hearing subsequent to the approval of this project. The following project descriptions are included for informational purposes and no action is being requested on these specific use cases. (APN's 170-320-013 & 014)

Conditional Use Permit No. 3553 proposes to legalize existing trucking and storage operations within an 8.41 gross acre lot. There are five (5) existing structures within the subject proposed project boundaries which include one (1) tool storage building, one (1) machinery storage building, one (1) office building, and two (2) buildings for general storage. (APN's 170-320-009 & 010)

Plot Plan No. 22790 proposes to permit an existing contractors storage yard. The proposal consists of five (5) existing structures which include four (4) well buildings and one (1) caretaker/office building. The

ARR 10/13/09

proposal includes 2,921 sq. ft. of landscaping and four parking spaces with one accessible parking space for persons with disabilities. (APN 170-320-018)

The owners of APN's 170-320-011 & 012 have not applied for a use application, but are added to this project at the request of the Commission with respect to the comments garnered at the Initiation Hearing.

SUMMARY OF FINDINGS:

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

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41376**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 859** proposing to amend the General Plan Land Use Element for the site from Community Development: Low Density Residential (CD:LDR) to Community Development: Light Industrial (CD:LI), in accordance with Exhibit 5, based upon final adoption by the Board of Supervisors;

ADOPTION of a **RESOLUTION** recommending adoption of **General Plan Amendment No. 859** to the Board of Supervisors;

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7517**, proposing to change the site's zoning classification from Light Agriculture (A-1) and One Family Dwelling (R-1) to Manufacturing-Service Commercial (M-SC) in accordance with Exhibit 3, based upon final adoption by the Board of Supervisors; and,

APPROVAL of **PLOT PLAN NO. 22794**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

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

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

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

5. The proposed uses, trucking and equipment storage, are consistent with the development standards set forth in the Manufacturing-Service Commercial (M-SC).
6. The project site is surrounded by properties which are zoned One Family Dwelling (R-1) to the north and east, Rural Residential (R-R) to the west and Manufacturing-Service Commercial (M-SC) to the south.
7. The other use cases which will be heard in subsequent hearing dates shall apply uses consistent with, and be developed in accordance with the proposed general plan amendment and zone change.
8. All of the uses proposed in the subsequent cases shall conform to those in the Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) land use designations.
9. Any subsequent projects applied for under this change of zone shall conform to the design guidelines of the Manufacturing-Service Commercial (M-SC) zoning designation.
10. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
11. Environmental Assessment No. 41376 identified the following potentially significant impacts:
 - a. Geology/Soils
 - b. Hydrology/Water Quality
 - c. Transportation/Traffic

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

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A City of sphere of influence;
 - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - c. Fringe Toed Lizard sand source area;
 - d. A high fire area;
 - e. A Flood Zone;
 - f. A Policy Area;
 - g. WRCMSHCP Criteria Cell;
 - h. The boundaries of a Redevelopment Area;
 - i. An Airport Influence Area;
 - j. An Area drainage plan area; or,
 - k. A dam inundation area.
3. The project site is located within:
 - a. The boundaries of the Jurupa Area Plan;

- b. The Jurupa Area Recreation and Parks District;
 - c. An area of Low Paleontological potential;
 - d. An area susceptible to subsidence;
 - e. The boundaries of the Jurupa Unified School District; and,
 - f. An area of low liquefaction potential.
4. This project was received on May 14, 2007 and reviewed by the Land Development Committee three times on the following dates; September 5, 2007, May 8, 2008 and June 18, 2009.
5. Deposit Based Fees charged for this project, as of the time of staff report preparation, total for all the cases involved in the General Plan Amendment and the Change of Zone, \$81,184.39.
6. The subject site is currently designated as Assessor's Parcel Number 170-320-008, 170-320-009, 170-320-010, 170-320-011, 170-320-012, 170-320-013, 170-320-014, & 170-320-018

2
3 **RESOLUTION**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 859**
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a
8 public hearing was held before the Riverside County Planning Commission in Riverside, California on
9 August 19, 2009, to consider the above-referenced matter; and,

10 **WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside
11 County Rules to Implement the Act have been met and the environmental document prepared or relied
12 on is sufficiently detailed so that all the potentially significant effects of the project on the environment
13 and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance
14 with the above-referenced Act and Rules; and,

15 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
16 public and affected government agencies; now, therefore,

17 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
18 Commission of the County of Riverside, in regular session assembled on August 19, 2009, that it has
19 reviewed and considered the environmental document prepared or relied on and recommends the
20 following based on the staff report and the findings and conclusions stated therein:

21 **ADOPTION/CERTIFICATION** of the environmental document,

22 **ADOPTION** of General Plan Amendment No. 859.
23
24

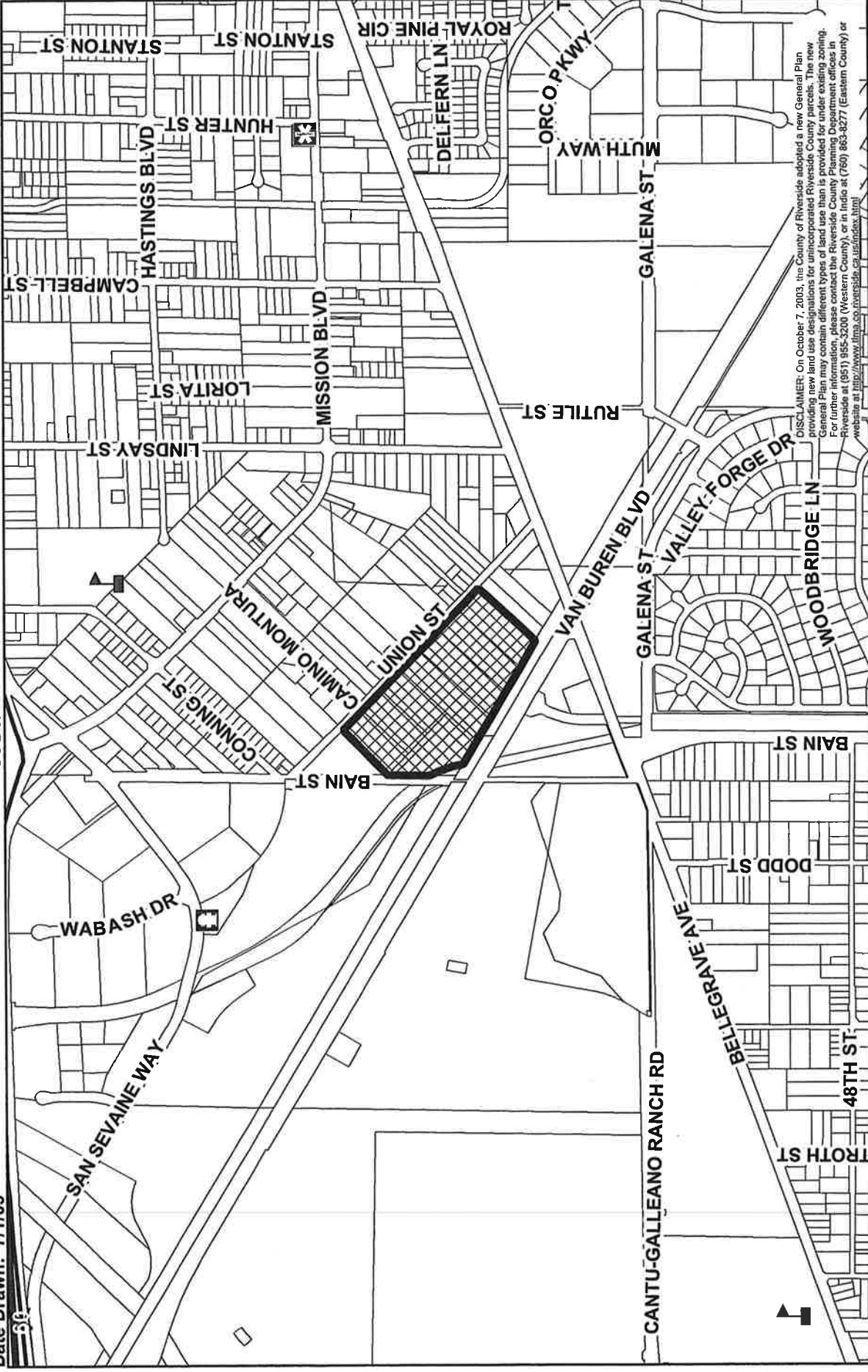
GPA00859 CZ07517

Planner: Jeffery Childers
Date: 8/19/09

Supervisor Tavaglione
District 2
Date Drawn: 7/1/09

VICINITY MAP

VICINITY MAP



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors

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

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



Supervisor Tavaglione
District 2
Date Drawn: 7/01/09

GPA00859 CZ07517
DEVELOPMENT OPPORTUNITY

Planner: Jeffery Childers
Date: 8/19/09
Exhibit Overview



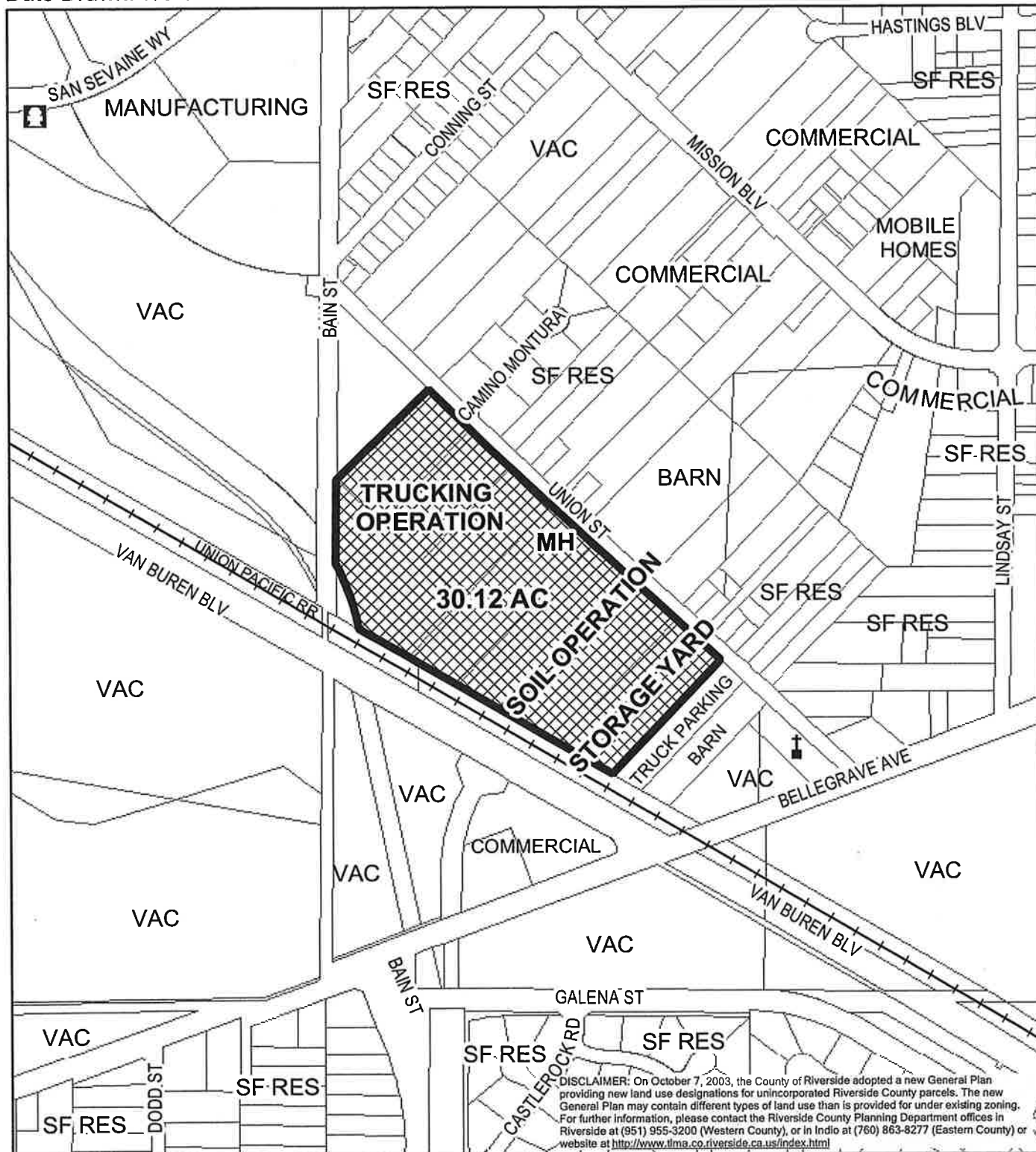
RIVERSIDE COUNTY PLANNING DEPARTMENT

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



0 550 1,100 2,200 3,300
Feet

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

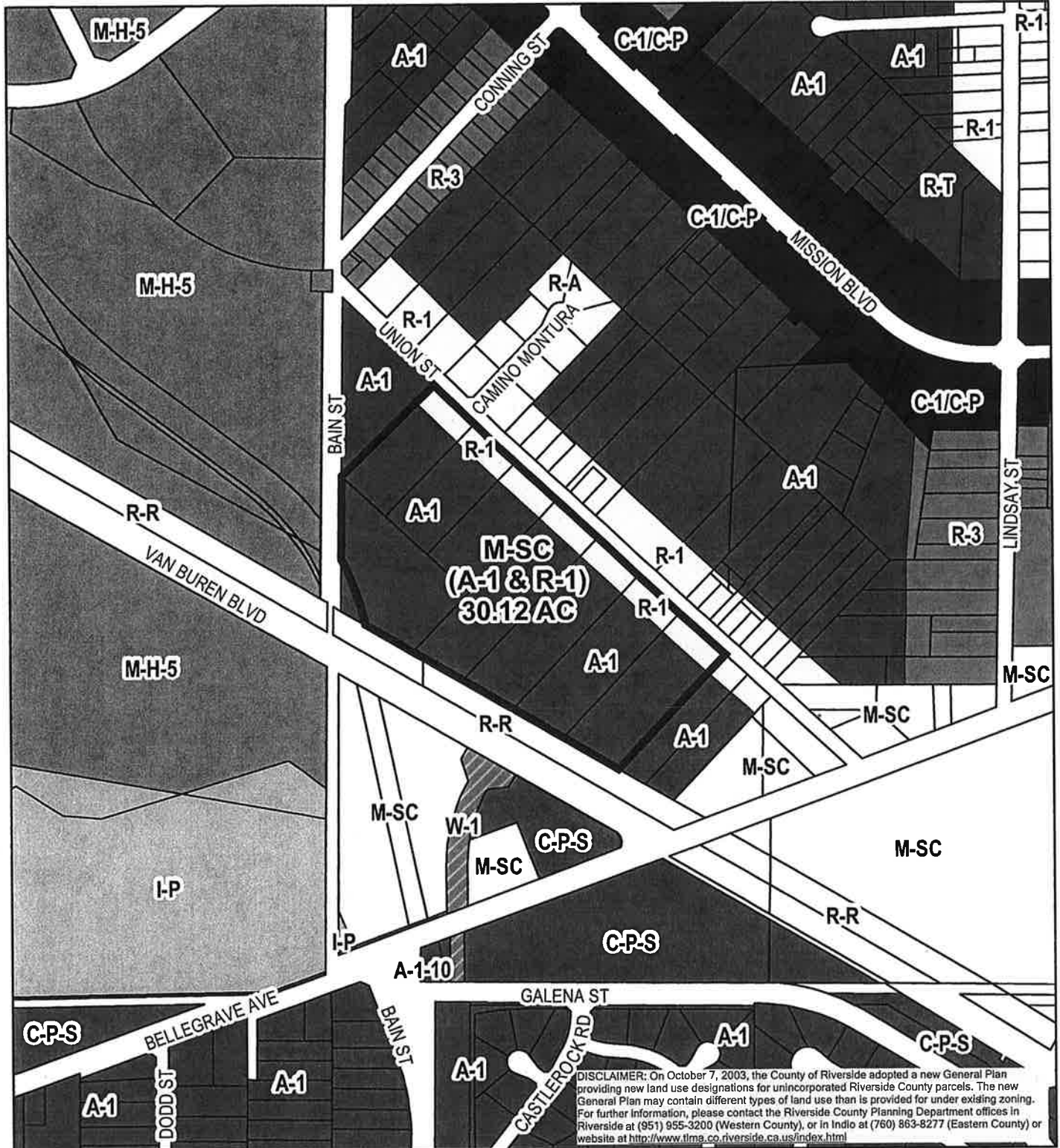


Assessors
 Bk. Pg. 170-32
 Thomas
 Bros. Pg. 684 A1

Supervisor Tavaglione
District 2
Date Drawn: 7/01/09

GPA00859 CZ07517
PROPOSED ZONING

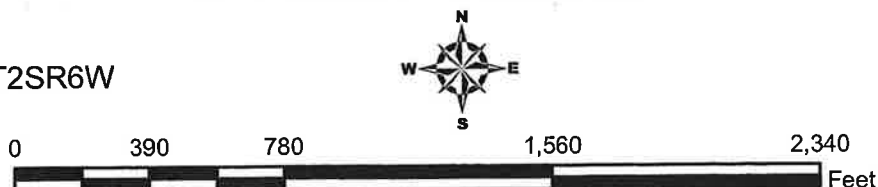
Planner: Jeffery Childers
Date: 8/19/09
Exhibit 3



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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



Supervisor Tavaglione
District 2
Date Drawn: 7/01/09

GPA00859 CZ07517

Planner: Jeffery Childers

Date: 8/19/09

Proposed General Plan

Exhibit 6



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

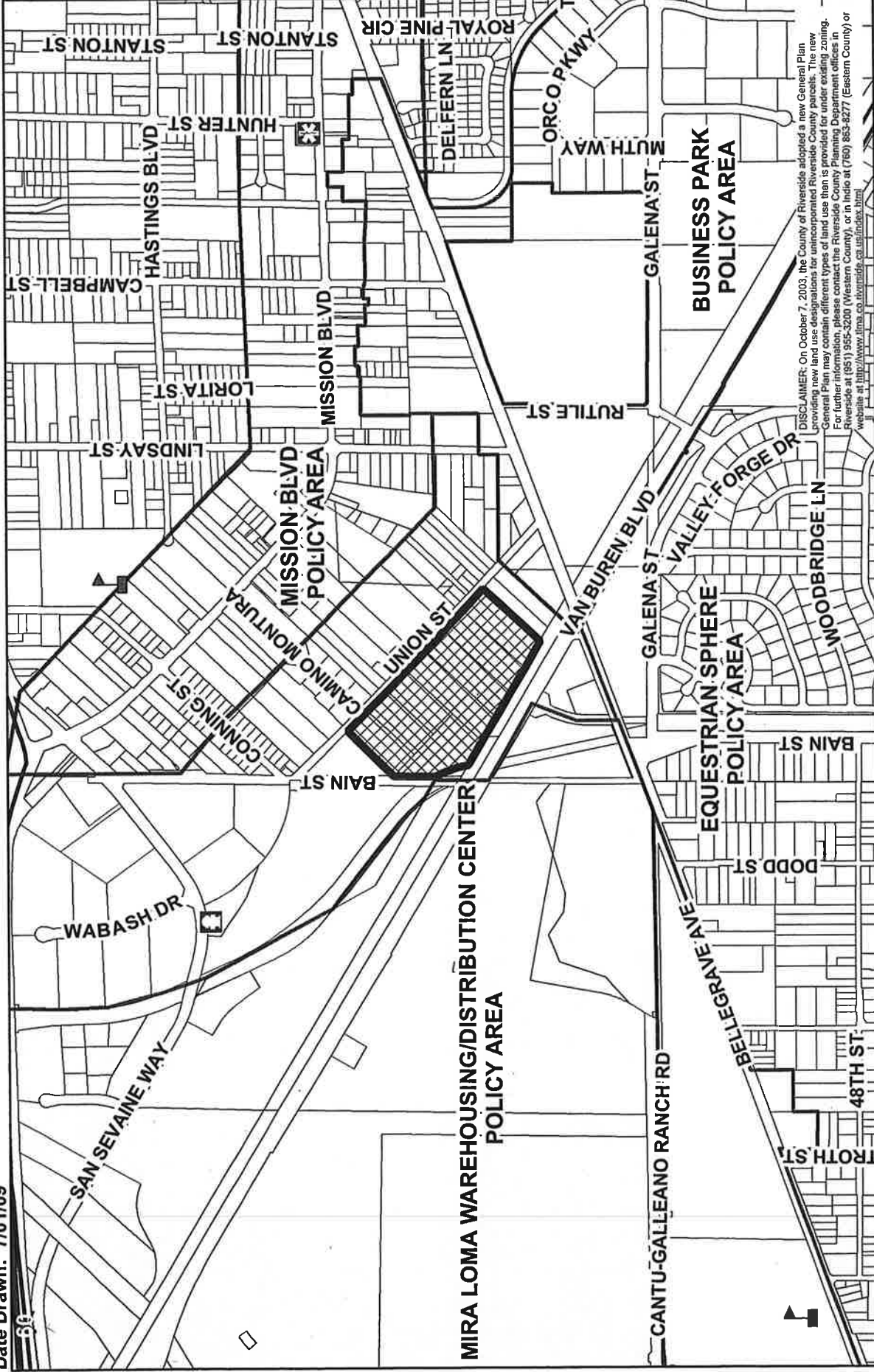


Assessors
Bk.Pg. 170-32
Thomas
Bros. Pg. 684 A1

Supervisor Tavaglione
District 2
Date Drawn: 7/01/09

GPA00859 CZ07517
POLICY AREAS

Planner: Jeffery Childers
Date: 8/19/09
Exhibit 8



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. Providing new and use designations for unincorporated Riverside County. The new General Plan may contain different types of land use designations than the existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 953-8277 (Eastern County) or Website at: <http://www.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

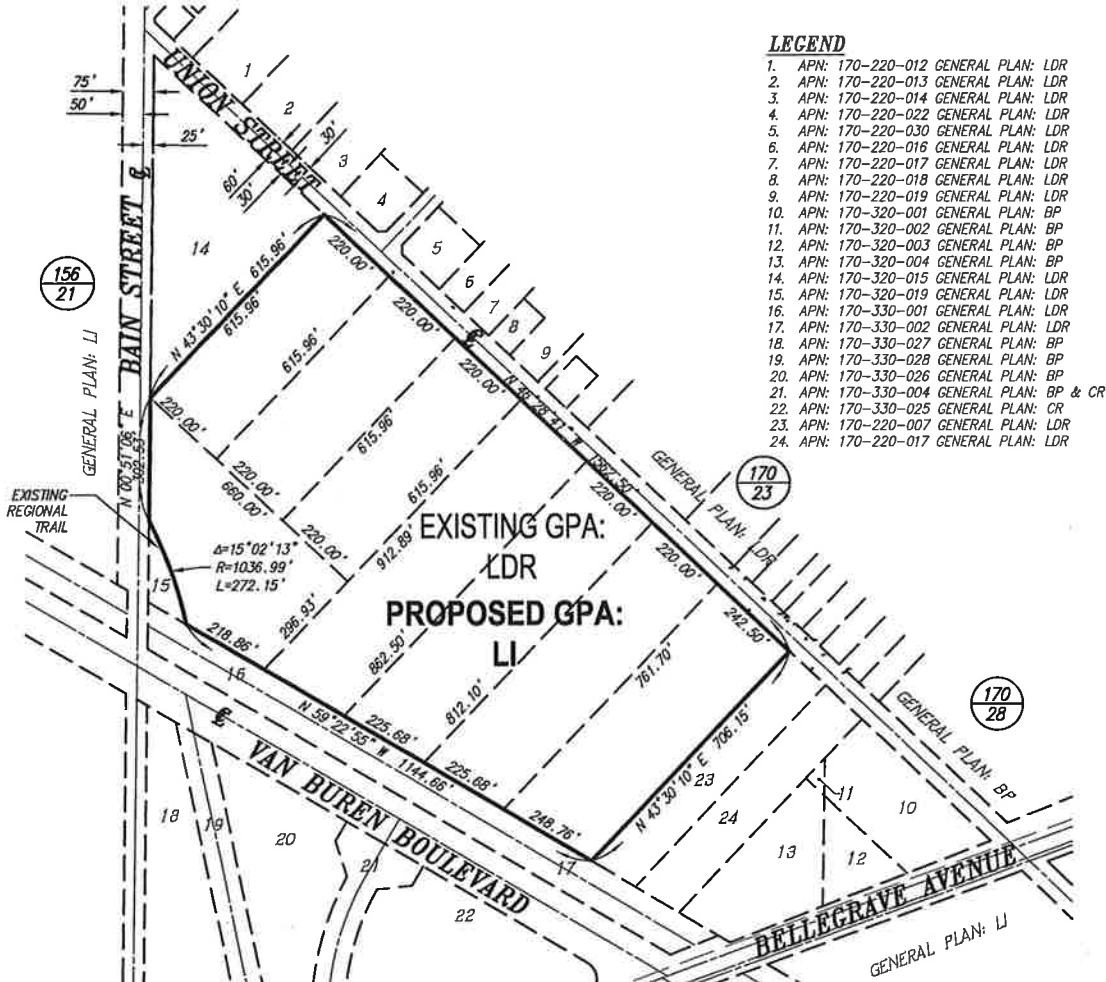
District: Glen Avon
Township/Range: T2SR6W
Section: 10

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



GENERAL PLAN AMENDMENT 00859

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
NOVEMBER 2008



LEGEND

1. APN: 170-220-012 GENERAL PLAN: LDR
2. APN: 170-220-013 GENERAL PLAN: LDR
3. APN: 170-220-014 GENERAL PLAN: LDR
4. APN: 170-220-022 GENERAL PLAN: LDR
5. APN: 170-220-030 GENERAL PLAN: LDR
6. APN: 170-220-016 GENERAL PLAN: LDR
7. APN: 170-220-017 GENERAL PLAN: LDR
8. APN: 170-220-018 GENERAL PLAN: LDR
9. APN: 170-220-019 GENERAL PLAN: LDR
10. APN: 170-320-001 GENERAL PLAN: BP
11. APN: 170-320-002 GENERAL PLAN: BP
12. APN: 170-320-003 GENERAL PLAN: BP
13. APN: 170-320-004 GENERAL PLAN: BP
14. APN: 170-320-015 GENERAL PLAN: LDR
15. APN: 170-320-019 GENERAL PLAN: LDR
16. APN: 170-330-001 GENERAL PLAN: LDR
17. APN: 170-330-002 GENERAL PLAN: LDR
18. APN: 170-330-027 GENERAL PLAN: BP
19. APN: 170-330-028 GENERAL PLAN: BP
20. APN: 170-330-026 GENERAL PLAN: BP
21. APN: 170-330-004 GENERAL PLAN: BP & CR
22. APN: 170-330-025 GENERAL PLAN: CR
23. APN: 170-220-007 GENERAL PLAN: LDR
24. APN: 170-220-017 GENERAL PLAN: LDR

LEGAL DESCRIPTION

4.00 ACRES IN POR LOT 102 MB 010/100 RESUB GLEN AVON HEIGHTS LOT 102 (A.P.N.: 170-320-008)
 3.95 ACRES IN POR LOT 103 MB 010/100 RESUB GLEN AVON HEIGHTS LOT 103 (A.P.N.: 170-320-009)
 4.46 ACRES IN POR LOT 103 MB 010/100 RESUB GLEN AVON HEIGHTS LOT 103 (A.P.N.: 170-320-010)
 4.77 ACRES IN POR LOT 103 MB 010/100 RESUB GLEN AVON HEIGHTS LOT 103 (A.P.N.: 170-320-011)
 3.10 ACRES IN POR LOT 95 MB 010/100 RESUB GLEN AVON HEIGHTS LOT 95 (A.P.N.: 170-320-012)
 3.10 ACRES IN POR LOT 95 MB 010/100 RESUB GLEN AVON HEIGHTS LOT 95 (A.P.N.: 170-320-013)
 3.10 ACRES IN POR LOT 95 MB 010/100 RESUB GLEN AVON HEIGHTS LOT 95 (A.P.N.: 170-320-014)
 3.64 ACRES M/L IN POR LOT 95 MB 010/100 RESUB GLEN AVON HEIGHTS (A.P.N.: 170-320-018)

SECTION, TOWNSHIP & RANGE

POR. SEC. 19 & 10, T2S, R6W

ASSESSOR'S PARCEL NO

A.P.N.: 170-320-008
 A.P.N.: 170-320-009
 A.P.N.: 170-320-010
 A.P.N.: 170-320-011
 A.P.N.: 170-320-012
 A.P.N.: 170-320-013
 A.P.N.: 170-320-014
 A.P.N.: 170-320-018

APPLICANTS/OWNERS

RON YOUNG
 9860 UNION STREET
 RIVERSIDE, CA 92509
 (951) 288-6084
 A.P.N.: 170-320-008

FRED VILAMONTES
 11091 MULBERRY AVENUE
 FONTANA, CA 92337
 (909) 829-8953
 A.P.N.: 170-320-009 & 010

VICENZO CARBONARA
 9894 UNION STREET
 RIVERSIDE, CA 92509
 A.P.N.: 170-320-011

MARIO CONTRERAS
 9910 UNION AVE.
 RIVERSIDE, CA 92509
 A.P.N.: 170-320-012

BRUCE VANDERHORST
 9530 NATCHEZ ROAD
 RIVERSIDE, CA 92509
 (951) 681-5031
 A.P.N.: 170-320-013 & 014

DON GALLEANO
 4231 WINEVILLE ROAD
 MIRA LOMA, CA 91752
 (951) 685-5376
 A.P.N.: 170-320-018

ENGINEER

IW CONSULTING ENGINEERS, INC.
 3544 UNIVERSITY AVE
 RIVERSIDE, CALIFORNIA 92501
 PHONE: (951) 905-5300
 FAX: (951) 905-5302

REPRESENTATIVE

UNITED STRATEGIES, INC
 BRUCE CASH
 1902 ORANGE TREE LANE, STE. 200
 REDLANDS, CA 92374
 PHONE: (909) 793-3033
 FAX: (909) 793-3277

UTILITY PURVEYORS

WATER JCSD
 GAS THE GAS COMPANY
 ELECTRICAL EDISON
 TELEPHONE PACIFIC BELL
 SEWER JCSD
 CABLE CHARTER

SCHOOL DISTRICT

JURUPA UNIFIED

ACREAGE

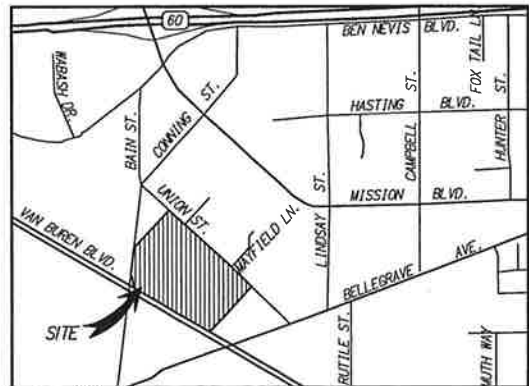
APN: 170-320-008 4.00 ACRES
 APN: 170-320-009 3.95 ACRES
 APN: 170-320-010 4.46 ACRES
 APN: 170-320-011 4.77 ACRES
 APN: 170-320-012 3.10 ACRES
 APN: 170-320-013 3.10 ACRES
 APN: 170-320-014 3.10 ACRES
 APN: 170-320-018 3.64 ACRES

ZONING/LANDUSE/GENERAL PLAN

EXISTING ZONING: A-1 & R-1
 EXISTING LAND USE: RESIDENTIAL & EQUIPMENT / M
 EXISTING GENERAL PLAN : LDR
 PROPOSED ZONING: MS-C
 PROPOSED LAND USE: SAME NO CHANGE
 PROPOSED GENERAL PLAN : LI

AMENDMENT DESCRIPTION

AMEND JURUPA AREA PLAN FROM LOW DENSITY
 RESIDENTIAL TO LIGHT INDUSTRIAL ON 30.12 ACRES



VICINITY MAP

THOMAS GUIDE - PAGE 684, A-1 (2005 EDITION)
 NOT TO SCALE

REVISIONS	DATE

CASE: GPA00859 AMD. 1

EXHIBIT: A

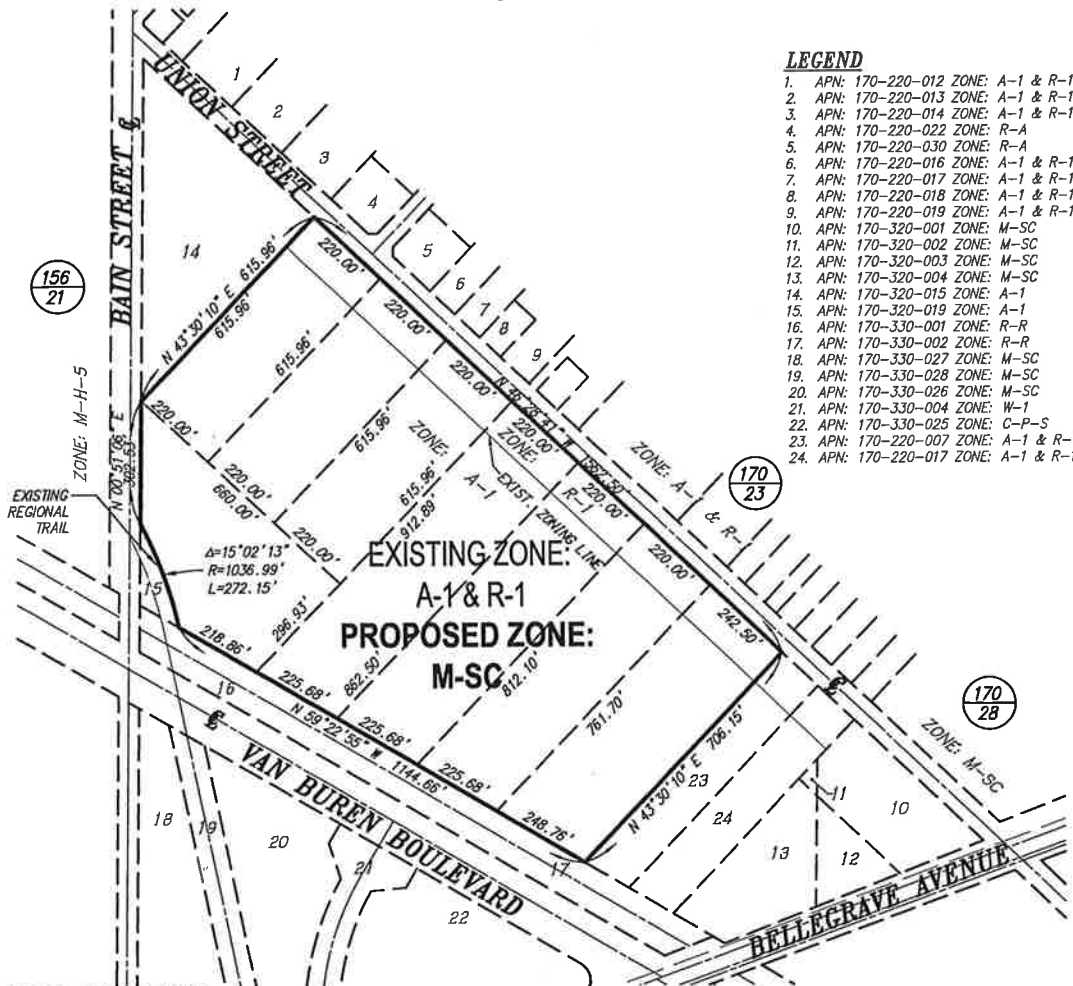
DATE: 5/20/09

PLANNER: C. Hinojosa

CHANGE OF ZONE 07517

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

NOVEMBER 2008



LEGAL DESCRIPTION

4.00 ACRES IN POR LOT 102 MB 010/100 RESUB GLEN AVON HEIGHTS LOT 102 (A.P.N.:170-320-008)
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 3.10 ACRES IN POR LOT 95 MB 010/100 RESUB GLEN AVON HEIGHTS LOT 95 (A.P.N.:170-320-014)
 3.64 ACRES M/L IN POR LOT 95 MB 010/100 RESUB GLEN AVON HEIGHTS (A.P.N.:170-320-018)

SECTION, TOWNSHIP & RANGE

POR. SEC. 19 & 10, T2S, R6W

ASSESSOR'S PARCEL NO

A.P.N.:170-320-008
 A.P.N.:170-320-009
 A.P.N.:170-320-010
 A.P.N.:170-320-011
 A.P.N.:170-320-012
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 A.P.N.:170-320-014
 A.P.N.:170-320-018

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 CABLE CHARTER

SCHOOL DISTRICT

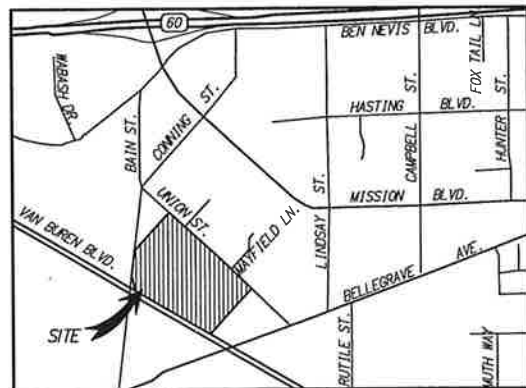
JURUPA UNIFIED

ACREAGE

APN: 170-320-008	4.00 ACRES
APN: 170-320-009	3.95 ACRES
APN: 170-320-010	4.46 ACRES
APN: 170-320-011	4.77 ACRES
APN: 170-320-012	3.10 ACRES
APN: 170-320-013	3.10 ACRES
APN: 170-320-014	3.10 ACRES
APN: 170-320-018	3.64 ACRES

ZONING/LANDUSE/GENERAL PLAN

EXISTING ZONING: A-1 & R-1
 EXISTING LAND USE: RESIDENTIAL & EQUIPMENT / M
 EXISTING GENERAL PLAN: LDR
 PROPOSED ZONING: M-SC
 PROPOSED LAND USE: SAME NO CHANGE
 PROPOSED GENERAL PLAN: LI



VICINITY MAP

THOMAS GUIDE - PAGE 684, A-1 (2005 EDITION)
 NOT TO SCALE

REVISIONS	DATE

CASE: CZ07517 AMD. 1
 EXHIBIT: A
 DATE: 5/20/09
 PLANNER: C. Hinojosa



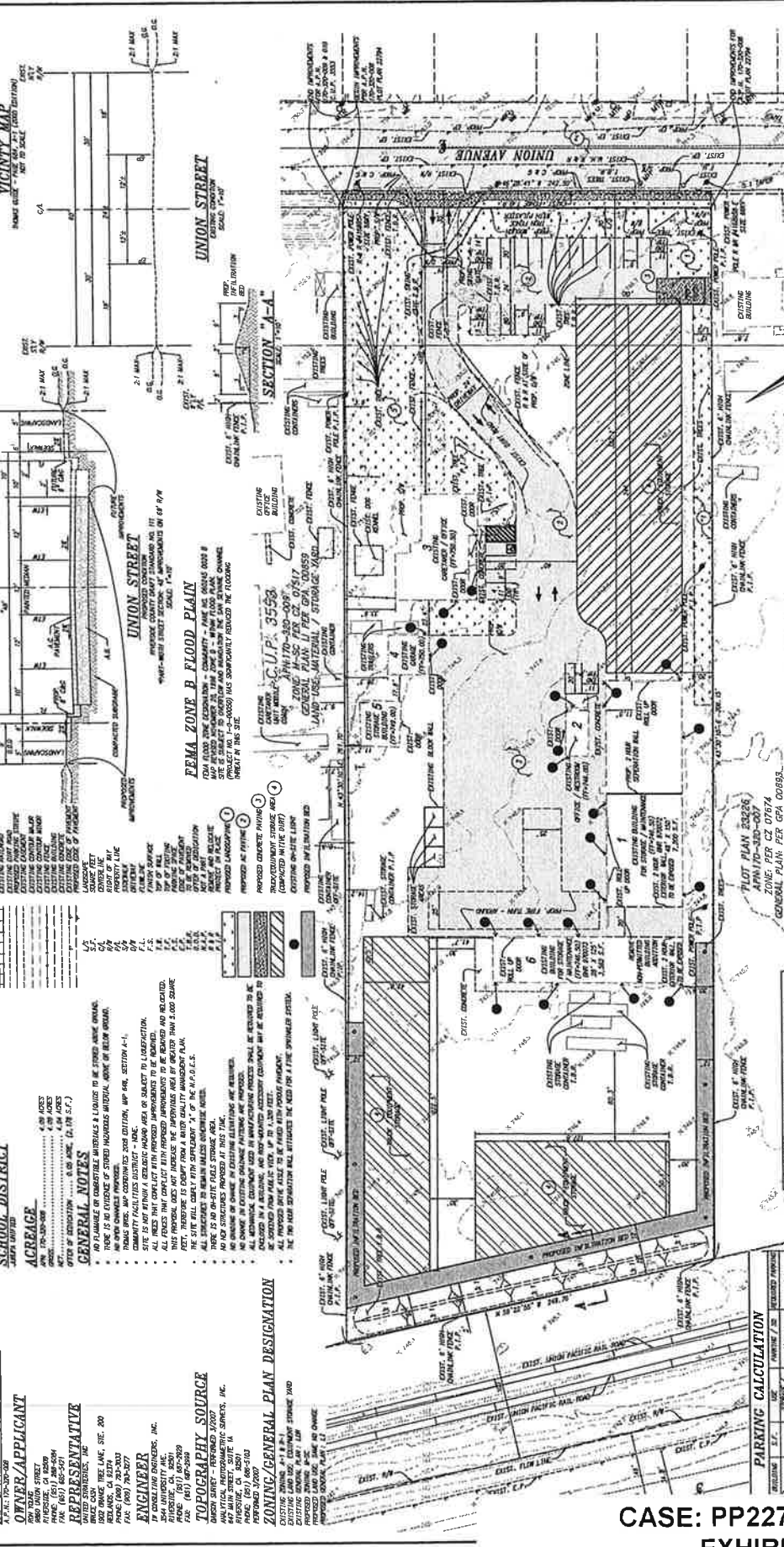
PLOT PLAN 22794 **IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA** **MAY 2009**

UTILITY PURVEYORS
 WATER: CALIFORNIA WATER SERVICE, INC.
 SEWER: RIVERSIDE SANITATION DISTRICT
 GAS: SOUTHERN CALIFORNIA GAS CO.
 POWER: SOUTHERN CALIFORNIA EDISON CO.

SCHOOL DISTRICT
 AREA UNIFIED

ACREAGE
 4.08 ACRES
 4.08 ACRES (2.178 S.F.)

GENERAL NOTES
 1. NO CHANGE OF COMBUSTIBLE MATERIALS & LUMBER TO BE STORED ON-SITE.
 2. THERE IS NO EVIDENCE OF STORED INCOMBUSTIBLE MATERIAL ON-SITE.
 3. THERE IS NO EVIDENCE OF STORED INCOMBUSTIBLE MATERIAL ON-SITE.
 4. THERE IS NO EVIDENCE OF STORED INCOMBUSTIBLE MATERIAL ON-SITE.
 5. THERE IS NO EVIDENCE OF STORED INCOMBUSTIBLE MATERIAL ON-SITE.
 6. THERE IS NO EVIDENCE OF STORED INCOMBUSTIBLE MATERIAL ON-SITE.
 7. THERE IS NO EVIDENCE OF STORED INCOMBUSTIBLE MATERIAL ON-SITE.
 8. THERE IS NO EVIDENCE OF STORED INCOMBUSTIBLE MATERIAL ON-SITE.
 9. THERE IS NO EVIDENCE OF STORED INCOMBUSTIBLE MATERIAL ON-SITE.
 10. THERE IS NO EVIDENCE OF STORED INCOMBUSTIBLE MATERIAL ON-SITE.



LEGEND

PROPOSED MODIFICATION TO EXISTING BUILDING

AREA CALCULATION - TABLE

DESCRIPTION	S.F.	ACRES	PERCENT
EXISTING BUILDING (1-4)	15,000	0.34	8.3
EXISTING BUILDING (5-6)	15,000	0.34	8.3
EXISTING BUILDING (7-8)	15,000	0.34	8.3
EXISTING BUILDING (9-10)	15,000	0.34	8.3
EXISTING BUILDING (11-12)	15,000	0.34	8.3
EXISTING BUILDING (13-14)	15,000	0.34	8.3
EXISTING BUILDING (15-16)	15,000	0.34	8.3
EXISTING BUILDING (17-18)	15,000	0.34	8.3
EXISTING BUILDING (19-20)	15,000	0.34	8.3
EXISTING BUILDING (21-22)	15,000	0.34	8.3
EXISTING BUILDING (23-24)	15,000	0.34	8.3
EXISTING BUILDING (25-26)	15,000	0.34	8.3
EXISTING BUILDING (27-28)	15,000	0.34	8.3
EXISTING BUILDING (29-30)	15,000	0.34	8.3
EXISTING BUILDING (31-32)	15,000	0.34	8.3
EXISTING BUILDING (33-34)	15,000	0.34	8.3
EXISTING BUILDING (35-36)	15,000	0.34	8.3
EXISTING BUILDING (37-38)	15,000	0.34	8.3
EXISTING BUILDING (39-40)	15,000	0.34	8.3
EXISTING BUILDING (41-42)	15,000	0.34	8.3
EXISTING BUILDING (43-44)	15,000	0.34	8.3
EXISTING BUILDING (45-46)	15,000	0.34	8.3
EXISTING BUILDING (47-48)	15,000	0.34	8.3
EXISTING BUILDING (49-50)	15,000	0.34	8.3
EXISTING BUILDING (51-52)	15,000	0.34	8.3
EXISTING BUILDING (53-54)	15,000	0.34	8.3
EXISTING BUILDING (55-56)	15,000	0.34	8.3
EXISTING BUILDING (57-58)	15,000	0.34	8.3
EXISTING BUILDING (59-60)	15,000	0.34	8.3
EXISTING BUILDING (61-62)	15,000	0.34	8.3
EXISTING BUILDING (63-64)	15,000	0.34	8.3
EXISTING BUILDING (65-66)	15,000	0.34	8.3
EXISTING BUILDING (67-68)	15,000	0.34	8.3
EXISTING BUILDING (69-70)	15,000	0.34	8.3
EXISTING BUILDING (71-72)	15,000	0.34	8.3
EXISTING BUILDING (73-74)	15,000	0.34	8.3
EXISTING BUILDING (75-76)	15,000	0.34	8.3
EXISTING BUILDING (77-78)	15,000	0.34	8.3
EXISTING BUILDING (79-80)	15,000	0.34	8.3
EXISTING BUILDING (81-82)	15,000	0.34	8.3
EXISTING BUILDING (83-84)	15,000	0.34	8.3
EXISTING BUILDING (85-86)	15,000	0.34	8.3
EXISTING BUILDING (87-88)	15,000	0.34	8.3
EXISTING BUILDING (89-90)	15,000	0.34	8.3
EXISTING BUILDING (91-92)	15,000	0.34	8.3
EXISTING BUILDING (93-94)	15,000	0.34	8.3
EXISTING BUILDING (95-96)	15,000	0.34	8.3
EXISTING BUILDING (97-98)	15,000	0.34	8.3
EXISTING BUILDING (99-100)	15,000	0.34	8.3
TOTAL	172,100	3.98	100%

PARKING CALCULATION

USE	PERMITTED / 100	PERMITTED / 100	PERMITTED / 100
OFFICE	1.0	1.0	1.0
RETAIL	1.0	1.0	1.0
RESTAURANT	1.0	1.0	1.0
THEATER	1.0	1.0	1.0
AMUSEMENT	1.0	1.0	1.0
SPORTS	1.0	1.0	1.0
RECREATION	1.0	1.0	1.0
TRAVEL	1.0	1.0	1.0
OTHER	1.0	1.0	1.0
TOTAL	1.0	1.0	1.0

PREPARED BY:
 J.W. Consulting Engineers, Inc.
 10000 Main Street, Suite 100
 Riverside, CA 92504
 TEL: (951) 514-2200
 FAX: (951) 514-2201

**Water Budget Calculations
for
United Strategies P.P. 22794
County of Riverside**

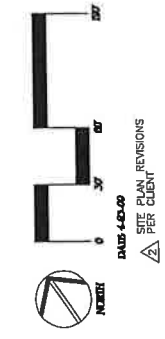
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MAINTENANCE NOTE:
ALL ONSITE LANDSCAPE AND IRRIGATION
IMPROVEMENTS WILL BE MAINTAINED BY THE OWNER

PHASING NOTE:
ALL ONSITE LANDSCAPE AND IRRIGATION
IMPROVEMENTS WILL BE INSTALLED IN ONE PHASE



SURROUNDING LANDSCAPING:
NORTH EAST - Residential front yard; no streetcaype landscaping;
SOUTH WEST - Railroad tracks and VanBuren Blvd; no existing landscaping is present.
NORTH WEST - Large truck storage; compacted dirt and Eucalyptus trees present.
SOUTH EAST - Residential; one Eucalyptus and several Mexican Fan Palms are used as street trees, Pongseivillea, Liquidum and turf are existing.



PRELIMINARY PARKING LOT SHADING PLAN & STATEMENTS
PLOT PLAN 22794
UNITED STRATEGIES INC.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41376

Project Case Type (s) and Number(s): General Plan Amendment No. 859, Change of Zone No. 7517, Conditional Use Permit No. 3552, and Plot Plan No. 22794

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1629

Contact Person: Jeffery Childers, Project Planner

Telephone Number: (951) 955-3626

Applicant's Name: United Strategies

Applicant's Address: 1881 Business Center, San Bernardino, CA 92408

Engineer's Name: IW Consulting Engineers

Engineer's Address: 3544 University Avenue, Riverside, CA 92501

I. PROJECT INFORMATION

A. Project Description:

General Plan Amendment No. 859 proposes to the project site's existing General Plan Land Use Designation from Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) to Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio).

Change of Zone No. 7517 proposes change the existing zoning designation of Light Agriculture (A-1) and One Family Dwelling (R-1) to Manufacturing-Service Commercial (M-SC).

Plot Plan No. 22794 proposes to legalize an existing truck and equipment storage area within a 4.00 gross acre parcel. The proposal consists an existing 3,562 sq. ft. storage and maintenance structure, a 484 sq. ft. office, a 2,938 sq. ft. caretaker residence, a 695 sq. ft. garage, and a 802 sq. ft. storage container and additional areas of outdoor storage, and 25 parking spaces.

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

Conditional Use Permit No. 3553 proposes to legalize existing trucking and storage operations within an 8.41 gross acre lot. There are five (5) existing structures within the subject proposed project boundaries which include one (1) tool storage building, one (1) machinery storage building, one (1) office building, and two (2) buildings for general storage.

Plot Plan No. 22790 proposes to permit an existing contractors storage yard. The proposal consists of five (5) existing structures which include four (4) well buildings and one (1) caretaker/office building. The proposal includes 2,921 sq. ft. of landscaping and four parking spaces with one accessible parking space for persons with disabilities.

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

C. Total Project Area: 30.12 Net Acres

Residential Acres: 0	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 0	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: 30.12	Lots: 8	Sq. Ft. of Bldg. Area: 33,127	Est. No. of Employees: UNK
Other:			

D. Assessor's Parcel No(s): 170-320-008, 170-320-009, 170-320-010, 170-320-011, 170-320-012, 170-320-013, 170-320-014, & 170-320-018

E. Street References: The proposed project is located in the Glen Avon community of the Jurupa Area Plan of Western Riverside County; more specifically, southerly of Union Street, easterly of Bain Street, and northerly of Bellegrave Avenue.

F. Section, Township & Range Description or reference/attach a Legal Description: Section 19 & 10, Township 2 South and Range 6 West.

Brief description of the existing environmental setting of the project site and its surroundings: The project site currently supports a number of miscellaneous industrial and commercial uses including an existing trucking operation, a material storage yard and a contractor's storage yard. The site has been developed for a number of years and includes a number of code violations for uses without planning permits.

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

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

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

6. Housing: The proposed project meets all applicable Housing Element policies.

7. Air Quality: The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

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

C. Foundation Component(s): Community Development

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

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

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

G. Adjacent and Surrounding:

1. Area Plan(s): N/A

2. Foundation Component(s): Community Development

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

4. Overlay(s): N/A

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

H. Adopted Specific Plan Information

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

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

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

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

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

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- ☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- ☐ I find that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.
- ☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- ☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- ☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible

would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.


Signature

7-23-09
Date

Jeffery Childers, Planner IV
Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-7 "Scenic Highways" and the Jurupa Area Plan Circulation Element

Findings of Fact:

- a) The project is not located adjacent to any highway corridor that has been dedicated as a scenic corridor. The general plan circulating streets are not designated as scenic corridors and are not listed as eligible for consideration as scenic highways, therefore there is no impact.
- b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project, will not result in the creation of an aesthetically offensive site open to public view. The project also include significant landscaping to soften the urban and built effects of this development and the surrounding properties, therefore there is no impact.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

2. **Mt. Palomar Observatory**

- a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County

☐ ☐ ☐ ☒

Ordinance No. 655?

Source: Application material, RCLIS-GIS and Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

- a) According to the Riverside County Land Information System, the site is located approximately 57.95 miles from the Mt. Palomar Observatory and therefore is not required to follow the lighting restrictions in accordance with Ordinance No. 655.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

3. Other Lighting Issues

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

☐ ☐ ☒ ☐

- b) Expose residential property to unacceptable light levels?

☐ ☐ ☒ ☐

Source: On-site Inspection, Project Application Description, and Project Application Materials

Findings of Fact:

- a-b) The proposed project will not create substantial light or glare which would adversely affect day or nighttime views in the project's vicinity and it will not expose residential property to unacceptable levels of light or glare. The project is conditioned to hood and direct any lighting downward and onto the project site so that it does not affect an adjoining property, right-of-way, or residential uses; therefore, lighting impacts on the residential developments will be less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

AGRICULTURE RESOURCES Would the project

4. Agriculture

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

☐ ☐ ☐ ☒

- b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?

☐ ☐ ☐ ☒

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

☐ ☐ ☒ ☐

- d) Involve other changes in the existing environment

☐ ☐ ☐ ☒

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

Source: Riverside County General Plan (RCIP) Figure OS-2 "Agricultural Resources," GIS, and Project Application Materials

Findings of Fact:

- a) The project is not located in an area designated as an agricultural resource, therefore there are no impacts.
- b) No agricultural uses are being conducted at the project site, as well as within the immediate vicinity of the project site. The project site is not under a Williamson Act contract and is not zoned for agricultural uses.
- c) The project is a light industrial development surrounded by existing properties that are zoned Light Agriculture (A-1) and One Family Dwelling (R-1). The uses adjacent to the project are not of an agricultural nature as this area is transitioning into light industrial land uses and other uses that are consistent with the proposed project. Additionally, the project would not propose a use that will conflict with any proposed agricultural operation in the area. Therefore the impacts will be less than significant.
- d) The proposed project will not involve other changes in the existing environment that will result in the conversion of farmland to non-agricultural uses.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

AIR QUALITY Would the project

5. Air Quality Impacts

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

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

☐ ☐ ☐ ☒

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

☐ ☐ ☒ ☐

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: SCAQMD CEQA Air Quality Handbook (Urbemis 2002 for Windows 8.7.0) and Project Application Materials

Findings of Fact:

- a) Appendix G of the current State CEQA Guidelines indicates that a project has a significant effect on air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations. The project does not violate any ambient air quality standard, contribute substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations. Furthermore, if approved, the project would result in the continuing operation of existing businesses in the area. The General Plan Amendment and the Change of Zone would allow the operations to become consistent with the General Plan designation of Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) and the proposed zoning which would be Manufacturing-Service Commercial (M-SC). The RCIP was found to be consistent with the SCAQMD plan; as a result, this project is consistent with the implementation of the adopted SCAQMD Air Quality Management Plan and SCAG's Regional Comprehensive Plan and Guide. Therefore, if the project is approved as proposed, the impacts would be less than significant.
- b) Air quality impacts would occur during site preparation, including minor grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation. During construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling will contribute to fugitive dust. These short-term construction related impacts will be reduced below a level of significance by dust control measures implemented during grading. 10. BS GRADE 5, requires the project to apply all necessary dust control measures, however, this is a standard County condition of approval and not specific mitigation under CEQA, therefore the impacts will be less than significant.
- c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard. The uses proposed currently exist and no significant increase in development is proposed. No increase from a specific baseline was realized in the URBEMIS model; therefore the impact is less than significant.
- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized Carbon Monoxide sources, toxic air contaminants or odors are of particular concern. High levels of Carbon Monoxide are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The project is not considered a substantial point source emitter; therefore, the project is not expected to expose sensitive receptors to project substantial point source emissions.
- e) The proposed industrial development will not result in the creation of a sensitive receptor and the project is not located in the vicinity of a substantial point source of emissions. Furthermore, an industrial project such as the proposed project has no potential to emit significant quantities of toxic

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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air pollutants. The proposed project does not include such uses, so the potential for toxic air contaminant emissions is forecast to be a less than significant. A carbon monoxide (CO) hotspot analysis was conducted for the three most-impacted intersections by the project and none of the locations exceeded the one-hour or eight-hour CO air quality standards.

- f) During construction and operation, the proposed project includes activities that will have diesel odors associated with equipment and materials. None of these odors are normally considered so offensive as to cause sensitive receptors to complain. Diesel fuel odors from construction equipment and new asphalt paving fall into this category. Both based on the short-term of the emissions and the characteristics of these emissions, no significant odor impacts are forecast to result from implementing the proposed project.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐ ☐ ☐ ☒

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation

☐ ☐ ☐ ☒

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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policy or ordinance?

Source: GIS database, WRCMSHCP, and On-site Inspection

Findings of Fact:

- a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The property is not within an MSHCP designated cell. Due to the location of the project site, in an existing urbanized area there are no conflicts with any conservation plans.
- b) No threatened or endangered species were observed on the site, and given the site's existing development there is no potential for any MSHCP-listed plant and animal species to occur on-site due to a lack of viable habitat.
- c) Due to the site's location and the existing urban nature of the site, the project does not conflict with the MSHCP planning goals and it will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service.
- d) Due to the location of the project site, it does not have any current potential to support movement of migratory faunal species or impede the use of native wildlife nursery sites.
- e) The project as designed will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service as none exists on the project site.
- f) There are no existing water courses on the project site and the development of the site will not have any impact on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
- g) No significant biological resource impacts are forecast to occur as a result of implementing the proposed project. No local biological protection policies or ordinances apply to the project site.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

CULTURAL RESOURCES Would the project

7. Historic Resources

a) Alter or destroy an historic site?

☐ ☐ ☐ ☒

b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

☐ ☐ ☐ ☒

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials, and Riverside County Archaeologist Review

Findings of Fact:

- a) The existing site contains structures that are old and dilapidated, but not of significant historical value. Per the review of the County Archaeologist, the proposal will not alter or destroy a historic site as the project site has been previously heavily disturbed.
- b) Per the review of the County Archaeologist, the proposed project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

8. Archaeological Resources

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

Source: On-site Inspection, Project Application Materials, and Riverside County Archaeologist Review

Findings of Fact:

- a) According to the review conducted by the County Archaeologist, no archaeological resources were observed within the project boundaries.
- b) Per the review conducted by the County Archaeologist, no substantial adverse change in the significance of any archaeological resource will result from project implementation. However, the project has been conditioned for the proper handling of any inadvertent archeological find and shall adhere to those requires. This is a standard condition and is not considered unique mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.
- c) Although no human remains are anticipated to be located within the project site, the proposal has been conditioned to contact the County Coroner for a determination of the origin and disposition of the remains. This is a standard condition and is not considered unique mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.
- d) No religious or sacred uses are known to occur at the project site; therefore, no restrictions of religious or sacred activities can result from project implementation.

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

Monitoring: No monitoring measures are necessary.

9. Paleontological Resources

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

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

Findings of Fact:

- a) The proposed project is located within an area designated as having a low potential for the existence of paleontological resources according to the General Plan Paleontological Sensitivity Resources Map; however, impacts that directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature are considered less than significant as the site has been previously disturbed.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

GEOLOGY AND SOILS Would the project

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS, and GEO No. 2087

Findings of Fact:

- a) According to RCIP, there are no known active or potentially active faults crossing the site and the site is not located within 1/2 mile of any known fault.
- b) The topography of the site is generally flat. The project is not located in an area known to be subject to rupture or in a Fault Zone. Based upon the site's geological conditions and in accordance with the Geography Report (GEO No. 2087), the proposed project is required to be constructed in accordance with the provisions of the California Building Code and all impacts will be 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 necessary.

Monitoring: No monitoring measures are necessary

11. Liquefaction Potential Zone

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction" and GEO No. 2087

Findings of Fact:

a) According to the Riverside County General Plan, the project site is not located within an area mapped as having a low potential for liquefaction. In addition, the potential for liquefaction at the site is very low due to the presence of shallow bedrock within the project vicinity. Therefore there is no impact.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

12. Ground-shaking Zone

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map" and Figures S-13 through S-21 (showing General Ground Shaking Risk), GEO No. 2087, and Uniform Building Code

Findings of Fact:

a) According the RCIP and GEO No. 2087 the site would not be subject to strong seismic ground shaking and the impacts would be less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring No monitoring measures are necessary.

13. Landslide Risk

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

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

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 site has been previously graded and the site slopes to the southerly toward the rear of the lots. The geological and seismic hazards evaluation indicates the site is considered to have no significant slope instability or susceptibility to seismically induced landslides and rock falls. Therefore, implementation of the proposed project has no potential to expose the proposed facilities to any landslide, mudslide, or rockfall hazards.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

14. Ground Subsidence

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

Source: RCIP and GEO No. 2087

Findings of Fact:

- a) Per the RCIP and GEO No. 2087 the project site is located within an area of potential ground subsidence. However, compliance with the Riverside County Building construction requirements would ensure the protection of structures and any further construction that may be proposed shall require the submittal of future Engineering Soils Reports to be filed in accordance with 10. Planning 3 and be submitted to the Building and Safety Departments

Mitigation: Submittal of an Engineering Soils Report prior to any construction per 10. Planning 3.

Monitoring: Report to be submitted to the Riverside County Building & Safety Department.

15. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials, and RCIP

Findings of Fact:

- a) The proposed project site is not located in an area subject to seiche, mudflow, or volcanic hazards.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
16. Slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, Ordinance No. 457, and Project Application Materials

Findings of Fact:

- a) The proposed project will not significantly change the topography of the project site. Compliance with Riverside County Ordinance No. 457 will reduce the potential impacts due to changes in topography to a less than significant level.
- b) The project does not propose cut or fill slopes greater than 2:1 or higher than 10 feet. The topographic change is considered less than significant.
- c) The proposed project will be utilizing an existing sewer connection and does not propose any subsurface disposal systems and does not propose any grading that will affect such disposal systems.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

17. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, Staff Review, and Application Materials

Findings of Fact:

- a) The development of the project site will not result in soil erosion during grading and construction because the site has been previously graded and improved. With submittal of a grading plan, Water Quality Management Plan (WQMP), and incorporating the best management practise, potential impacts to soil will be reduced to a less than significant level.
- b) None of the soil types found on the project site could be considered expansive soils, as defined in Table 18-1-B of the California Building Code, and thereby create substantial no risks to life or property; therefore there are no impacts.

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

Monitoring: No monitoring measures are necessary.

18. Erosion

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

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Building and Safety: Grading and Riverside County Flood Control District

Findings of Fact:

- The project site does not contain any river channels or lake beds and none are in close proximity to the project site. County grading standards, best management practices and the WQMP are required to control potential hazards.
- The site has been previously graded and utilized. There are some concerns as to the runoff potential for the site and the possible erosion off site. Therefore the applicant has been conditioned to construct facilities for water quality and erosion control in accordance with 10. Flood RI 1. With those requirements and the submittal of a final Water Quality Control Management Plan, the impact will be less than significant.

Mitigation: Construction of the required infiltration trench per 60. Flood RI 2 and 60. Flood RI 3.

Monitoring: To be conducted by the Building and Safety Department and Riverside County Flood Control District.

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2, and Ord. 484

Findings of Fact:

- The proposed project is not subject to on or off-site wind erosion or blowsand.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS Would the project				
20. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Materials and RCIP

Findings of Fact:

- a) The proposed will not require the need for routine transport, use or disposal of substantial quantities of hazardous materials. This project is not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials. All hazardous materials stored on-site or transported with the project shall be handled in accordance with the material safety data sheets as required by the State of California; therefore the impacts will be less than significant.
- b) During the construction of the proposed development, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. Since the quantities of hazardous materials on the project site after development will not be large volumes, the potential for a significant release of hazardous materials due to an accident after development is considered to be a less than significant impact.
- c) Development of the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) The project site is not located within one-quarter mile of an existing or proposed school. When combined with the lack of uses that would generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur.
- e) The site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, its development would not create a

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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significant hazard to the public or the environment. No impacts are anticipated; therefore, no mitigation measures are required.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

21. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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," GIS database

Findings of Fact:

- a) According to the RCIP, the project site is not located within an Airport-Influence Area; because of the project site's location in relation to existing airports within the area, implementation of the proposed project will not result in an inconsistency with an Airport Master Plan.
- b) The proposed project will not require review by the Airport Land Use Commission.
- c) The proposed project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would result in a safety hazard for people residing or working in the project area.
- d) The proposed project site is also not located within the vicinity of a private airstrip, or heliport, which would result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

22. Hazardous Fire Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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areas or where residences are intermixed with
wildlands?

Source: Riverside County General Plan, and GIS

Findings of Fact:

- a) The project site is not located within a hazardous fire area; therefore, implementation of the project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands. No impacts are anticipated; therefore, no mitigation measures are required.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

HYDROLOGY AND WATER QUALITY Would the project

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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result in significant environmental effects (e.g. increased vectors and odors)?

Source: Riverside County Flood Control District Flood Hazard Report/Condition and GIS

Findings of Fact:

- a) The site has been previously graded and does not contain any existing concentrated drainage, existing or propose. Therefore there is no impact.
- b) The WQMP for the proposed project will be implemented to ensure that both short- and long-term storm runoff discharges are not unacceptably degraded by sediment or other pollutants. In order to confirm the appropriate measures, a detailed WQMP will be required for the project per 60. Flood RI 2 and 60. Flood RI 3.
- c) This site has been provided water supply previous to this applicant and will not require an increase in the quantity of water needed for the site and will not have an impact on water quality.
- d) The existing site drainage is generally northerly toward Center Street. Onsite flows are to be conveyed by the proposed curb and gutter system to the existing storm drains. The project will not result in changes in absorption rates and the rate and amount of surface runoff from the project site. No potential for significant impact from the increased runoff from the site is forecast to occur. No mitigation is required.
- e&f) The existing site is not located within a 100 year flood plain or hazard zone, therefore there is no impact.
- g) The project proposes a number of water quality measures that shall be in place and reviewed by Riverside County Flood Control District. These measures are shown on Exhibit A and shall be submitted in accordance with 60. Flood RI 1. These measures shall reduce the potential impacts to less than significant.

Mitigation: 10. Flood 1 and 60. Flood RI 3 & 4 are specific mitigation for this project along with the water quality features included on Exhibit A.

Monitoring: Monitoring shall be done by the Riverside County Flood Control District and the Building and Safety Department.

24. Floodplains

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

- | | | |
|--|---|---|
| NA - Not Applicable <input checked="" type="checkbox"/> | U - Generally Unsuitable <input type="checkbox"/> | R - Restricted <input type="checkbox"/> |
| a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Changes in absorption rates or the rate and amount of surface runoff? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, and GIS

Findings of Fact:

- a) The existing site does not contain any concentrated drainage and would not cause the alteration of any watercourse.
- b) The existing site will not cause a change in absorption rates or an increase in runoff.
- c) A portion of Development Impact Fees will be utilized for required storm water management systems downstream. No potential for significant impact from the increased runoff from the site is forecast to occur. No mitigation is required. According to the County's flood hazards map in the General Plan, the project site is not located in a dam hazard zone.
- d) The on-site management of surface runoff will control the volume of surface runoff from the site to that which already occurs. Thus, aside from detention on-site, no change in the amount of surface water in downstream channels will result from project implementation.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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?				
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, GIS, Project Application Materials, and City of Riverside letter dated 2/19/2008.

Findings of Fact:

- a) The proposal is an industrial development that will continue the present land uses of the area. However, the current General Plan Land Use designation is Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum). The proposal included in the project is to change the General Plan Land Use to Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) that would in turn make the project more compatible with the existing uses.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The project is not located with any City's sphere or located within a city boundary, therefore there is no impact.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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

Source: Riverside County General Plan Land Use Element, Staff Review, GIS, and Project Application Materials

Findings of Fact:

- a) The project site's existing zoning classifications are Light Agriculture (A-1) and One Family Dwelling (R-1) and the proposed zoning is Manufacturing-Service Commercial (M-SC). The projects existing and proposed uses are consistent with those requirements.
- b) The proposed project is compatible with the existing and surrounding zoning classifications as adjacent parcels are zoned One Family Dwelling (R-1) to the north and east, Rural Residential (R-R) to the west and Manufacturing-Service Commercial (M-SC) to the south yet many parcels consist of similar industrial uses, therefore the impact is less than significant.
- c) The proposed project is compatible with the existing and planned surrounding land uses in the area as adjacent parcels have been or are currently being developed with similar industrial projects.
- d) The proposal is an industrial development that will continue the present land uses of the area. However, the current General Plan Land Use designation is Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum). The proposal included in the project is to change the General Plan Land Use to Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) that would in turn make the project more compatible with the existing uses. The discretionary action of the General Plan amendment will mitigate the impacts of the incompatible uses.
- e) The proposed project will not disrupt or divide the physical arrangement of an established community as the project site operating and adjacent parcels are either vacant or have been developed with similar uses.

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

Monitoring: No monitoring measures are necessary.

MINERAL RESOURCES Would the project

27. Mineral Resources

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

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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?

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

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

☐ ☐ ☐ ☒

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

Findings of Fact:

- a) Per RCIP, the project site is located within Mineral Zone MRZ-3; however, no mineral resources have been identified on the project site and there is no historical use of the site or surrounding area for mineral extraction purposes. The project site is also not located in an area classified or designated by the State that would be of value to the region or the residents of the State.
- b) The development of the proposed project will not result in the loss of availability of a locally-important mineral resource recovery site.
- c) The project site is not located adjacent to a State classified or designated area or existing surface mine.
- d) The project does not propose or is located within existing or abandoned quarries or mines.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?				
NA <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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Riverside County General Plan Figure S-19 "Airport Locations"

Findings of Fact:

- a) Per the RCIP, the project site is not located within an airport land use plan or within two miles of a public airport or a public use airport that would expose people working in the project site to excessive noise levels.
- b) The project site is not located within the vicinity of a private airstrip that would expose people working in the project site to excessive noise levels.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

29. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☒ ☐

Source: RCIP Figure C-1 "Circulation Plan", S-21 "Rail Facilities, Available Water, Oil and Natural Gas Pipelines Inventory Data", Thomas Guide 2005 Edition, and Site Visit

Findings of Fact: The project site is located near an active railroad line however; the tracks are over 300 feet from the proposed structures associated with the project. Furthermore, the proposed industrial and commercial uses will not provide sensitive receptors that would be affected by the increase in noise levels and the operating business currently on-site have knowledge of the existing track as well. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

30. Highway Noise

NA ☐ A ☐ B ☒ C ☐ D ☐

☐ ☐ ☒ ☐

Source: On-site Inspection and Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The background noise levels in the area are dominated by Van Buren Boulevard which has background noise levels of approximately 70 dBA CNEL. In the Noise Element of the County of Riverside General Plan, a noise exposure of up to 75 dB CNEL is shown as conditionally acceptable for industrial uses; therefore, no mitigation is required.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

31. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

Source: Project Application Materials and GIS

Findings of Fact: No other noise pollution sources are anticipated to impact the project site.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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?

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b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

☐ ☐ ☒ ☐

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?

☐ ☐ ☒ ☐

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

☐ ☐ ☐ ☒

Source: Project Application Materials

Findings of Fact:

- a) In the Noise Element of the Riverside County General Plan, noise exposures in the range of 60-70 dB CNEL are considered conditionally acceptable for noise-sensitive residential uses after a careful analysis has been completed to insure that all noise impact mitigation has been implemented. Commercial and industrial activities will increase on-site noise relative to existing noise generation, but the ongoing noise levels will be consistent with the type of uses, ranging between 50 and 60 dB CNEL. The proposed project is not forecast to generate noise levels that exceed the existing background noise level for the project area because the project is currently in operation and the noise

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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levels of the project site will cease at night time; therefore, increased noise levels from operation of the project will be less than significant.

- b) Implementing the proposed development will generate noise during construction and following occupancy of the site. The construction noise is required to be controlled by County requirements that construction activities be restricted to daylight hours. In addition, construction activities may result in the exposure of employees to severe noise levels, generally considered to be sounds greater than 75 dBA for several hours. OSHA requires hearing protection for persons exposed to 75 dBA for more than eight hours per day or exposed to extreme (90+ dBA) impulse sounds. Construction contractors must comply with OSHA hearing protection requirements by establishing a program which will include a hearing protection program for those operations that exceed hearing protection thresholds. Proposed modified project operations will be included in this hearing protection program and, therefore, implementation of the project is not forecast to expose people to severe noise levels without protection. Less than significant impacts will occur.
- c) Noise impacts from mobile sources on the project site were determined to be non-significant under the Highway Noise section above. In addition, the County's General Plan indicates that measures must be implemented along affected roadways in the project area to minimize noise impacts from cumulative traffic on these roads.
- d) No activities that would generate significant levels of ground vibration are associated with the proposed project.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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

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

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

- a) Implementation of the project will not displace substantial numbers of existing housing as the site is currently operating as commercial and industrial businesses and will, therefore, not necessitate the construction of replacement housing elsewhere.
- b) The project will not create any significant demand for housing. In addition, the proposed industrial and commercial development will continue to provide employment opportunities for the existing population. The proposed development is not forecast to increase the number of future residents in the project area.
- c) No persons live on the project site, so no displacement of people can result from project implementation.
- d) The project site is not located within a County Redevelopment Project Area, so such designated area can not be impacted.
- e) Based on the nature of the project, it is not forecast to cause a cumulatively significant exceedance of official regional or local population projections.
- f) All required infrastructure is available within existing roadways, either adjacent to or near the project site. Therefore, no major extension of infrastructure, and related growth inducement, will result from implementing the proposed project. No significant population or housing impacts are forecast to occur from project implementation. No mitigation is required.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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 proposed project will incrementally increase the demand for fire services within Riverside County. However, the project will not require the provision of new or altered government facilities at this time. This project has been conditioned to comply with the requirements of the Riverside Fire Protection Department and for the payment of standard mitigation fees pursuant to Ordinance No. 659.7.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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35. Sheriff Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP Safety Element, Ordinance 659, and Project Review

Findings of Fact: The proposed project will incrementally increase the demand for Sheriff's services within Riverside County. However, the project will not require the provision of new or altered government facilities at this time.

This project has been conditioned for the payment of standard mitigation fees pursuant to Ordinance No. 659.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

36. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Lake Elsinore Unified School District Correspondence and RCIP

Findings of Fact: The proposed project is located within the Riverside Unified School District. This project is subject to the payment of school fees. However, the project will not require the provision of new or altered government facilities at this time.

This project has been conditioned for the payment of standard school impact fees in accordance with state law.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

37. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. This project has been conditioned to comply with the payment of standard mitigation fees pursuant to Ordinance No. 659.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

38. Health Services

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

Findings of Fact: The proposed project will not create a significant incremental demand for health services. The project will not require the provision of new or altered government facilities at this time.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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

Findings of Fact:

- a) The proposed project does not include the provision of recreational facilities so no adverse impact can result from its implementation.
- b) The proposed project is not forecast to cause a significant increase in local population or in the demand for use of offsite existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- c) The proposed development located within the boundaries of the Jurupa Area Parks and Recreation District; however, industrial projects are not subject to the payment of Quimby fees, therefore there is no impact.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

40. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP and Elsinore Area Plan Figure 8 "Trails and Bikeway System", and Parks & Open Space Department Review

Findings of Fact: The proposed project does not include the provision of recreational trails. The project will not directly add to the existing demand on local recreational trails. No significant impacts to regional recreational trails are forecast to occur as a result of project implementation.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

TRANSPORTATION/TRAFFIC Would the project

41. Circulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) 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"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards 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 type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, project review "Transportation Department", and City of Riverside letter dated 2/19/2008

Findings of Fact:

- a) The Transportation Department has not required a traffic study for the proposed project. It has been determined that the project is exempt from any traffic study requirements. However, the Transportation Department has determined that the existing street right-of-way and existing

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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paved area are insufficient for the existing developments. Therefore, the project has been conditioned to widen Union Street in accordance with the Industrial Collector section per 20. Trans 7.

- b) The project has been designed to meet all of the requirements of Ord. 348, Section 18.12 for off street parking, therefore there is no impact.
- c) The Transportation Department has determined that the project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways. However, the proposed uses are such that the requirement of the widening of Union Street per 20. Trans 7 shall be required, therefore the impacts are less than significant.
- d) The proposed project will not 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.
- e) The proposed project will not alter any waterborne, rail or air traffic as no such traffic occurs in the project area.
- f) The proposed project will not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment) because no such features or incompatible uses will be cause by project implementation. However the Transportation Department has requested the realignment of the off-ramp and reconfiguration of the traffic flow to make the exiting from the freeway more efficient.
- g) The proposed project has been conditioned to provide the improvements noted below, with the incorporation of these improvements any impacts on existing roads will be mitigated to less than significant. Sufficient public street right-of-way along Union shall be conveyed for public use to provide for an Industrial Collector, per 20. Trans 7.
- h) The proposed project will result in temporary impacts to circulation during construction activities. Temporary circulation impacts resulting from construction activities may occur. During construction activities, the traffic flow will be maintained to the highest level possible with the use of standard traffic control devices. Typical traffic control measures include warning signs, warning lights, and flaggers. Implementation of traffic control measures will provide guidance and navigational tools throughout the project area in order to maintain traffic flow and levels of safety during construction.
- i) See the discussion regarding access during construction provided above. The proposed roadway improvements associated with the project will enhance emergency access in the project area.
- j) The project's implementation will not conflict with adopted policies supporting alternative transportation, therefore there is no impact.

Mitigation: The proposed project shall provide the following improvements per 20. Trans 7.

Monitoring: Monitoring shall be conducted by the Transportation Department.

42. Bike Trails

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

Findings of Fact: The proposed project does not include the provision of bicycle lanes as part of the project design. No conflicts with the County's General Plan have been identified and no mitigation is required.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Department of Environmental Health Review and project application materials.

Findings of Fact:

- a) The Jurupa Community Services District will service the project with water. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.
- b) There is a sufficient water supply available to serve the project from existing entitlements and resources.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
44. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review and project application materials.

Findings of Fact:

- a) The Jurupa Community Services District will supply the project with sewer services. The project will not require or will result in the construction of new wastewater treatment facilities . This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health and water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.
- b) Since the project is served by an existing sewer system, there is no impact.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

45. Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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) 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: .RCIP and Riverside County Waste Management District Correspondence

Findings of Fact:

- a) The project will not substantially alter existing or future solid waste generation patterns and disposal services.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The project will be consistent with the County Integrated Waste Management Plan. The project has been conditioned to comply with the requirements of the Riverside County Waste Management District.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

46. Utilities

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

Findings of Fact: The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each building is connected to the appropriate utilities. The project is not anticipated to be in conflict or create any significant impacts associated with the adopted energy conservation plans.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

MANDATORY FINDINGS OF SIGNIFICANCE

47. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff Review and Project Application Materials

Findings of Fact: Implementation of the proposed project would not 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 because all of these concerns were addressed through project design.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 48. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff Review and Project Application Materials

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals. All environmental concerns have been address through the Environmental Assessment prepared for the proposed project.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 49. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review and Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. The project involves the construction of commercial uses, which will result in an increase in traffic and a need for additional services. However, all project impacts have been mitigated through project design and conditions of approval.

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

Source: Staff review and project application

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Potential direct or indirect impacts to the public's health, safety, and general welfare in regards to biological resources, geology/soils, hydrology/water quality, and transportation/traffic, were addressed through project design. The project's conditions of approval are set up to mitigate project impacts at all stages of the construction process and the eventual impacts during the commercial development's operation.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

- RCIP: Riverside County Integrated Project.

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

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92502

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CONDITIONS OF APPROVAL

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1 I PLAN:TRANSMITTED Case #: PP22794

Parcel: 170-320-008

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to legalize an existing truck and equipment storage area within a 4.00 gross acre parcel. The proposal consists an existing 3,562 sq. ft. storage and maintenance structure, a 484 sq. ft. office, a 2,938 sq. ft. care taker residence, a 695 sq. ft. garage, and a 802 sq. ft. storage container, and 25 parking spaces.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning General Plan Amendment No. 859, Change of Zone No. 7515, and Plot Plan No. 22794 The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 22794 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Plot Plan No. 22794 Amended No. 2, dated May 20, 2009.

APPROVED EXHIBIT L = Preliminary Landscaping Plans (Sheets 1-2) for Plot Plan No. 22794 Amended No. 2, dated May 20, 2009.

APPROVED EXHIBIT L-1 = Preliminary Landscaping Color Plant Palette Booklet and LS Concept Theory (Sheets 1-8) for Plot Plan No. 22794 Amended No. 2, dated May 20, 2009.

APPROVED EXHIBIT W = Wall and Fencing Plan for Plot Plan

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CONDITIONS OF APPROVAL

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T PLAN:TRANSMITTED Case #: PP22794

Parcel: 170-320-008

10. GENERAL CONDITIONS

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

No. 22794 Amended No. 2, dated May 20, 2009.

BS GRADE DEPARTMENT

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

The Plot Plan proposes to legalize an existng truck and equipment storage area. Additional paving is proposed as part of the plot plan submittal. Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

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

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

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

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

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

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

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

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

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CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of

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

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

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

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

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

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

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

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

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

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E HEALTH DEPARTMENT

10.E HEALTH. 1 PAR - HAZMAT BEP

RECOMMND

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

10.E HEALTH. 2 JCSD WATER AND SEWER SERVICE

RECOMMND

Plot Plan#22794 is proposing Jurupa Community Services District (JCSD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with JCSD, as well as, all other applicable agencies.

Any existing septic system(s) must be properly removed or abandoned under permit with the Department of Environmental Health (DEH).

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

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10. GENERAL CONDITIONS

10.FIRE. 4

USE-#84-TANK PERMITS

RECOMMND

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

10.FIRE. 5

USE-#89-RAPID HAZMAT BOX

RECOMMND

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

10.FIRE. 6

USE-#25-GATE ENTRANCES

RECOMMND

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

10.FIRE. 7

USE-#88A-AUTO/MAN GATES

RECOMMND

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan 22794 is a request to legalize an existing trucking and equipment storage operation on an

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

approximately 4.0-acre site. The site is located in the Jurupa area on the south side of Union Avenue east of Bain Street.

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

A preliminary project-specific Water Quality Management Plan (WQMP) was submitted to the District for review. In order to mitigate the site's impact on water quality, a 12-foot wide, 3-foot deep gravel/sand filled infiltration trench with landscaping on the surface is proposed along the length of the southwesterly property line and along a portion of the northerly and southerly sides of the site. While this proposal is acceptable to the District, the rock strip in the middle of the landscaping shall be a minimum of 5-foot wide. Any grading of the site shall be designed to direct flows to the water quality features. These BMP features shall be shown on the grading plan. It should be noted that the site's natural soils infiltration rate is high and alternative mitigation features are possible. The engineer/applicant should contact the District's Plan Check Section to discuss the various BMP options available prior to starting any final design improvement plans.

BMP's are not typically designed to contain/control 100-year storm flows and during a major storm event, the berm along the westerly property line could block flows. Therefore, the District also recommends that in order to minimize potential flooding onto the property or at the corners of the site, slots or breaches be placed in the berm to allow for excessive runoff.

10.FLOOD RI. 4

USE SUBMIT FINAL WQMP =PRELIM

RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The

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10.FLOOD RI. 4

USE SUBMIT FINAL WQMP =PRELIM (cont.)

RECOMMND

WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:
www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

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

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

10.FLOOD RI. 6

USE WQMP ESTABL MAINT ENTITY

RECOMMND

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

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PLANNING DEPARTMENT

10.PLANNING. 3

USE - GEO02087

RECOMMND

County Geologic Report (GEO) No. 2087, submitted for this project (PP22794) was prepared by LOR Geotechnical Group, Inc. (LOR) and is entitled: "Geologic Feasibility Investigation, Young Property, 9860 Union Avenue, Unincorporated Glen Avon Area, Riverside County, California, Project No. 22560C.3", dated July 23, 2008. In addition, LOR Geotechnical Group, Inc. (LOR) prepared the following report:

"Geologic Feasibility Investigation, Young Property, 9860 Union Avenue, Unincorporated Glen Avon Area, Riverside County, California, Project No. 22560C.31", dated September 30, 2008.

This additional report is now included as part of GEO No. 2087.

GEO No. 2087 concluded:

1.No potentially active fault is known to exist at the subject site.

2.Groundwater is not anticipated to adversely affect proposed development.

3.The liquefaction potential on the site is considered very low.

4.The potential for this site to be affected by seismically induced landslides and seiche/tsunami is considered negligible.

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

GEO No. 2087 recommended:

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

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - GEO02087 (cont.)

RECOMMND

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

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

GEO No. 2087 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2087 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 9 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. 10 USE - FEES FOR REVIEW

RECOMMND

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

10.PLANNING. 11 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.

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10.PLANNING. 14 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this plot plan shall be limited to the hours of 7:00 a.m. to 10:00 p.m., Monday through Saturday in order to reduce conflict with adjacent residential zones and/or land uses.

10.PLANNING. 15 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/Storage - 1/1000 sf (12,259 sf) and Office - 1/500 (3,422), for a total of 20 required spaces and the project provides for 25 spaces one (1) of which is accessible.

10.PLANNING. 16 USE - PERMIT SIGNS SEPARATELY RECOMMND

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

10.PLANNING. 18 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 23 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 24 USE - NO SECOND FLOOR RECOMMND

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

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10.PLANNING. 24 USE - NO SECOND FLOOR (cont.) RECOMMND

part of this permit and reviewed for parking standards.

10.PLANNING. 25 USE - NO RESIDENT OCCUPANCY RECOMMND

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

10.PLANNING. 28 USE - EXTERIOR NOISE LEVELS RECOMMND

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

10.PLANNING. 29 USE - NOISE MONITORING REPORTS RECOMMND

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

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10.PLANNING. 34 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. 35 USE - CEASED OPERATIONS

RECOMMND

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

10.PLANNING. 36 USE - 90 DAYS TO PROTEST

RECOMMND

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

10.PLANNING. 39 USE - STORAGE LIMITS

RECOMMND

The storage facilities shall be designated and operated for the storage of trucks and equipment only. In no case shall storage spaces be used for commercial manufacturing, retail or wholesale selling. The following materials shall not be permitted per this permit:

- 1) Flammable or explosive matter or materials.
- 2) Matter or material which create obnoxious dust, odor, or fumes.
- 3) Hazardous or extremely hazardous waste, as defined by applicable provisions of the Hazardous Waste Control Law (Health and Safety Code Section 25100, et. seq.)

10.PLANNING. 41 USE - ORD 810 O S FEE (1)

RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim Open Space Mitigation Fee shall be paid for each development project or portion of an

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10.PLANNING. 41 USE - ORD 810 O S FEE (1) (cont.)

RECOMMND

expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 45 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. 46 GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

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

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10.PLANNING. 47

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

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

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

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

10.PLANNING. 48

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;

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10.PLANNING. 48

USE - LC LANDSCAPE REQUIREMENT (cont.)

RECOMMND

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

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

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

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

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

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 49

USE - LOW PALEO

RECOMMND

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

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

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

3.The paleontologist shall determine the significance of

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10.PLANNING. 49 USE - LOW PALEO (cont.)

RECOMMND

the encountered fossil remains.

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

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

6.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

TRANS DEPARTMENT

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

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide

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

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 4 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 storage yard

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 4 USE - REVIEW OPERATION HOURS (cont.) RECOMMND
may be further restricted.

20.PLANNING. 8 USE - EXISTING STRUCTURE CHECK RECOMMND
WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

20.PLANNING. 9 USE - 60 SERIES CLEARANCE RECOMMND
Within twelve (12) months of the final approval of this permit by the Board of Supervisors, all of the 60 Series (PRIOR TO GRADING PERMIT ISSUANCE) Conditions of Approval shall be satisfied.

20.PLANNING. 10 USE - 80 SERIES CLEARANCE RECOMMND
Within eighteen (18) months of the final approval of this permit by the Board of Supervisors, all of the 80 Series (PRIOR TO BUILDING PERMIT ISSUANCE) Conditions of Approval shall be satisfied.

20.PLANNING. 11 USE - 90 SERIES CLEARANCE RECOMMND
Within twenty four (24) months of the final approval of this permit by the Board of Supervisors, all of the 90 Series (PRIOR TO BUILDING FINAL INSPECTION) Conditions of Approval shall be satisfied.

20.PLANNING. 12 USE - EXPIRATION CODE ENFORCE RECOMMND
WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required document fees for any plan check review as determined by the Director of Building and Safety, to ensure all buildings, structures and uses are in compliance with the applicable requirements of Ordinance Nos. 457 (Building Code) and 348 (Land Use) and the conditions of approval of this permit. A lock shall be

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20.PLANNING. 12

USE - EXPIRATION CODE ENFORCE (cont.)

RECOMMND

placed on the permit to take effect on the sixtieth day, which shall not be released unless compliance with the above provision has occurred. THE PERMIT HOLDER SHALL PURSUE DILIGENTLY TO COMPLETION ALL NECESSARY PERMITS AND OBTAIN FINAL INSPECTION APPROVAL THEREOF WITHIN ONE (1) YEAR OF THE EFFECTIVE DATE OF THIS PERMIT (additional time may be requested pursuant to Section 18.43 of Ordinance No. 348). A lock shall be placed on any building permit to take effect on the expiration date, and shall not be removed unless compliance with the above provision has occurred. Notwithstanding the above, any circumstance within the property threatening the public health and safety shall be immediately corrected.

TRANS DEPARTMENT

20.TRANS. 1

USE - LANDSCAPING ANNEX

RECOMMND

Within six (6) months of the effective date of this permit, landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department.

Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or Assessment District or enter into a continuous landscape maintenance agreement as approved by the Transportation Department.

20.TRANS. 2

USE - STREETLIGHTS - L&LMD

RECOMMND

Within six (6) months of the effective date of this permit, the project proponent shall submit to the Transportation Department L&LMD No. 89-1-C Administrator the following:

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

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20.TRANS. 3

USE-STREETLIGHT AUTHORIZATION

RECOMMND

Within twelve (12) months of the effective date of this permit, the project proponent shall submit to Transportation Department Permits the following:

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

20.TRANS. 4

USE - STREETLIGHT PLAN 1

RECOMMND

Within six (6) months of the effective date of this permit, a separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard Nos. 1000 or 1001. For projects within Imperial Irrigation District use IID's pole standard.

20.TRANS. 5

USE - STREET LIGHTS INSTALL

RECOMMND

Within twelve (12) months of the effective date of this permit, install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard.

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

It shall be the responsibility of the Developer to ensure that streetlights are energized along Union Street.

20.TRANS. 6

USE-IMP PLAN CHECKING DEPOSIT

RECOMMND

Prior to this project going to the Board of Supervisors, the applicant shall open an Improvement Plan (IP) account and pay an initial \$2500 deposit to the Transportation Department for plan checking of improvement plans. The improvement plans can be submitted after Board of Supervisors approval in accordance with condition 20.TRANS.7 PART-WIDTH.

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20. PRIOR TO A CERTAIN DATE

20.TRANS. 7 USE - PART-WIDTH

RECOMMND

Within six (6) months of the effective date of this permit, improvement plans for Union Street shall be approved. Union Street along project boundary is designated as an Industrial Collector road and shall be designed with 46' part-width AC pavement, (28' on the project side and 18' on opposite side of the centerline), 6" concrete curb and gutter, and 6' sidewalk within a 60' part-width dedicated right-of-way (39' on project side and 21' on opposite side of the centerline), in accordance with County Standard No. 111.

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

20.TRANS. 8 USE-PART-WIDTH (CONSTRUCT)

RECOMMND

Within twelve (12) months of the effective date of this permit, Union Street along project boundary is designated as an Industrial Collector road and shall be constructed with 46' part-width AC pavement, (28' on the project side and 18' on opposite side of the centerline), 6" concrete curb and gutter, and 6' sidewalk, within a 60' part-width dedicated right-of-way, (39' on project side and 21' on opposite side of the centerline), in accordance with County Standard No. 111.

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

2. Construct transition AC pavement tapering for acceleration and deceleration lane and join existing AC pavement to the northwest and southwest project boundaries as approved by Transportation Department.

20.TRANS. 9 USE-R-O-W CHECKING FEE DEPOSIT

RECOMMND

Prior to this project going to the Board of Supervisors, the applicant shall open an account and pay the appropriate processing fee, which is an initial deposit, to the Survey Department for the dedication of public street right-of-way along Union Street. The legals and plats can be submitted after Board of Supervisors approval in accordance with condition 20.TRANS.10 R-O-W DEDICATION 1.

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20. PRIOR TO A CERTAIN DATE

20.TRANS. 10 USE - R-O-W DEDICATION 1 RECOMMND.

Within twelve (12) months of the effective date of this permit, sufficient public street right-of-way along Union Street shall be conveyed for public use to provide for a 60 foot part-width right-of-way (39' on project side and 21' on opposite side).

20.TRANS. 11 USE-GRAFFITI ABATEMENT (FILE) RECOMMND

Within six (6) months of the effective date of this permit, the project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

20.TRANS. 12 USE-GRAFFITI ABATEMENT (ANNEX) RECOMMND

Within twelve (12) months of the effective date of this permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

20.TRANS. 13 USE - IMP PLANS RECOMMND

Within six (6) months of the effective data of this permit, improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

20.TRANS. 14 USE-SIGNING & STRIPING (PLAN) RECOMMND

Within six (6) months of the effective date of this permit, a signing and striping plan to be submitted and approved for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

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20. PRIOR TO A CERTAIN DATE

20.TRANS. 15

USE - UTILITY PLAN

RECOMMND

Within six (6) months of the effective date of this permit, electrical power, telephone, communication, street lighting, and television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

20.TRANS. 16

USE - UTILITY INSTALL

RECOMMND

Within twelve (12) months of the effective date of this permit, 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.

20.TRANS. 17

USE - LANDSCAPING (PLAN)

RECOMMND

Within six (6) months of the effective date of this permit, the project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping plan shall be submitted and approved within Union Street. Landscaping shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted within the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road

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20.TRANS. 17 USE - LANDSCAPING (PLAN) (cont.) RECOMMND
rights-of-way.

20.TRANS. 18 USE - LANDSCAPING (INSTALL) RECOMMND
Within twelve (12) months of the effective date of this permit, the project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping plan shall be installed within Union Street.

20.TRANS. 19 USE - ST DESIGN/IMP CONCEPT RECOMMND
The street design and improvement concept of this project shall be coordinated with County "TIP" Project Coordinator at (951) 955-6800 and CUP3553.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G2.1 GRADING BONDS RECOMMND
Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 3 USE-G2.4GEOTECH/SOILS RPTS RECOMMND
Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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

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

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

RECOMMND

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

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

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 10 USE IMPORT/EXPORT

RECOMMND

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

60.BS GRADE. 11 USE- ALTERNATIVE PAVEMENT

RECOMMND

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW

RECOMMND

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

60.FLOOD RI. 3 USE SUBMIT FINAL WQMP

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS

RECOMMND

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

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

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

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

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

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

RECOMMND

No grading permits shall be issued until General Plan Amendment No. 859 and Change of Zone No. 7517 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation[s] and/or zone[s] ultimately applied to the property.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

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

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW

RECOMMND

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

80.FLOOD RI. 3 USE SUBMIT FINAL WQMP

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 11 USE - LIGHTING PLANS RECOMMND

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

80.PLANNING. 14 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 19 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

80.PLANNING. 23 USE - PLANS SHOWING BIKE RACKS RECOMMND

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

80.PLANNING. 34 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 44 USE - FEE BALANCE RECOMMND

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

80.PLANNING. 46 USE - LC LANDSCAPE SECURITIES RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 46

USE - LC LANDSCAPE SECURITIES (cont.)

RECOMMND

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

NOTE:

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

80.PLANNING. 47

USE - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 47

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

parking areas;

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

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

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

NOTE:

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

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 Planning Department that the subject District has approved said plans.

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1

USE*G4.3PAVING INSPECTIONS

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

(EXISTING BUILDINGS OVER 3600 SQUARE FEET)
Install a complete fire sprinkler system per NFPA 13 20029 edition. 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. (In lieu of fire sprinklers may area separate building into equal compartments per the 2007 CBC).

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

90.FIRE. 3 USE-#27-EXTINGUISHERS

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION

RECOMMND

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

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

90.FLOOD RI. 3 USE IMPLEMENT WQMP

RECOMMND

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

90.FLOOD RI. 4 USE BMP MAINTENANCE & INSPECT

RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

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90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 8 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of twenty (25) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 9 USE - ACCESSIBLE PARKING

RECOMMND

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

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

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. 13 USE - LIGHTING PLAN COMPLY

RECOMMND

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

T PLAN:TRANSMITTED Case #: PP22794

Parcel: 170-320-008

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 17 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 21 USE - TRASH ENCLOSURES RECOMMND

One (1) trash enclosure which [is] adequate to enclose a minimum of two (2) bin[s] 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 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.

90.PLANNING. 22 USE - EXISTING STRUCTURES RECOMMND

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

90.PLANNING. 24 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

01/06/10
14:49

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 37

T PLAN:TRANSMITTED Case #: PP22794

Parcel: 170-320-008

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 25 USE - WALL & FENCE LOCATIONS

RECOMMND

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

90.PLANNING. 27 USE - CONDITION COMPLIANCE

RECOMMND

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

90.PLANNING. 32 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 Plot Plan No. 22794 is calculated to
be 3.96 net acres. In the event Riverside County Ordinance
No. 810 is rescinded, this condition will no longer be
applicable. However, should Riverside County Ordinance No.
810 be rescinded and superseded by a subsequent mitigation
fee ordinance, payment of the appropriate fee set forth in
that ordinance shall be required.

90.PLANNING. 33 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

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

01/06/10
14:49

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 38

T PLAN:TRANSMITTED Case #: PP22794

Parcel: 170-320-008

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 34

USE - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

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

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

DATE: August 21, 2007

TO:

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

Commissioner Snell
Jurupa Unified School Dist.
Jurupa CSD
SCE
Southern California Gas
Regional WQCB-Santa Ana
California Native American Heritage Commission
EIC "Attachment A"
U.S. Postal Service
Bureau of Land Management
Soboba Indian Tribe
Pechanga Indian Tribe
Jurupa Cultural Center
Michael Harrod

GENERAL PLAN AMENDMENT NO. 859 AND CHANGE OF ZONE NO. 7517 – EA41376 - Applicant: United Strategies, Inc. – Engineer/Representative: IW Consulting, Inc. – Second Supervisorial District – Glen Avon Zoning District – Jurupa Area Plan – Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) – Location: Northerly of Van Buren Boulevard and easterly of Bain Street – 20.62 Gross Acres – Zoning: Light Agriculture (A-1) and One-Family Dwellings (R-1) – **REQUEST:** The General Plan Amendment proposes to change the project site's current General Plan Land Use designation from Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) to Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio). The Change of Zone proposes to change the project site's current Zoning Classification from Light Agriculture (A-1) and One-Family Dwellings (R-1) to Manufacturing-Service Commercial (M-SC) – APN(s): 170-320-008, 009, 010, 013, 014, 018 – Related Cases: PP22794, PP22790, CUP3552, CUP3553, CV062624, CV062625, CV062570, CV062630, CV062571, CV062572

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR Meeting on September 13, 2007.** All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/ conditions are requested so that they may be incorporated in the staff report for this particular case.

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

COMMENTS:

DATE: _____

SIGNATURE: _____

FILE COPY

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.



Jurupa Area Recreation and Park District

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

www.jarpd.org

August 27, 2007

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

RE: GPA 859 and CZ 7517 – EA41376

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

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

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

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


It appears that this project may have an impact to the Class 1 Bike Path/Regional Trail of Riverside County. The developer needs to contact the Riverside County Open Space District to determine if there will be any impacts to their trails.

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

Through:

DAN RODRIGUEZ, General Manager
Jurupa Area Recreation and Park District

Prepared by:


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

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

General Manager
Dan Rodriguez

Office Manager
Julie Paniagua

Board of Directors

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

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 284
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
e-mail: dn_nahc@pacbell.net



September 18, 2007

Mr. Andrew Gonzalez
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
4080 Lemon Street, 9th Floor
Riverside, CA 92502-1409

Sent by FAX to: 951-955-3157
Number of pages: 2

Re: Tribal Consultation Per SB 18/Sacred Lands File Search for Project- General Plan
Amendment (GPA859) & CA7517: Mira Loma/Jurupa Area, Riverside County, California

Dear Mr. Gonzalez:

Government Code §85352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places. Attached is a Native American Tribal Consultation list of tribes with traditional lands or cultural places located within the requested plan boundaries.

As a part of consultation, the NAHC recommends that local governments conduct record searches through the NAHC and California Historic Resources Information System (CHRIS) to determine if any cultural places are located within the area(s) affected by the proposed action.

A NAHC Sacred Lands File search was conducted based on the township, range, and section information included in your request and no sites were found within the area of potential effect you identified. However, local governments should be aware that records maintained by the NAHC and CHRIS are not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a cultural place. I suggest you consult with all of those on the accompanying Native American Contacts list, which has been included separately. If they cannot supply information, they might recommend others with specific knowledge about cultural resources in your plan area. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from Tribes, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at (916) 653-6251.

Sincerely,


Dave Singleton
Program Analyst

Attachment: Native American Contacts

**Nat American Tribal Consultation List
Riverside County
September 18, 2007**

Cahuilla Band of Indians
Anthony Madrigal, Jr., Interim-Chairperson
P.O. Box 391760 Cahuilla ✓
Anza , CA 92539
tribalcouncil@cahuilla.net
(951) 763-2631

San Manuel Band of Mission Indians
Henry Duro, Chairperson
26569 Community Center Drive Serrano ✓
Highland , CA 92346
(909) 864-8933
(909) 864-3724 - FAX

Soboba Band of Mission Indians
Robert J. Salgado, Chairperson
P.O. Box 487 Luiseno ✓
San Jacinto , CA 92581
varres@soboba-nsn.gov
(951) 654-2765

Gabrielino/Tongva Tribal Council
Anthony Morales, Chairperson
PO Box 693 Gabrielino Tongva ✓
San Gabriel , CA 91778
ChiefRBwife@aol.com
(626) 286-1632
(626) 286-1758 - Home
(626) 483-3564 cell

Santa Rosa Band of Mission Indians
John Marcus, Chairman
P.O. Box 609 Cahuilla ✓
Hemet , CA 92546
srtribaloffice@aol.com
(951) 658-5311
(951) 658-6733 Fax

Gabrielino/Tongva Council / Gabrielino Tongva Nation
Sam Dunlap, Tribal Secretary
761 Terminal Street; Bldg 1, 2nd floor Gabrielino Tongva ✓
Los Angeles , CA 90021
office @tongvatribe.net
(213) 489-5001 - Officer
(909) 262-9351 - cell

Gabrielino Band of Mission Indians of CA
Ms. Susan Frank
PO Box 3021 Gabrielino ✓
Beaumont , CA 92223
(951) 897-2536 Phone/Fax

Morongo Band of Mission Indians
Robert Martin, Chairperson
11581 Potrero Road Cahuilla ✓
Banning , CA 92220 Serrano
britt_wilson@morongo.org
(951) 849-8807
(951) 755-5200

Pechanga Band of Mission Indians
Mark Macarro, Chairperson
P.O. Box 1477 Luiseno ✓
Temecula , CA 92593
tbrown@pechanga-nsn.gov
(951) 676-2768

Serrano Nation of Indians
Goldie Walker
6588 Valeria Drive Serrano ✓
Highland , CA 92346
(909) 862-9883

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Section 65352.3.



Mission:

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

August, 28, 2007

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

Re: Plot Plan No. 859 And Change of Zone No. 7517

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

Soboba Band of Luiseno Indians is requesting the following:

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Erica Helms", written over a horizontal line.

Erica Helms
Soboba Cultural Resource Department
Phone 951-487-8268



RIVERSIDE COUNTY SHERIFF

Jurupa Valley Station
7477 Mission Blvd.
Riverside, CA 92509
(951) 955-2600
(951) 955-2630 Fax

County of Riverside
Planning Department
9th Floor, CAC – PO Box 1409
Riverside, CA 92502-1409
ATTN: Andrew Gonzalez, Project Planner

September 18, 2007

RE: Conditional Use Permit – EA41383
Applicant: United Strategies, Inc.
Engineer/Representative: IW Consulting, Inc.
APN: 170-320-013, -014
Related Cases: GPA00859, CZ07517, CV062572, CV062624, CV062625

Project Location: Northerly of Van Buren Blvd and Easterly of Bain Street

Project Description: Conditional Use Permit proposes to legalize an existing trucking and equipment storage operations within a 6.20 gross acre lot. There are nine (9) existing structures within the subject project boundary.

Mr. Gonzalez,

Thank you for the opportunity to review and comment on the above listed project. This response is provided to identify the impact of such development on law enforcement services provided by this department. The following are a list of those issues and suggestions regarding those issues.

1. Building/Address Numbering

The property address shall be posted in a manner that is clearly visible and easily identifiable to responding emergency vehicles in the event of an emergency.

2. Property Lighting

The property should maintain lighting throughout the property to aid in the easy identification of individuals not authorized to be on the property.

3. Security

All items stored on the property shall be inventoried and a list of the inventory shall be updated periodically to assist in the identification and recovery in the event any property is stolen. Emergency contact information for a responsible party shall be on file with the Riverside County Sheriff's Department and shall be updated immediately upon any future changes.

Should the planning department, planning commission, developer, architect or, construction staff have any questions regarding the above public safety concerns, please feel free to contact the Jurupa Valley Sheriff Station Crime Prevention Coordinator at (951) 955-9230.

Cordially,



Chris Mattson
Deputy Sheriff
Crime Prevention Programs Coordinator
Jurupa Valley Sheriff Station

cc: - JVS Project File
- RSO Admin



RIVERSIDE COUNTY SHERIFF

Jurupa Valley Station
7477 Mission Blvd.
Riverside, CA 92509
(951) 955-2600
(951) 955-2630 Fax

County of Riverside
Planning Department
9th Floor, CAC – PO Box 1409
Riverside, CA 92502-1409
ATTN: Andrew Gonzalez, Project Planner

September 20, 2007

RE: Conditional Use Permit No. 3553 – EA41385
Applicant: United Strategies, Inc.
Engineer/Representative: IW Consulting, Inc.
APN: 170-320-009, -010
Related Cases: GPA 859 and CZ 7517

Project Location: Northerly of Van Buren Blvd and Easterly of Bain Street

Project Description: The conditional use permit proposes to legalize existing trucking and storage operations

Mr. Gonzalez,

Thank you for the opportunity to review and comment on the above listed project. This response is provided to identify the impact of such development on law enforcement services provided by this department. The following are a list of those issues and suggestions regarding those issues.

1. Building/Address Numbering

The property address shall be posted in a manner that is clearly visible and easily identifiable to responding emergency vehicles in the event of an emergency.

2. Property Lighting

The property should maintain lighting throughout the property to aid in the easy identification of individuals not authorized to be on the property.

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event any property is stolen. Emergency contact information for a responsible party shall be on file with the Riverside County Sheriff's Department and shall be updated immediately upon any future changes.

Should the planning department, planning commission, developer, architect or, construction staff have any questions regarding the above public safety concerns, please feel free to contact the Jurupa Valley Sheriff Station Crime Prevention Coordinator at (951) 955-9230.

Cordially,

A handwritten signature in black ink that reads "Chris L. Mattson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Chris Mattson
Deputy Sheriff
Crime Prevention Programs Coordinator
Jurupa Valley Sheriff Station

cc: - JVS Project File
 - RSO Admin

041 127 004242

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

**APPLICATION FOR AMENDMENT TO THE
RIVERSIDE COUNTY GENERAL PLAN**

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER:

GPA 00-589 ⁸⁵⁹

DATE SUBMITTED:

5-14-07

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name:

United Strategies, Inc.

E-Mail:

anna@unitedstrategies.com

Mailing Address:

1881 Business Center Drive Suite 8A

San Bernardino

Street
CA 92408

City

State

ZIP

Daytime Phone No: (909) 890-0675

Fax No: (909) 890-0676

Engineer/Representative's Name:

IW Consulting Engineers, Inc.

E-Mail:

andrew@iwcei.com

Mailing Address:

3544 University Avenue

Riverside

Street
CA 92501

City

State

ZIP

Daytime Phone No: (951) 687-2929

Fax No: (951) 687-2999

Property Owner's Name:

See Attached List

E-Mail:

Mailing Address:

Street

City

State

ZIP

Daytime Phone No: ()

Fax No: ()

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

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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.

Bruce K Vanderhorst
PRINTED NAME OF APPLICANT

Bruce K Vanderhorst
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.

Bruce K Vanderhorst
PRINTED NAME OF PROPERTY OWNER(S)

Bruce K Vanderhorst
SIGNATURE OF PROPERTY OWNER(S)

Susan L Vanderhorst
PRINTED NAME OF PROPERTY OWNER(S)

Susan L Vanderhorst
SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 170.320.013 & 014

Section: 19 & 10 Township: 25 Range: 6 W

Approximate Gross Acreage: 6.20

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

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

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

Fred Viramontes Fred Viramontes
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.

Fred Viramontes Fred Viramontes
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 170.320.009 & 010

Section: 19 & 10 Township: 25 Range: 6W

Approximate Gross Acreage: 8.41

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


APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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.

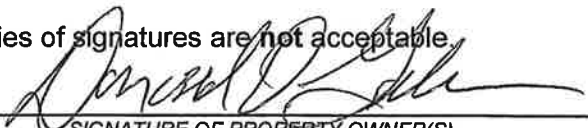
All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

DONALD D. GALLEANO 
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.

DONALD D. GALLEANO 
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 170.320.018

Section: 199 10 Township: 2 S Range: 6 W

Approximate Gross Acreage: 2.01

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