

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

207B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 2, 2010

SUBJECT: CONDITIONAL USE PERMIT NO. 3488 – CEQA Exempt – Applicant: Jorge Arriaga – Engineer/Representative: Penco Engineering, Inc. – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan – Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) – Location: Northerly of Limonite Avenue and easterly of Etiwanda Avenue – 2.39 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: The Conditional Use Permit proposes to legalize an unpermitted and operating trucking and parking business, “Toltec Freight Systems,” for 24 trailer and tractor parking spaces and 7 standard spaces. The project proposes to construct a new 1,000 square foot caretaker residence and include 7,770 square feet (16%) of new landscaping area on a 2.39 gross (2.33 net) acre site. The existing 1,000 square foot garage and 1,620 square foot storage building will be permitted and subsequently redeveloped – APN: 161-300-004. (Quasi-Judicial)

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on February 3, 2010

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

DENIAL of **CONDITIONAL USE PERMIT NO. 3488**, based upon the findings and conclusions incorporated in the staff report.

Ron Goldman
Planning Director

(continued on attached page)

RG:vc
RM

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that Conditional Use Permit No. 3488 is denied as recommended, and

IT WAS FURTHER ORDERED that staff work with Mr. Arriaga to locate an alternate site and refund or apply fees to new site, in addition Mr. Arriaga may continue at current site until new location found.

Ayes: Buster, Tavaglione, Stone, Benoit, and Ashley
Nays: None
Absent: None
Date: March 16, 2010
xc: Planning, Applicant, Supvr. Tavaglione

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.

District: Second | Agenda Number:

ATTACHMENTS FILED

WITH THE CLERK OF THE BOARD

1.2

REVIEWED BY EXECUTIVE OFFICE

DATE 3/8/10
Jina Grande
Departmental Concurrence

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

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

207B

March 2, 2010

SUBJECT: CONDITIONAL USE PERMIT NO. 3488 - Exempt

SECTION: Development Review – Riverside Office

TO: Clerk of the Board of Supervisors

FROM: Planning Department

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

- | | |
|---|---|
| <input type="checkbox"/> Approve | <input type="checkbox"/> Set for Hearing |
| <input type="checkbox"/> Deny | <input type="checkbox"/> Publish in Newspaper: Press Enterprise |
| <input type="checkbox"/> Place on Policy Calendar | <input type="checkbox"/> Adopt Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input checked="" type="checkbox"/> Place on Administrative Action | <input type="checkbox"/> Certify Environmental Impact Report |
| <input type="checkbox"/> Place on Section of Initiation Proceeding | <input type="checkbox"/> Notify Property Owners |
| <input checked="" type="checkbox"/> File: Notice of Exemption | <input type="checkbox"/> Labels provided |
| <input type="checkbox"/> Labels provided: | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |
| <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 MARCH 16, 2010 AGENDA

Clerk Of The Board

Please charge your time to case number(s): ZCUP3488

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

Notice of Exemption
Fish & Game Receipt (CFG4026)

Revised: 03/02/10
Y:\Planning Case Files-Riverside office\CUP03488\DH-PC-BOS Hearings\BOS\11 coversheet.doc

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

MAR 16 2010 1.2

RML
3-2-10

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
P.O. Box 3044 4080 Lemon Street, 9th Floor 38686 El Cerrito Road
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case Nos.: Conditional Use Permit No. 3488

Project Location: The project site is located in the Community of Mira Loma within the Jurupa Area Plan in Western Riverside County; more specifically, northerly of Limonite Avenue and easterly of Etiwanda Avenue.

Project Description: Conditional Use Permit No. 3488 proposes to legalize an unpermitted and operating trucking and parking business, "Toltec Freight Systems," for 24 trailer and tractor parking spaces and 7 standard spaces. The project proposes to construct a new 1,000 square foot caretaker residence and include 7,770 square feet (16%) of new landscaping area on a 2.39 gross (2.33 net) acre site. The existing 1,000 square foot garage and 1,620 square foot storage building will be permitted and subsequently redeveloped.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Jorge Arriaga

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (15270)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption ()
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

Reasons why project is exempt:

The proposed use is subject to the California Environmental Quality Act Section No. 15270, Projects Which Are Disapproved.

(a) CEQA does not apply to projects which a public agency rejects or disapproves.

(b) This section is intended to allow an initial screening of projects on the merits for quick disapprovals prior to the initiation of the CEQA process where the agency can determine that the project cannot be approved.

(c) This section shall not relieve an applicant from paying the costs for an EIR or negative declaration prepared for his project prior to the lead agency's disapproval of the project after normal evaluation and processing.

1. The Planning Commission found at the February 3, 2010 public hearing that the proposed use, trucking operation and parking business, is not consistent with the General Plan Land Use Designation, zoning or surrounding uses since the facility is an industrial type of business that will potentially cause land use compatibility and air quality issues.

Christian Hinojosa

County Contact Person

951-955-0972

Phone Number

Signature

Project Planner

Title

January 6, 2010

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA40586 ZCFG04026

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

D* REPRINTED * R0525306

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: ARRIAGA JORGE MARQUEZ \$64.00
paid by: CK 6221

CALIFORNIA FISH & GAME FOR EA40586

paid towards: CFG04026 CALIF FISH & GAME: DOC FEE
at parcel: 6146 ETIWANDA AVE MIRA
appl type: CFG3

By _____ Dec 20, 2005 12:49
CYUHAS posting date Dec 20, 2005

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

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

**PLANNING COMMISSION
MINUTE ORDER FEBRUARY 3, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

I. AGENDA ITEM 5.4: CONDITIONAL USE PERMIT NO. 3488 - CEQA Exempt - Applicant: Jorge Arriaga - Engineer/Representative: Penco Engineering, Inc. - Second Supervisorial District - Prado-Mira Loma Zoning District - Jurupa Area Plan - Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) - Location: Northerly of Limonite Avenue and easterly of Etiwanda Avenue - 2.39 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) (Quasi-Judicial)

II. PROJECT DESCRIPTION

The Conditional Use Permit proposes to legalize an unpermitted and operating trucking and parking business, Toltec Freight Systems, for 24 trailer and tractor parking spaces and 7 standard spaces. The project proposes to construct a new 1,000 square foot caretaker residence and include 7,770 square feet (16%) of new landscaping area on a 2.39 gross (2.33 net) acre site. The existing 1,000 square foot garage and 1,620 square foot storage building will be permitted and subsequently redeveloped.

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Christian Hinojosa, Ph: (951) 955-0972 or E-mail chinojos@rctlma.org

The following spoke in favor of the subject proposal:

Huitzilo Arriaga, Applicant

The following spoke in opposition of the subject proposal:

Rachel Lopez, Other Interested Party, 6599 Lucretin Ave., Mira Loma, CA 91752

Betty Anderson, Neighbor, 11378 Pena Way, Mira Loma, CA 91752

Stephen Anderson, Neighbor, 11378 Pena Way, Mira Loma, CA 91752

Frank Johnston, Other Interested Party, Mira Loma, CA 91752

The following did not wish to speak but gave time to Betty Anderson:

Colleen Smethers, Neighbor, Mira Loma, CA 91752

No one spoke in a neutral position 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;

DENIAL of **CONDITIONAL USE PERMIT NO. 3488**, 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.: 5.4
Area Map: Jurupa
Zoning District: Prado-Mira Loma
Supervisory District: Second
Project Planner: Christian Hinojosa
Planning Commission: February 3, 2010

Conditional Use Permit No. 3488
CEQA Exempt
Applicant: Jorge Arriaga
Engineer/Representative: Penco
Engineering, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT ADDENDUM STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No. 3488 proposes to legalize an unpermitted and operating trucking and parking business, "Toltec Freight Systems," for 24 trailer and tractor parking spaces and 7 standard spaces. The project proposes to construct a new 1,000 square foot caretaker residence and include 7,770 square feet (16%) of new landscaping area on a 2.39 gross (2.33 net) acre site. The existing 1,000 square foot garage and 1,620 square foot storage building will be permitted and subsequently redeveloped.

The project site is located in the Community of Mira Loma within the Jurupa Area Plan in Western Riverside County; more specifically, northerly of Limonite Avenue and easterly of Etiwanda Avenue.

ISSUES OF POTENTIAL CONCERN (ADDED BY PLANNING COMMISSION FEBRUARY 3, 2010):

This facility is essentially an industrial type of business. However, assuming location in the most appropriate industrial area possible, this type of proposal must be carefully planned and designed to eliminate potential land use compatibility issues and address potential air quality issues. The proposed project is located in a commercial area of Mira Loma, which includes a day care facility (600 feet) to the north, commercial uses to the south, single family residences to the west and equestrian uses to the east. This area is an appropriate location for neighborhood commercial uses as opposed to industrial types of uses, such as trucking related parking businesses. The proposal detracts from efforts to market the Etiwanda Avenue area for uses more appropriate for location in the Scenic Highway Commercial (C-P-S) zone and the Community of Mira Loma.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing Land Use (Ex. #1): | Trucking Business |
| 2. Surrounding Land Use (Ex. #1): | Day care facility (600 feet) to the north, commercial uses to the south, single family residences to the west and equestrian uses to the east. |
| 3. Existing Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S) |
| 4. Surrounding Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S) to the north, General Commercial (C-1/CP) to the south, Light Agriculture (A-1) to the east, and Residential Agriculture – 1/2 Acre Minimum (R-A-1/2) to the west |
| 5. General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) |
| 6. Surrounding General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the |

PRR 3/2

- north and south, and Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to the east and west
7. Project Data: Total Acreage: 2.39 Gross (2.33 Net)
Total Number of Proposed & Existing Buildings: 3
Total Proposed & Existing Building Area: 3,620 Square Feet
Total Landscape Area: 7,770 Sq. Ft. (16%)
Total Parking Spaces: 7
Total Trailer & Tractor Parking Spaces: 24
8. Environmental Concerns: CEQA Exempt Per Section 15270, Projects Which Are Disapproved

RECOMMENDATIONS:

DENIAL of **CONDITIONAL USE PERMIT NO. 3488**, based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The Planning Commission finds that the proposed project is not in conformance with the Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan including the applicable Policy Areas.
2. The Planning Commission finds that the proposed project is not consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The Planning Commission finds that the proposed project is not consistent with the adopted policies of the Jurupa Valley Redevelopment Project Area (JVPA) and the Equestrian Sphere Policy Area.
4. The Planning Commission finds that the public's health, safety and general welfare are not protected through project design.
5. The Planning Commission finds that the proposed project is not compatible with the present and future logical development of the area.
6. The proposed project has the potential to negatively impact the surrounding environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).

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

1. The project site is designated Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) on the Jurupa Area Plan.
2. The Planning Commission found at the February 3, 2010 public hearing that the proposed use, trucking operation and parking business, is not a compatible use in the Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) land use designation since the facility is an industrial type of business that will potentially cause land use compatibility and air quality issues.
3. The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the north and south, and Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to the east and west.
4. The zoning for the subject site is Scenic Highway Commercial (C-P-S).
5. The Planning Commission found at the February 3, 2010 public hearing that the proposed use, trucking operation and parking business, is not a consistent use in the Scenic Highway Commercial (C-P-S) zone since the facility is an industrial type of business that will potentially cause land use compatibility and air quality issues.
6. The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) to the north, General Commercial (C-1/CP) to the south, Light Agriculture (A-1) to the east, and Residential Agriculture – 1/2 Acre Minimum (R-A-1/2) to the west.
7. The Planning Commission found at the February 3, 2010 public hearing that the proposed use, trucking operation and parking business, is not consistent with the day care facility (600 feet) to the north, commercial uses to the south, single family residences to the west and equestrian uses to the east.
8. The proposed project is not consistent with the objectives of the Equestrian Sphere Policy of the Jurupa Area Plan. The facility is an industrial type of business that will potentially cause land use compatibility and air quality issues. The purpose of the policy is to protect the equestrian character in the Community of Mira Loma.
9. The Redevelopment Development Agency (RDA) has reviewed the proposed project and has determined in their letter dated June 5, 2007 that the project is not consistent with the objectives of the Jurupa Valley Redevelopment Project Area (JVPA).
10. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
11. The proposed use is subject to the California Environmental Quality Act Section No. 15270, Projects Which Are Disapproved.
 - (a) CEQA does not apply to projects which a public agency rejects or disapproves.
 - (b) This section is intended to allow an initial screening of projects on the merits for quick disapprovals prior to the initiation of the CEQA process where the agency can determine that the project cannot be approved.

(c) This section shall not relieve an applicant from paying the costs for an EIR or negative declaration prepared for his project prior to the lead agency's disapproval of the project after normal evaluation and processing.

1. The Planning Commission found at the February 3, 2010 public hearing that the proposed use, trucking operation and parking business, is not consistent with the General Plan Land Use Designation, zoning or surrounding uses since the facility is an industrial type of business that will potentially cause land use compatibility and air quality issues.

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. An Area subject to the Mt. Palomar Lighting Ordinance No. 655;
 - b. A City of Sphere of Influence;
 - c. The SKR Fee Area (Ordinance No. 663.10);
 - d. A Airport Influence Area;
 - e. An Agriculture Preserve;
 - f. A WRCMSHCP Criteria Cell;
 - g. A High Fire area;
 - h. A County Fault Zone;
 - i. A Flood Zone; or,
 - j. A Dam Inundation Area.
3. The project site is located within:
 - a. The Boundaries of the Jurupa Area Plan;
 - b. An MSHCP Fee Area (Ordinance No. 810);
 - c. A Development Impact Fee Area (Ordinance No. 659);
 - d. The Santa Ana Water Company;
 - e. The Day Creek Area Drainage Plan (ADP);
 - f. A Circulation Element Right-Of-Way (Arterial 128' ROW);
 - g. The Jurupa Valley Redevelopment Project Area (JVPA);
 - h. The Equestrian Sphere Policy Area;
 - i. A High Paleontological Potential (High A);
 - j. An Area High Liquefaction Potential;
 - k. An Area Susceptible to Subsidence; and,
 - l. The boundaries of the Jurupa Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 161-300-004.
5. This project was filed with the Planning Department on 12/20/2005.
6. This project was reviewed by the Land Development Committee 5 times on the following dates 4/12/2007, 6/05/2008, 9/17/2008, 6/04/2009 and 12/10/2009.

7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$40,516.36.
-

Agenda Item No.: 5.4
Area Map: Jurupa
Zoning District: Prado-Mira Loma
Supervisory District: Second
Project Planner: Christian Hinojosa
Planning Commission: February 3, 2010

Conditional Use Permit No. 3488
CEQA Exempt
Applicant: Jorge Arriaga
Engineer/Representative: Penco
Engineering, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No. 3488 proposes to legalize an unpermitted and operating trucking and parking business, "Toltec Freight Systems," for 24 trailer and tractor parking spaces and 7 standard spaces. The project proposes to construct a new 1,000 square foot caretaker residence and include 7,770 square feet (16%) of new landscaping area on a 2.39 gross (2.33 net) acre site. The existing 1,000 square foot garage and 1,620 square foot storage building will be permitted and subsequently redeveloped.

The project site is located in the Community of Mira Loma within the Jurupa Area Plan in Western Riverside County; more specifically, northerly of Limonite Avenue and easterly of Etiwanda Avenue.

PROJECT OPERATIONS:

The services provide a maximum of 12 trailers with up to 12 tractors to haul the trailers. The tractor / trailer unit typically leaves and returns to the site empty (no loading or unloading operations on the site). During a normal busy week, 5 trucks leave the site around 12 noon and normally return between 6 A.M. and 6 P.M. during the week. Maintenance of the trucks is limited to cleaning and light maintenance during the hours of 9 A.M. to 5 P.M. All heavy maintenance / repair and dispatching are accomplished off-site.

BACKGROUND:

The project was cited by the Riverside County Code Enforcement Department on September 15, 2005 for an unpermitted land use and for operating an unauthorized business without Planning Department approval. The property owner / applicant, Jorge Arriaga, filed a Conditional Use Permit application on December 20, 2005 and the most recent Land Development Committee (LDC) Meeting was scheduled for December 10, 2009. The applicant and their representative have been working in good faith to achieve resolution to most of the issues raised during the LDC Process.

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------|---|
| 1. Existing Land Use (Ex. #1): | Trucking Business |
| 2. Surrounding Land Use (Ex. #1): | Commercial to the north, Commercial and Vacant Land to the south, and Single Family Residences to the east and west |
| 3. Existing Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S) |
| 4. Surrounding Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S) to the north, General Commercial (C-1/CP) to the south, Light Agriculture (A-1) to the east, and Residential Agriculture – 1/2 Acre Minimum (R-A-1/2) to the west |

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- | | |
|--|--|
| 5. General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) |
| 6. Surrounding General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the north and south, and Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to the east and west |
| 7. Project Data: | Total Acreage: 2.39 Gross (2.33 Net)
Total Number of Proposed & Existing Buildings: 3
Total Proposed & Existing Building Area: 3,620 Square Feet
Total Landscape Area: 7,770 Sq. Ft. (16%)
Total Parking Spaces: 7
Total Trailer & Tractor Parking Spaces: 24 |
| 8. Environmental Concerns: | CEQA Exempt Per Section 15303, New Construction or Conversion of Small Structures |

RECOMMENDATIONS:

APPROVAL of **CONDITIONAL USE PERMIT NO. 3488**, 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: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan including the applicable Policy Areas.
2. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the adopted policies of the Jurupa Valley Redevelopment Project Area (JVPA) and the Equestrian Sphere Policy Area.
4. The public's health, safety and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).

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

1. The project site is designated Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) on the Jurupa Area Plan.

2. The proposed use, trucking operation and parking business, is a permitted use in the Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) land use designation.
3. The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the north and south, and Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to the east and west.
4. The zoning for the subject site is Scenic Highway Commercial (C-P-S).
5. The proposed use, trucking operation and parking business, is a permitted use, subject to approval of a conditional use permit in the Scenic Highway Commercial (C-P-S) zone under Section 9.50.e which the Planning Director finds that the proposed use is substantially the same in character and intensity as Sections 9.50.b (15) trailer and boat storage and (17) truck sales and services.
6. The proposed use, trucking operation and parking business, is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) zone.
7. The proposed use, trucking operation and parking business, is consistent with the surrounding uses.
8. The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) to the north, General Commercial (C-1/CP) to the south, Light Agriculture (A-1) to the east, and Residential Agriculture – 1/2 Acre Minimum (R-A-1/2) to the west.
9. Within the vicinity of the proposed project there is commercial to the north, commercial and vacant land to the south, and single family residences to the east and west.
10. The proposed project is consistent with the objectives of the Equestrian Sphere Policy of the Jurupa Area Plan.
11. The Redevelopment Development Agency (RDA) has reviewed the proposed project and has determined that the project is consistent with the objectives of the Jurupa Valley Redevelopment Project Area (JVPA).
12. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
13. The proposed use is subject to the California Environmental Quality Act Section No. 15303, New Construction or Conversion of Small Structures. This section states "Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to the following:
 - c) A store, motel, office, restaurant, or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of

significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

1. The project includes a 1,000 square foot caretakers unit on the existing project site, in an urbanized area. The project does not propose, nor will it be allowed the use of a significant amount of hazardous substances.
 2. The project does not exceed 10,000 square feet of floor area.
 3. The project currently has public water, gas, and electric on site and is served by the applicable utilities.
 4. The project currently utilizes on-site sewage disposal for waste water treatment. This on-site sewage disposal system has been reviewed by the County Department of Environmental Health and found to be acceptable for the proposed use, which is a trucking operation and parking business.
14. The proposed use is categorically exempt from the California Environmental Quality Act per Section No. 15303, New Construction or Conversion of Small Structures.

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. An Area subject to the Mt. Palomar Lighting Ordinance No. 655;
 - b. A City of Sphere of Influence;
 - c. The SKR Fee Area (Ordinance No. 663.10);
 - d. A Airport Influence Area;
 - e. An Agriculture Preserve;
 - f. A WRCMSHCP Criteria Cell;
 - g. A High Fire area;
 - h. A County Fault Zone;
 - i. A Flood Zone; or,
 - j. A Dam Inundation Area.
3. The project site is located within:
 - a. The Boundaries of the Jurupa Area Plan;
 - b. An MSHCP Fee Area (Ordinance No. 810);
 - c. A Development Impact Fee Area (Ordinance No. 659);
 - d. The Santa Ana Water Company;
 - e. The Day Creek Area Drainage Plan (ADP);
 - f. A Circulation Element Right-Of-Way (Arterial 128' ROW);
 - g. The Jurupa Valley Redevelopment Project Area (JVPA);
 - h. The Equestrian Sphere Policy Area;
 - i. A High Paleontological Potential (High A);
 - j. An Area High Liquefaction Potential;
 - k. An Area Susceptible to Subsidence; and,

- I. The boundaries of the Jurupa Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 161-300-004.
5. This project was filed with the Planning Department on 12/20/2005.
6. This project was reviewed by the Land Development Committee 5 times on the following dates 4/12/2007, 6/05/2008, 9/17/2008, 6/04/2009 and 12/10/2009.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$40,516.36.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03488
VICINITY/POLICY AREAS

Supervisor Tavaglione
 District 2

Date Drawn: 12/17/2009
 Vicinity Map



Zoning District: Prado-Mira Loma
 Township/Range: T2SR6W
 Section: 21

Assessors Bk. Pg. 161-30
 Thomas Bros. Pg. 683 J5
 Edition 2009



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03488

LAND USE

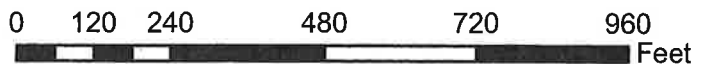
Supervisor Tavaglione
District 2

Date Drawn: 9/01/09
Exhibit 1



Zoning District: Prado-Mira Loma
Township/Range: T2SR6W
Section: 21

Assessors Bk. Pg. 161-30
Thomas Bros. Pg. 683 J5
Edition 2009



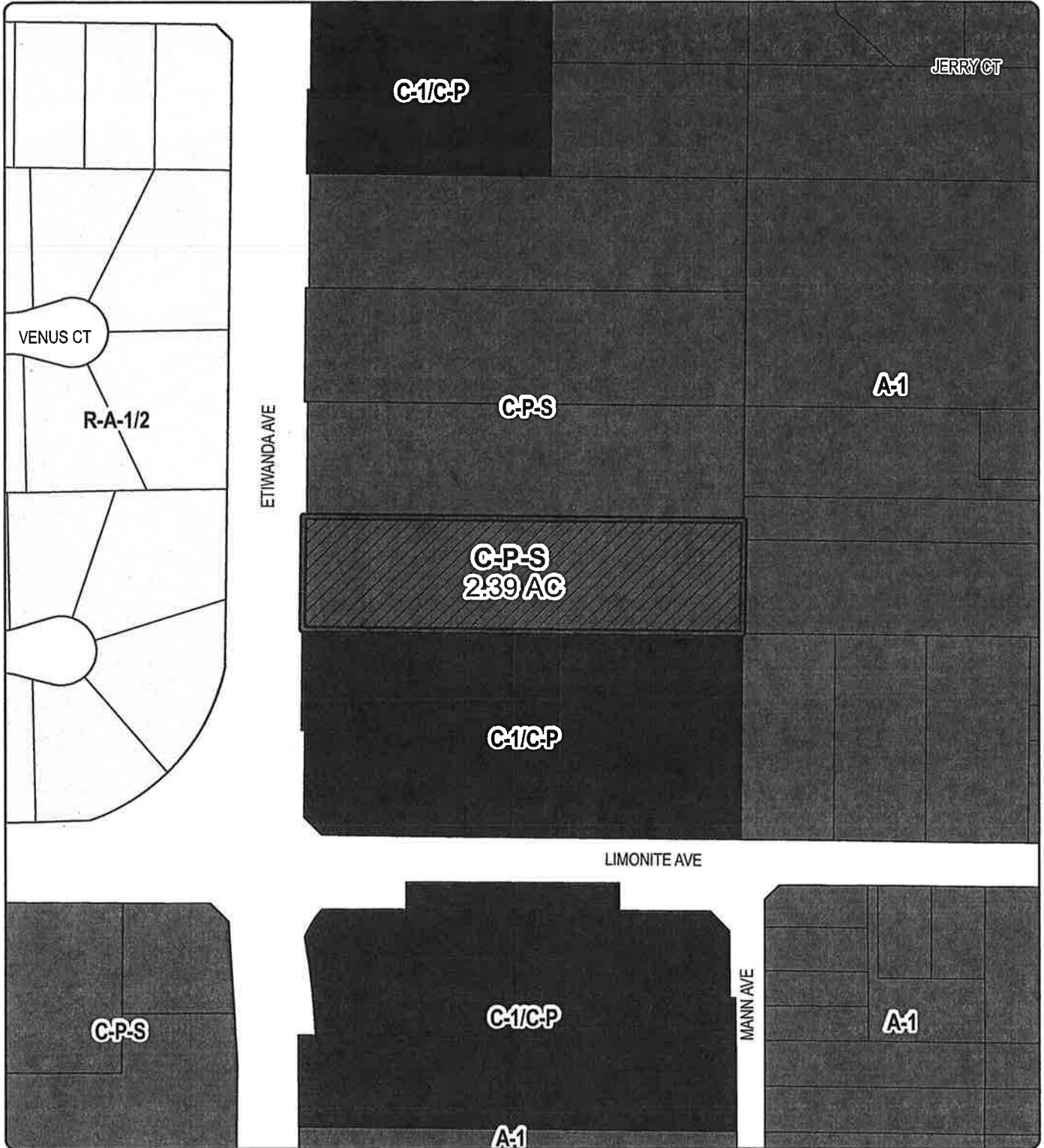
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please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

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03488
EXISTING ZONING

Supervisor Tavaglione
District 2

Date Drawn: 12/17/2009
Exhibit 2



Zoning District: Prado-Mira Loma
Township/Range: T2SR6W
Section: 21

Assessors Bk. Pg. 161-30
Thomas Bros. Pg. 683 J5
Edition 2009



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

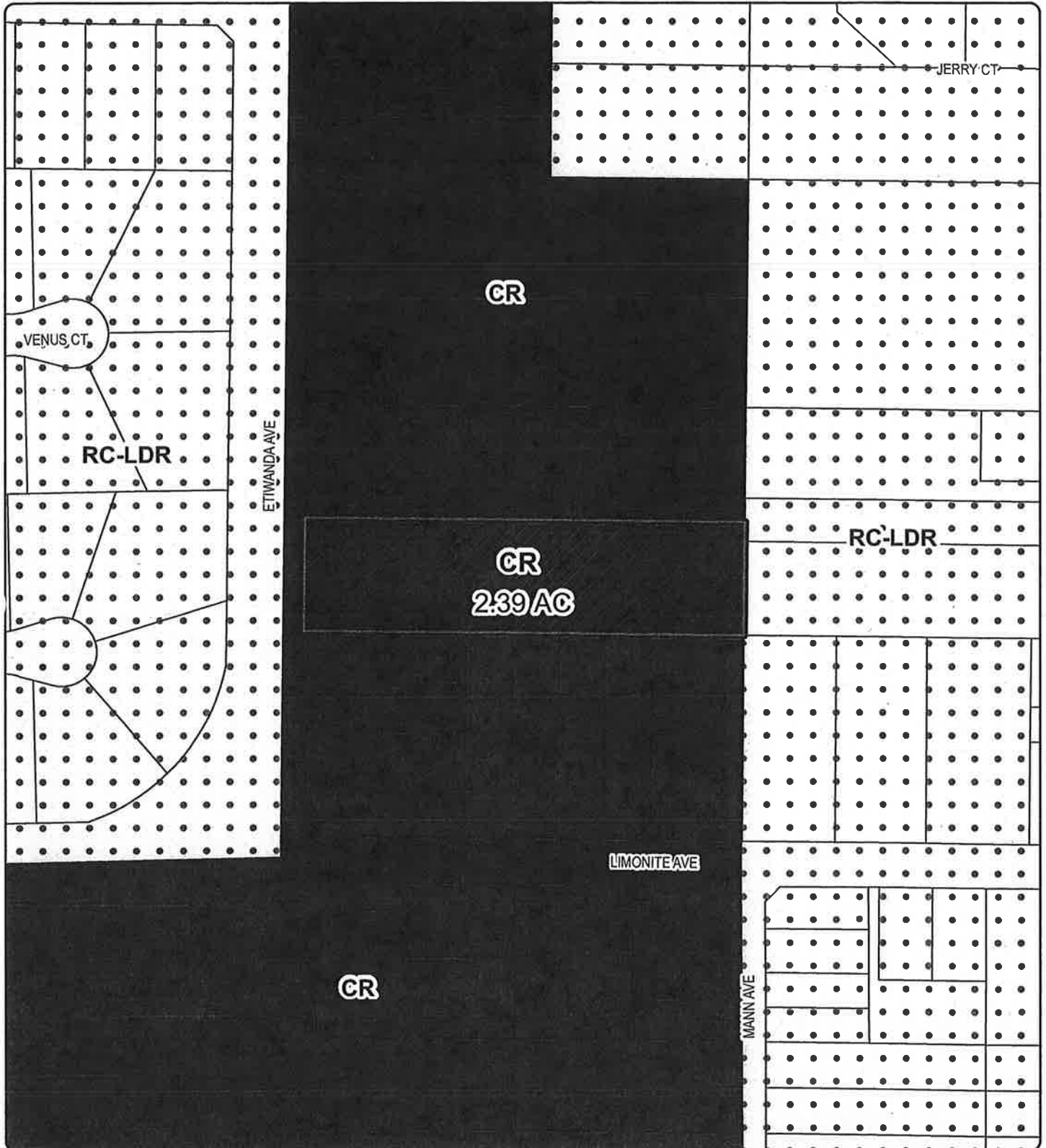
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03488

EXISTING GENERAL PLAN

Supervisor Tavaglione
District: 2

Date Drawn: 12/17/2009
Exhibit 5



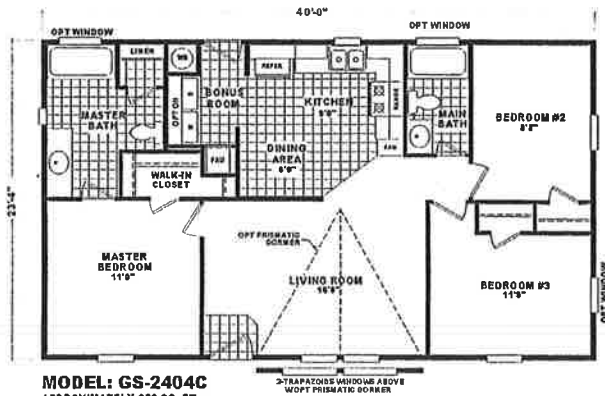
Zoning District: Prado-Mira Loma
Township/Range: T2SR6W
Section: 21

Assessors Bk. Pg. 161-30
Thomas Bros. Pg. 683 J5
Edition 2009



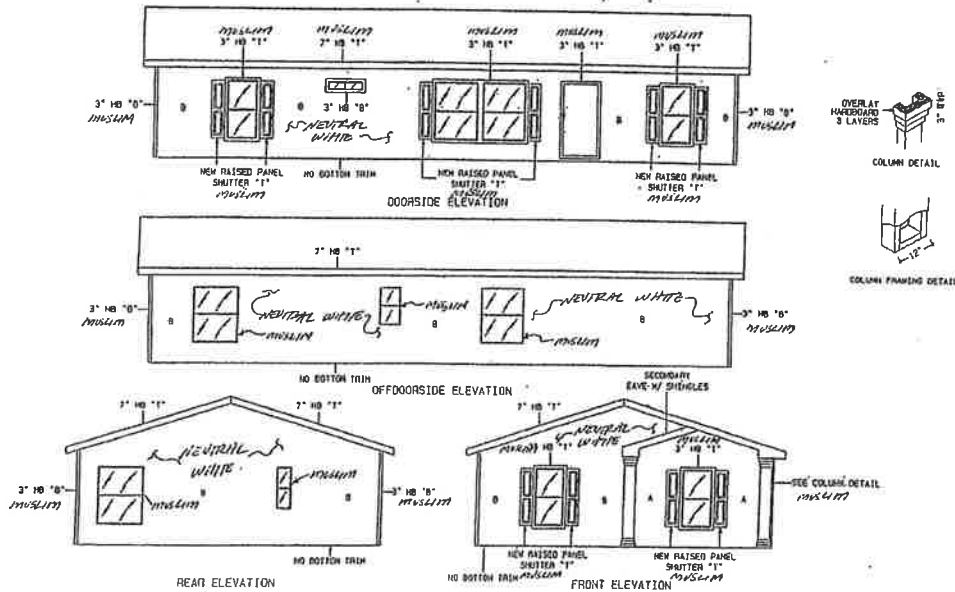
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please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

PROPOSED CARETAKER OFFICE



MODEL: GS-2404C
APPROXIMATELY 933 SQ. FT.
3 BEDROOM, 2 BATH

PLAN VIEW



ELEVATIONS

CONDITIONAL USE PERMIT

NO. 3488

6146 ETIWANDA AVENUE
MIRA LOMA, CA 91752

APPLICANT / DEVELOPER / OWNER

Jorge Marquez Arriaga
109 S. Andreas Place
SANTA ANA, CA 92704
PHONE: (714) 775-0342

ASSESSOR'S PARCEL NUMBER

161-300-004-7

DATE OF MAP

AUGUST, 2008

PREPARED BY

PENCO ENGINEERING, INC.
2191 6TH STREET, STE 211
NO.
081

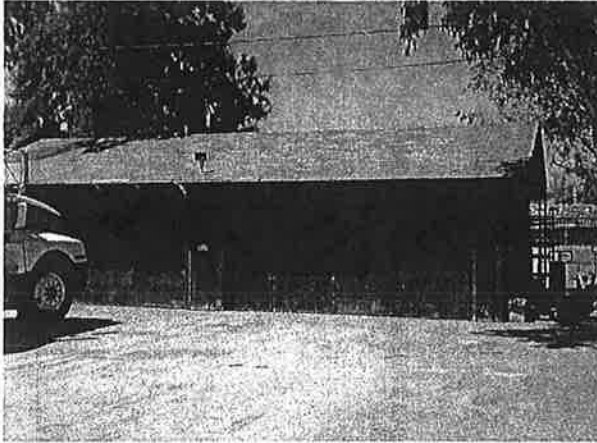
CASE: CUP03488 AMD. 4
EXHIBIT: B, C & M (SHEETS 1-3)
DATE: 12/24/09
PLANNER: C. Hinojosa

RALPH LAUREN

Mustlin - RA21

Mustlin - RA21

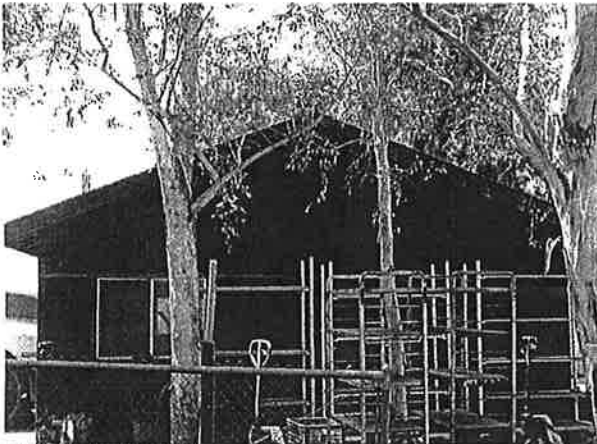
EXISTING GARAGE



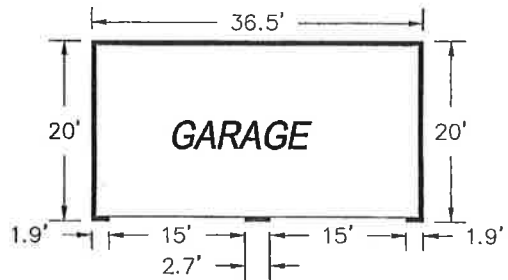
FRONT VIEW



SIDE VIEW (LEFT)



SIDE VIEW (RIGHT)



CONDITIONAL USE PERMIT

NO. 3488

6146 ETIWANDA AVENUE
MIRA LOMA, CA 91752

APPLICANT / DEVELOPER / OWNER

Jorge Marquez Arriaga
109 S. Andres Place
SANTA ANA, CA 92704
PHONE: (714) 775-0342

ASSESSOR'S PARCEL NUMBER

181-300-004-7

DATE OF MAP

AUGUST, 2008

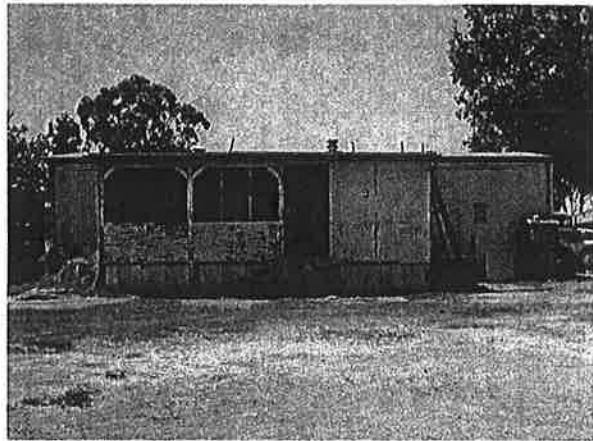
PREPARED BY

PENCO ENGINEERING, INC.
2191 6TH STREET, STE 211
NORCO, CA 92860
951-738-2040

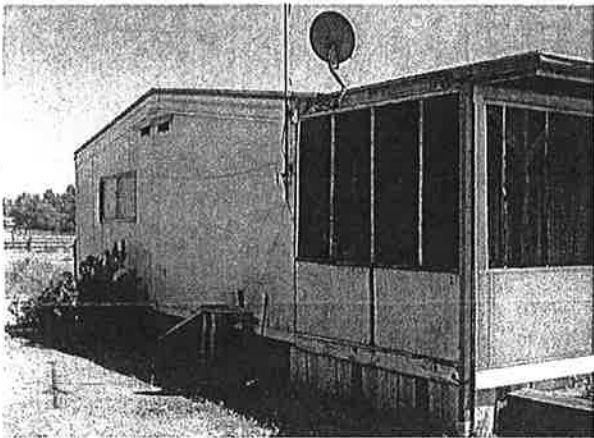
EXISTING MOBILE HOME



FRONT VIEW



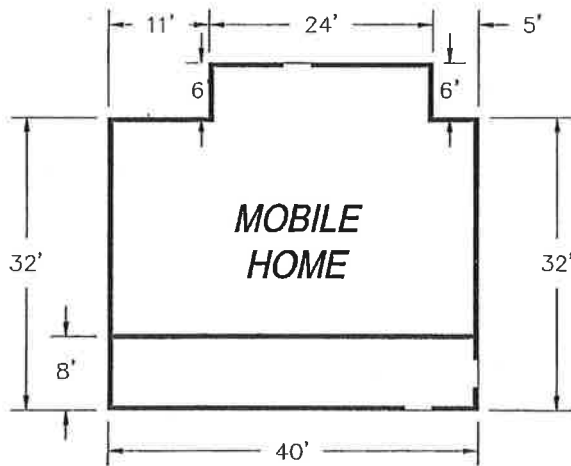
BACK VIEW



SIDE VIEW (LEFT)



SIDE VIEW (RIGHT)



CONDITIONAL USE PERMIT

NO. 3488

6146 ETIWANDA AVENUE
MIRA LOMA, CA 91752

APPLICANT / DEVELOPER / OWNER

Jorge Marquez Arriaga
109 S. Andrea Place
SANTA ANA, CA 92704
PHONE: (714) 775-0342

ASSESSOR'S PARCEL NUMBER

161-300-004-7

DATE OF MAP

AUGUST, 2008

PREPARED BY

PENCO ENGINEERING, INC.
2191 6TH STREET, STE 211
NORCO, CA 92860
951-738-2040

CONDITIONAL USE PERMIT NO. 3488

DETAILED PLANTING CONCEPT PLAN

6146 ETIWANDA AVENUE RIVERSIDE COUNTY

PLATANUS occidentalis 'Bloodgood'
4-8' H, 30-40" spread
Standard form, Good Street Use
Moderate Water Use

CYPRESSUS sempervirens 'Scheidt'
4-10' H, 6-10" spread
Elegant form, Good Street Use
Low to Moderate Water Use

POPULUS nigra 'ITALICA'
4-10' H, 15-20" spread
Common form, Good Street Use
Moderate Water Use

CERCIS occidentalis
10-18" tall and wide
Deciduous
Moderate Water Use

ECHEMUM leucostachyum
5-4" H, 4-10" wide
Blue Green Foliage, Purple flowers
Low to Moderate Water Use

LEUCOPHYLLUM x 'HEAVENLY CLOUD'
4-11" tall and wide
Grey Green Foliage, Pale Purple flowers
Low to Moderate Water Use

ALICE BRIDG
4-11" tall and wide
Low to Moderate Water Use

SELECTIONS TEMPORARIAS
3-7" tall and wide
Grey Green Foliage
Moderate Water Use

ZURBARIA ANCHIS
4-5" H, 4-10" wide
Light Green Foliage
Purple and White flowers
Moderate Water Use

LOW FREE
-227-6800
F. ROY BAY
NEW CALIFORNIA

Surrounding Landscapes

Landscapes surrounding the project do not share common design parameters. The streetscape located to the north of the project consists of SCHNUS mole (Callionda Pepper) and STAGNIS romanoffiana (Queen Palm). California Peppers are often associated with damage to concrete curbs and sidewalks as well as timing growth of undesirable plants. The project landscape design aims to provide the look of an established street scene which is desired for most thoroughfares. The median landscaping appears to be the most recent assigned installation but the planting is sparse and it appears that plant species are being replaced with new species. The project landscape design aims to provide a solid tree line for the streetscape adding eye interest and a good example of water-wise landscaping. PLATANUS specimens will provide a solid tree line for the thoroughfare while providing an accent for the understory landscaping.



Existing Street Scene



PROJECT LOCATION

METHOD OF IRRIGATION

This landscape installation is designed to conform to Ordinance NO. 859 upon installation. The site will be irrigated utilizing drip irrigation (Eco 1/2" Spaced In-line) installed below grade with 2 GPH emitters. Trees and shrubs will be irrigated through a windbreak. A Eto based controller will be utilized to automatically adjust irrigation run times throughout the season.

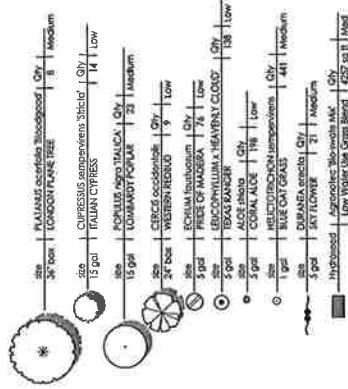
Maximum Applied Water Allowances

Estimated Annual Water Use
Annual Maximum Allowable Water Budget
AWMB in ccf / yr = Eto x Allowable Percentage x Total Landscape Area
Conversion Factor to Hundreds of Cubic Feet (ccf)
1.227 = 56.68 x 20 x 22.927
746

Eto = Class Coefficient Area in Sq. Ft.
Distribution Efficiency x Application Efficiency x Conversion Factor to Billing Units
560 = 56.68 x 50 x 23.827
1,009 x 20 x 746
Plant Material
295 = 56.68 x 28 x 5.123
1,009 x 20 x 746
Bt. Swath Seed Mix
AWMB in ccf / yr = 1,227
EAWU in ccf / yr = 885

Design Notes:
MAMA calculations can not accurately estimate the ultimate water savings created by using drip irrigation. MAMA calculations assume an irrigation is a direct application to the plant root zone resulting in a substantial water savings not entirely reflected in the calculations.

PLANTING LEGEND



MAX. #2.50"/AC
50% (100% for 1/2" Spaced In-line)
5% Malva Inpervicta (Coral Range Malva)
30% Festuca Megalura (Rustic Fescue)
5% Stipa pulchra (Purple Needlegrass)
5% Stipa caprea (Flowering Stipa)
The height of this mix will grow up to 15" - 24" and a bunch type growth pattern, it comes in texture, is suitable for medium roads, self-seeding, and is tolerant to a wide range of temperatures.
PLANTING LEGEND
3000 lbs / acre environment friendly
150 lbs / acre environment friendly
40 lbs / acre environment friendly
Material as installed by job list.

*** all seeds available here:
Agrono-seed company 951-47-0628
Linear Root Barrier
Deep Root Barriers are to be installed per plan and for any trees within 2' of any hardscape.
Decorative Curved Rock
Decorative Rock Cobble 6" - 12" Round
PLANTER MULCH
Planters shall be installed with a 2" thick layer of decorative, stabilized mulch to provide the benefit of long term low maintenance.

LANDSCAPE CONCEPT THEORY

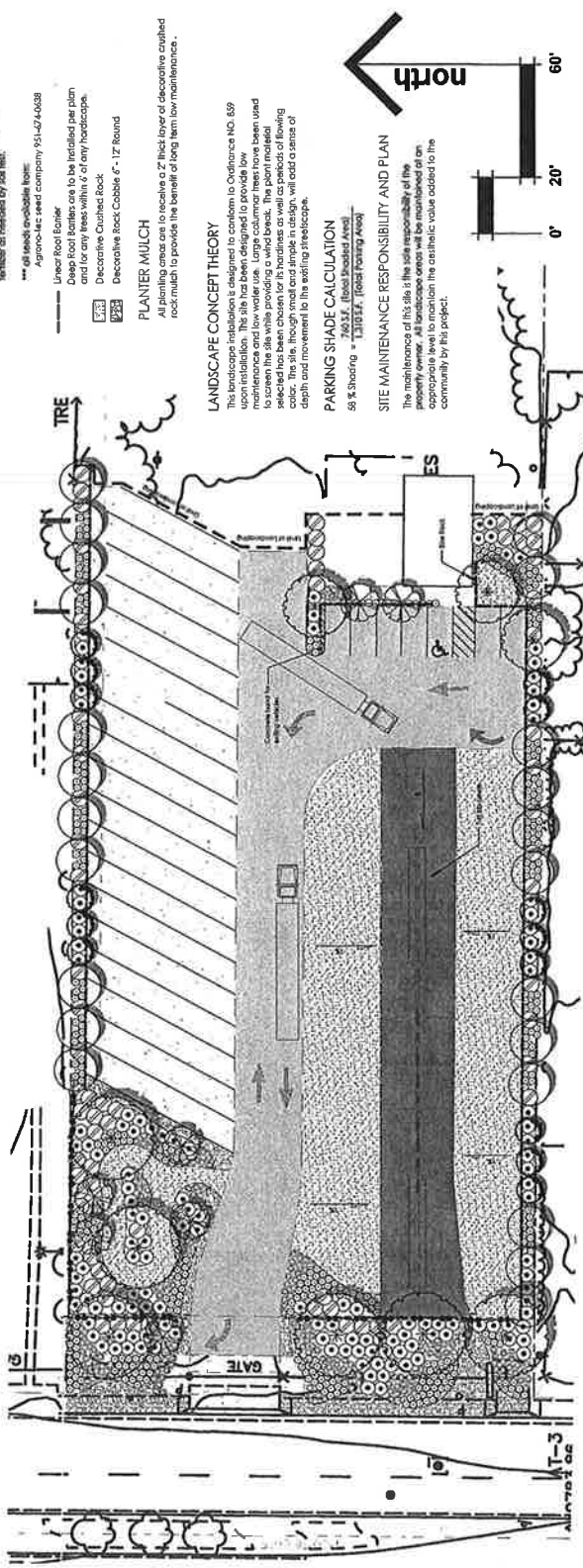
This landscape installation is designed to conform to Ordinance NO. 859 upon installation. The site has been designed to provide low maintenance landscaping that is suitable for a wide range of climates. The plants selected have been chosen for their hardiness as well as periods of flowering color. The site, through material and simple in design, will add a sense of depth and movement to the existing streetscape.

PARKING SHADE CALCULATION

56% Shading = 1,181 SF, (Total Parking Area)

SITE MAINTENANCE RESPONSIBILITY AND PLAN

The maintenance of this site is the sole responsibility of the property owner. All landscape plants will be maintained at an appropriate level to maintain the aesthetic value added to the community by this project.



KAMMEYER & ASSOCIATES
ENVIRONMENTAL DESIGN PLANNING LANDSCAPE ARCHITECTURE
THE RANCH 2807 BELLECO AVENUE CORONA CA 92681
PHONE (951) 371-2444 FAX (951) 371-4411

APPROVED BY: _____ DATE: _____
DATE: 12-23-09
PROJECT NO: 09-035

REVISION BLOCK

DATE: 12-14-09
BY: C. HINOJOSA
PROJECT NO: 09-035

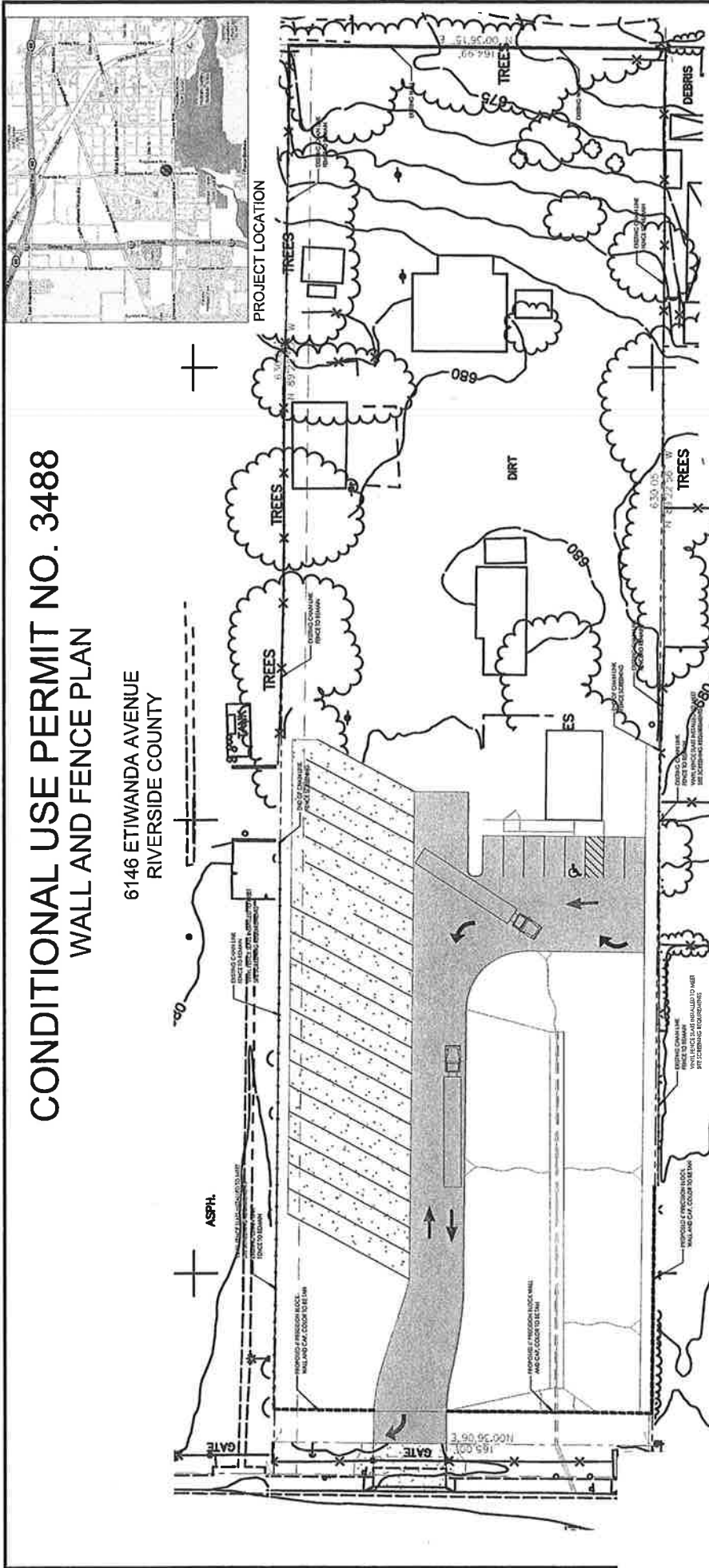
CONDITIONAL USE PERMIT NO. 3488
6146 ETIWANDA AVENUE
MIRA LOMA, CA 91752
RIVERSIDE COUNTY

1 OF 2 SHEETS
FILE NO:

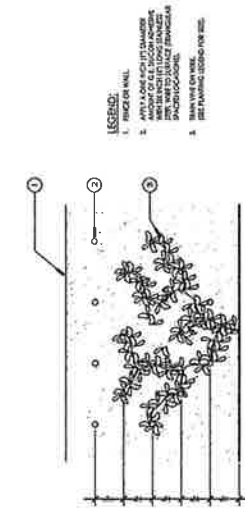
CASE: CUP03488 AMD. 4
EXHIBIT: L & L-1
DATE: 12/24/09
PLANNER: C. Hinojosa

CONDITIONAL USE PERMIT NO. 3488 WALL AND FENCE PLAN

6146 ETIWANDA AVENUE
RIVERSIDE COUNTY



TYPICAL PLANTED WALL COVERAGE

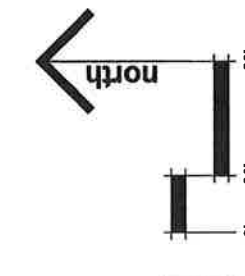


ESPALIER VINE PLANTING ON WALL



PRECISION BLOCK WALL

- LEGEND:**
1. FINISH FOR WALL
 2. APPLY 1/2" COARSE SAND ON TOP OF FINISH FOR WALL
 3. APPLY 1/2" COARSE SAND ON TOP OF FINISH FOR WALL
 4. SET FINISH FOR WALL
- NOTES:**
1. ALL WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 2. ALL WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 3. ALL WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 4. ALL WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.



DATE: 12/24/09
 DRAWN BY: C. HINOJOSA
 CHECKED BY: C. HINOJOSA
 PROJECT NO. 3488
 SHEET NO. 2 OF 2
 PROJECT LOCATION: 6146 ETIWANDA AVENUE, MIRALOMA, CA 91752, RIVERSIDE COUNTY
 PREPARED BY: KAMMEYER & ASSOCIATES, ENVIRONMENTAL DESIGN PLANNING, LANDSCAPE ARCHITECTURE, THE BANCHE, 2857 BELLEGG AVENUE, CORONA, CA 92621, PHONE (951) 291-2448, FAX (951) 291-8779
 APPROVED BY: [Signature]
 DATE: 12/24/09
 PROJECT NO. 3488
 SHEET NO. 2 OF 2
 PROJECT LOCATION: 6146 ETIWANDA AVENUE, MIRALOMA, CA 91752, RIVERSIDE COUNTY
 PREPARED BY: KAMMEYER & ASSOCIATES, ENVIRONMENTAL DESIGN PLANNING, LANDSCAPE ARCHITECTURE, THE BANCHE, 2857 BELLEGG AVENUE, CORONA, CA 92621, PHONE (951) 291-2448, FAX (951) 291-8779

CASE: CUP03488 AMD. 4
 EXHIBIT: W
 DATE: 12/24/09
 PLANNER: C. Hinojosa

ADDITIONAL USE PERMIT Case #: CUP03488

Parcel: 161-300-004

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is to legalize an unpermitted and operating trucking and parking business, "Toltec Freight Systems," for 24 trailer and tractor parking spaces and 7 standard spaces. The project proposes to construct a new 1,000 square foot caretaker residence and include 7,770 square feet (16%) of new landscaping area on a 2.39 gross (2.33 net) acre site. The existing 1,000 square foot garage and 1,620 square foot storage building will be permitted and subsequently redeveloped.

The project site is located in the Community of Mira Loma within the Jurupa Area Plan in Western Riverside County; more specifically, northerly of Limonite Avenue and easterly of Etiwanda Avenue.

10. EVERY. 2

USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 3488. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3

USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3488 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Conditional Use Permit No. 3488 Amended No. 4, dated December 24, 2009.

APPROVED EXHIBIT B = Project Elevations (Sheets 1-3) for Conditional Use Permit No. 3488 Amended No. 4, dated

ADDITIONAL USE PERMIT Case #: CUP03488

Parcel: 161-300-004

10. GENERAL CONDITIONS

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

RECOMMND

December 24, 2009.

APPROVED EXHIBIT C = Project Floor Plans (Sheets 1-3) for Conditional Use Permit No. 3488 Amended No. 4, dated December 24, 2009.

APPROVED EXHIBIT G = Conceptual Grading Plan for Conditional Use Permit No. 3488 Amended No. 4, dated December 24, 2009.

APPROVED EXHIBIT L = Preliminary Landscaping Plans for Conditional Use Permit No. 3488 Amended No. 4, dated December 24, 2009.

APPROVED EXHIBIT L-1 = Preliminary Landscaping Color Plant Palette and LS Concept Theory for Conditional Use Permit No. 3488 Amended No. 4, dated December 24, 2009.

APPROVED EXHIBIT M = Project Colors and Materials for Conditional Use Permit No. 3488 Amended No. 4, dated December 24, 2009.

APPROVED EXHIBIT W = Wall Plan for Conditional Use Permit No. 3488 Amended No. 4, dated December 24, 2009.

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION

RECOMMND

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

ADDITIONAL USE PERMIT Case #: CUP03488

Parcel: 161-300-004

10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

10.BS GRADE. 8 USE-G2.6SLOPE STABL'TY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horiz. to vert.) or over 30' in vertical height - unless addressed in a previous report.

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

ADDITIONAL USE PERMIT Case #: CUP03488

Parcel: 161-300-004

10. GENERAL CONDITIONS

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

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. 11 USE-G2.9DRNAGE & TERRACING RECOMMND

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

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

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

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

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

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

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

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

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

ADDITIONAL USE PERMIT Case #: CUP03488

Parcel: 161-300-004

10. GENERAL CONDITIONS

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

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.

ADDITIONAL USE PERMIT Case #: CUP03488

Parcel: 161-300-004

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1

SARWQCB CLEARANCE LTR 11/25/08

RECOMMND

Currently, there are 5 separate structures: 1,300 sf caretaker's house, 225 sf dispatch office, 432 sf mobile office, and two storage sheds on this property that includes a total of 3 bedrooms and 3 bathrooms. However, only the caretaker's house and dispatch office are served by an existing septic tank-subsurface disposal system. No new construction is proposed for this project. There is no sewer available which could serve this project. Since these structures have been permitted and no new construction is being proposed, this project appears to comply with the minimum lot size requirements for the use of septic tank-subsurface disposal systems. However, should the County later determine that the existing septic tank-subsurface disposal system is not adequate and required modifications would deem your project a new development subject to the minimum lot size requirements, the following would need to be submitted to SARWQCB:

1. A County approved soils percolation report;
2. A definitive site plot plan (including septic tank size(s), complete fixture unit count, etc.
3. Form 200
4. CEQA compliance documentation as determined by lead agency
5. A fee of \$1226.00

10.E HEALTH. 2

C42 CERTIFICATION-GEN COMMENTS

RECOMMND

A C42 Certification of the two existing septic systems were performed by Dependable Septic Service (C42 Lic#849600) on 7/16/2009 and both systems have been shown to be in good working order. The following comments were noted by the C42:

SEPTIC SYSTEM#1 - FRONT DWELLING (9 FIXTURE UNITS)
1000 GALLON SEPTIC TANK
EXISTING ROCK PIT (NOT PER COUNTY STANDARDS)

**NOTE: UPON REPLACEMENT OR REPAIR OF THIS SYSTEM, FURTHER REQUIREMENTS WILL APPLY BASED ON THE MOST CURRENT CODES, REGULATIONS AND STANDARDS.

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10. GENERAL CONDITIONS

10.E HEALTH. 2 C42 CERTIFICATION-GEN COMMENTS (cont.) RECOMMND

SEPTIC SYSTEM#2 - REAR/MODULAR HOME (14 FIXTURE UNITS)
1200 GALLON SEPTIC TANK
300 SQUARE FEET OF LEACH LINE BOTTOM AREA
1 - 100' LONG LEACH LINE

10.E HEALTH. 3 SANTA ANA WATER CO.-WATER SVC RECOMMND

This project is proposing Santa Ana Water Company (SAWC) potable water service only. It is the responsibility of the developer to ensure that all requirements to obtain water service are met with SAWC as well as all other applicable agencies.

10.E HEALTH. 4 GENERAL COMMENTS RECOMMND

Conditional Use Permit#3488 proposes to permit an existing trucking operation and parking. No increase in total plumbing fixtures are proposed for this project. Therefore, upsizing of the existing septic systems is not required at this time. If changes to the scope of the project are made which will result in an increase in daily wastewater flow or increase in total plumbing fixture units, further requirements will apply.

No hazardous materials are allowed to be disposed of in any of the existing septic systems. No parking or vehicular traffic is allowed over the existing septic systems to ensure its proper functioning.

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 V-B construction

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10. GENERAL CONDITIONS

10.FIRE. 2 USE-#23-MIN REQ FIRE FLOW (cont.) RECOMMND
per the 2007 CBC.

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.

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

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10. GENERAL CONDITIONS

10.FIRE. 7 USE-#88A-AUTO/MAN GATES (cont.)

RECOMMND

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

CUP 3488 proposes to legalize an unpermitted and existing trucking operation and parking business with parking spaces including a proposed caretaker residence. The existing garage and the storage building will be permitted and subsequently redeveloped. The 2.39 acres site is within the Jurupa area, located southerly of 58th Street, northerly of Limonite Avenue, easterly of Etiwanda Avenue, and westerly of Ridgeview Avenue.

The site receives little tributary offsite runoff. The site currently sheet flows towards the west to an existing District facility in Etiwanda Avenue, Day Creek Lateral B stage 2. Since the development has an adequate outlet, mitigation for increased runoff due to development is not required but mitigation for water quality impacts is required.

The developer has submitted a preliminary Water Quality Management Plan (WQMP) dated May 11, 2009. The developer is proposing an infiltration trench to mitigate the water quality. Conceptually this is acceptable to the District but may be small as proposed. However, there is adequate area within the project site that could be utilized to accommodate a larger BMP. Thus issue can be resolved at plan check stage.

This site is located within the bounds of the Day Creek Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$9,262 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

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10. GENERAL CONDITIONS

10.FLOOD RI. 5

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 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. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report shall mimic the format/template of the final report but can be less detailed. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary project specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP. The report will need significant revisions to meet the requirements of a final project specific WQMP. Also, it should be noted that if 401 certification is necessary for

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10. GENERAL CONDITIONS

10.FLOOD RI. 5 USE SUBMIT FINAL WQMP >PRELIM (cont.) RECOMMND

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.

PLANNING DEPARTMENT

10.PLANNING. 3 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. 4 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.

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 6 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 7 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 8 USE - HOURS OF OPERATION RECOMMND

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

10.PLANNING. 9 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 uses: If number of workers cannot be determined: 1 space per 1,000 square feet of storage area. The project is proposing 2,620 square feet of storage area that requires 3 parking spaces. The project is providing a total of 7 parking spaces.

10.PLANNING. 10 USE - LIMIT ON SIGNAGE RECOMMND

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

10.PLANNING. 11 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.

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - NO RESIDENT OCCUPANCY RECOMMND

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

10.PLANNING. 22 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from South Coast Air Quality Management District (SCAQMD), or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 23 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 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 26 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.

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10. GENERAL CONDITIONS

10.PLANNING. 27 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. 29 USE - IND OCCUPANT CHANGE RECOMMND

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

10.PLANNING. 34 USE - ORD 810 O S FEE (1) RECOMMND

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

10.PLANNING. 35 USE - 2ND DIST LS GUIDELINES RECOMMND

The permit holder shall comply with the intent of the "DESIGN AND LANDSCAPE GUIDELINES FOR DEVELOPMENT IN THE SECOND SUPERVISORIAL DISTRICT (Revised)", approved by the Board of Supervisors, September 15, 1998, and revised October 23, 1998 to APPROVED EXHIBITS B, L, and M. Note: In the event of a conflict between the Design Guidelines and Approved Landscape Plans, the Approved Plans shall take precedence.

10.PLANNING. 39 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

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10. GENERAL CONDITIONS

10.PLANNING. 39 USE - BUSINESS LICENSING (cont.) RECOMMND

Program Office of the Building and Safety Department at
www.rctlma.org.buslic.

10.PLANNING. 43 USE - GEO02092 RECOMMND

County Geologic Report (GEO) No. 2092, submitted for this project (CUP03488) was prepared by Soil Exploration Company, Inc. and is entitled: "Preliminary Geotechnical Investigation and Liquefaction Evaluation Study Report, Proposed Truck Facility, 6146 Etiwanda Avenue, APN 161-300-004-7, Mira Loma, Riverside County, California, Project No. 8064-01", dated August 8, 2008. In addition, Soil Exploration Company, Inc. prepared "Response to County Review Comments, Proposed Toltec Trucking Facility, 6146 Etiwanda Avenue, Mira Loma, Riverside County, California", dated April 7, 2009. This document is herein incorporated as a part of GEO02092.

GEO02092 concluded:

- 1.The potential for surface fault rupture at the site is vey low to nil.
- 2.Site soils are not considered susceptible to liquefaction.
- 3.Calculated total and differential settlements are not significant.

GEO02092 recommended:

- 1.Grading and backfills should be performed in accordance with the General Earthwork and Grading Specifications provided in GEO02092.

GEO02092 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02092 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.

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10. GENERAL CONDITIONS

10.PLANNING. 44

USE - IF HUMAN REMAINS FOUND

NOTAPPLY

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 a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the property owner, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

10.PLANNING. 44

USE - 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. GENERAL CONDITIONS

10.PLANNING. 45

USE - 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. 46

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. GENERAL CONDITIONS

10.PLANNING. 46

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. 47

USE - ARB SIGN FOR IDLING

RECOMMND

Signs stating that "The driver of a diesel-fueled motor vehicle with a gross vehicle weight rating (GVWR) greater than 10,000 pounds is prohibited from idling the vehicle's primary engine for more than five (5) minutes at any location and may not operate a diesel fueled auxiliary power system (APS) for more than 5 minutes at any location within 100 feet of a restricted area (residences). The minimum penalty for an idling violation is \$300.00. To report a violation please contact 1800-END-SMOG" Signs shall be placed at every other loading dock and not be less than twenty four inches square.

10.PLANNING. 48

USE - WASTE MGMT CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated April 23, 2007, summarized

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10. GENERAL CONDITIONS

10.PLANNING. 48

USE - WASTE MGMT CLEARANCE (cont.)

RECOMMND

as follows:

The Riverside County Waste Management Department has reviewed the proposed project located north of Limonite Avenue, west of Ridgeview Avenue, and east of Etiwanda Avenue, in the Prado-Mira Loma Zoning District. The proposed project is a commercial use, and as such it is subject to the State Model Ordinance, implemented 9/01/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991, which requires that all commercial, industrial and multi-family residential projects provide adequate area(s) for collecting and loading recyclable materials (i.e., paper products, glass and other recyclables). The Department recommends that the following Conditions of Approval be attached to the project:

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

2. Prior to final building inspection for EACH commercial building, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.

3. Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods

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10. GENERAL CONDITIONS

10.PLANNING. 48 USE - WASTE MGMT CLEARANCE (cont.) (cont.) RECOMMND

that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

4. Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

5. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.

6. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

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

Any questions, please contact Mirtha Liedl, Planner from the Riverside County Waste Management Department Phone (951) 486-3284.

10.PLANNING. 49 USE - EDA (RDA) CLEARANCE RECOMMND

A clearance letter from Riverside County Economic Development Agency (Redevelopment) shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated

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10. GENERAL CONDITIONS

10. PLANNING. 49 USE - EDA (RDA) CLEARANCE (cont.)

RECOMMND

January 5, 2010, summarized as follows:

The viewshed along Etiwanda Avenue from the southeast, east and northeast is to be adequately protected to the extent that it is reasonably possible. This means that the internal portions of the site currently visible from the portions of Etiwanda Avenue as described above are to be blocked from external view.

1. The front of the project site directly facing Etiwanda Avenue is to be designed with extensive landscaping and fenced with a masonry wall and a screened entry gate (or gates).

2. The final landscaping and fencing plans shall be submitted to the RDA for review and approval;

3. The masonry wall facing Etiwanda Avenue, all other external solid and/or screened fencing and the screened entry gate (or gates) are to be kept free of graffiti at all times;

4. The masonry wall facing Etiwanda Avenue shall be treated with an anti-graffiti coating to assist in graffiti removal;

5. The external and internal landscaping approved as a part of the project is to be maintained in a neat and viable condition at all times;

6. The proposed project is to be given an operational life of a maximum of five (5) years from the date of approval of Conditional Use Permit 3488. At the end of the aforementioned five-year (5-year) period (the last day of year "5"), the applicant agrees that the operation of the trucking dispatch business on the subject site will cease. The applicant also agrees that all trucks and trailers and any other related equipment shall be physically removed from the site within a reasonable time after the last day of year five (year "5") but, in any event, no later than six (6) months after the last day of year five (year "5"). This condition neither prevents the applicant from submitting a future application for renewal of Conditional Use Permit 3488, nor does it prevent the applicant from submitting a future application for other commercial uses on the site. However, the applicant also understands that

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10. GENERAL CONDITIONS

10.PLANNING. 49 USE - EDA (RDA) CLEARANCE (cont.) (cont.) RECOMMND

the submittal of any and all future development application(s) on this site will be subject to the applicable development review process as determined by the Planning Director and mandatory review by the Redevelopment Agency. In addition, the applicant understands that approval of any and all future development applications on this site is discretionary and not guaranteed;

7.All signage proposed for installation on the project site shall require the submittal and approval of an application for a minor plot plan. A copy of this application and any accompanying exhibits shall be transmitted to the Redevelopment Agency for review and approval; and

8.Any and all future development applications on the subject site shall be transmitted to the Redevelopment Agency for review and comment.

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT RECOMMND

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

10.TRANS. 2 USE - STD INTRO 3 (ORD 460/461) RECOMMND

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

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2

USE - LIFE OF THE PERMIT

RECOMMND

The proposed project is to be given an operational life of a maximum of five (5) years from the date of approval of Conditional Use Permit 3488. At the end of the aforementioned five-year (5-year) period (the last day of year "5"), the applicant agrees that the operation of the trucking dispatch business on the subject site will cease. The applicant also agrees that all trucks and trailers and any other related equipment shall be physically removed from the site within a reasonable time after the last day of year five (year "5") but, in any event, no later than six (6) months after the last day of year five (year "5"). This condition neither prevents the applicant from submitting a future application for renewal of Conditional Use Permit 3488, nor does it prevent the applicant from submitting a future application for other commercial uses on the site. However, the applicant also understands that the submittal of any and all future development application(s) on this site will be subject to the applicable development review process as determined by the Planning Director and mandatory review by the Redevelopment Agency. In addition, the applicant understands that approval of any and all future development applications on this site is discretionary and not guaranteed.

20.PLANNING. 3

USE - REVIEW OPERATION HOURS

RECOMMND

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

20.PLANNING. 4

USE - EXPIRATION DATE-CUP

RECOMMND

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 4 USE - EXPIRATION DATE-CUP (cont.) RECOMMND

of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

20.PLANNING. 5 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 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.

20.PLANNING. 6 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.

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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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7 USE-G2.15NOTRD OFFSITE LTR

RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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.

60.FLOOD RI. 4

USE DAY CREEK ADP FEES

RECOMMND

The County Board of Supervisors has adopted the Day Creek Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

CUP 3488 is located within the limits of the Day Creek Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 0.61 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 12 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3488, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 13 USE - GRADING PLAN REVIEW

RECOMMND

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

60.PLANNING. 14 USE - PLANNING DEPT REVIEW

RECOMMND

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

60.PLANNING. 20 USE - PALEO PRIMP & MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

12.Procedures for reporting of findings.

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

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

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE RECOMMND

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

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.

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

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.

80.FLOOD RI. 4

USE DAY CREEK ADP FEES

RECOMMND

The County Board of Supervisors has adopted the Day Creek Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 4 USE DAY CREEK ADP FEES (cont.) RECOMMND

CUP 3488 is located within the limits of the Day Creek Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of .61 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLANNING DEPARTMENT

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS RECOMMND

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

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

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

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

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

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

80.PLANNING. 16 USE - WASTE MGMT CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated April 23, 2007, summarized as follows:

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 16

USE - WASTE MGMT CLEARANCE (cont.)

RECOMMND

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

2. Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

80.PLANNING. 17

USE - SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 20

USE - LIGHTING PLANS

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 USE - FEE STATUS

RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3488, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 23 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 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,

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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.

80.PLANNING. 24

USE - LC LANDSCAPE SECURITIES

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

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.

TRANS DEPARTMENT

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

Sufficient public street right-of-way along Etiwanda Avenue shall be conveyed for public use to provide for a 64 foot half-width right-of-way.

80.TRANS. 2 USE-ANNEX L&LMD/OTHER DIST RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting Judy Watterlond, Transportation Department at (951) 955-6829, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Raised curbed landscaping median along Etiwanda Avenue.
- (2) Streetlights.
- (3) Traffic signals located on Etiwanda Avenue at intersection of Limonite Avenue.
- (4) Street sweeping.
- (5) Landscaping along Etiwanda Avenue parkway.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2

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

RECOMMND

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

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

80.TRANS. 3

USE - LIGHTING PLAN

RECOMMND

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

80.TRANS. 4

USE-LANDSCAPING COM/IND

RECOMMND

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

Landscaping plans shall be designed within Etiwanda Avenue and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

90. PRIOR TO BLDG FINAL INSPECTION

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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.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency 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.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

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-#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 - MAINT & INSPECT

RECOMMND

The permit holder shall contain provisions for all structural 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 BMP's 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. 3

USE - PARKING PAVING MATERIAL

RECOMMND

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

90.PLANNING. 4

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. 8

USE - ROOF EQUIPMENT SHIELDING

RECOMMND

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

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90.PLANNING. 10 USE - INSTALL BIKE RACKS RECOMMND

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

90.PLANNING. 11 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. 13 USE - CURBS ALONG PLANTERS RECOMMND

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

90.PLANNING. 14 USE - WALL/BERM REQUIRED RECOMMND

A minimum six (6) foot high decorative block wall or combination landscaped earthen berm and decorative block wall shall be constructed along Etiwanda Avenue and portion of the south property line as shown on APPROVED EXHIBIT W. The exterior side of all masonry walls shall be surfaced with a protective coating that will facilitate the removal of graffiti. The required wall and/or berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

90.PLANNING. 17 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

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90.PLANNING. 17 USE - EXISTING STRUCTURES (cont.) RECOMMND

conditions of this permit.

90.PLANNING. 19 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

90.PLANNING. 20 USE - WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 23 USE - WASTE MGMT CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated April 23, 2007, summarized as follows:

1. Prior to final building inspection for EACH commercial building, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.

2. Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

90.PLANNING. 25 USE - CONDITION COMPLIANCE RECOMMND

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

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90.PLANNING. 26 USE - EXTENDED TRUCK IDLING

RECOMMND

Sign(s) stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the entrance to the facility and at the truck parking area as shown on APPROVED EXHIBIT A.

The sign(s) at the entrance to facility shall not be less than twenty four inches square and will provide directions to truck parking spaces with electrical hookups.

The hookups will provide power for refrigerated trailers that need to be parked on-sight for more than 5 minutes.

90.PLANNING. 28 USE - ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3488 is calculated to be 1.14 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. 29 USE - ORD NO. 659 (DIF)

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 29 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3488 has been calculated to be 1.14 net acres.

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

90.PLANNING. 30 USE - LC LNDS CP INSPECT DEPOST

RECOMMND

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

90.PLANNING. 31 USE - LC COMPLY W/ LNDS CP/ 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

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90.PLANNING. 31 USE - LC COMPLY W/ LNDSCP/ IRR (cont.) RECOMMND

Completion. Upon determination of compliance, the Planning Department shall clear this condition.

90.PLANNING. 32 USE - PALEO MONITORING REPORT RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

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

TRANS DEPARTMENT

90.TRANS. 1 USE - IMP PLANS RECOMMND

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

NOTE: 1. Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

2. If you do not prepare the improvement plans per the policies and guidelines, it may cause a delay in the processing of your plans.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 USE - SIGNING & STRIPING RECOMMND

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

90.TRANS. 3 USE - WRCOG TUMF RECOMMND

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

90.TRANS. 4 USE STREETLIGHT AUTHORIZATION RECOMMND

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

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

90.TRANS. 5 USE - STREET LIGHTS INSTALL RECOMMND

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

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

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

90.TRANS. 6 USE - EXISTING CURB & GUTTER RECOMMND

On existing curb and gutter, new driveways, closure of existing southerly driveway, sidewalks and/or drainage