



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

March 25, 2010

Christian Hinojosa, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Conditional Use Permit (CUP) No. 3564
Legalization of three existing structures for construction office and storage use within a 1.40 acre parcel.
APN: 178-080-010
Related Case: CV07-3095

Dear Mr. Hinojosa:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located in northerly of 28th Street and westerly of Avalon Street, in the Rubidoux Zoning District. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

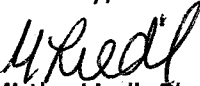
1. **Prior to issuance of a building permit for EACH commercial building**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the RCWMD for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading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

- b) **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the RCWMD in order to clear the project for occupancy permits.
4. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the development of the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
 5. 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.
 6. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3284.

Sincerely,


Mirtha Liedl, Planner

Encl. Case Transmittal

PD#87867

From: Goldman, Ron
Sent: Monday, February 22, 2010 2:42 PM
To: Hinojosa, Christian; Meins, Damian
Cc: Lovelady, Kristi
Subject: RE: CUP3564

Agreed. No point in landscaping the rear of this lot adjacent to railroad tracks and canal.

From: Hinojosa, Christian
Sent: Monday, February 22, 2010 12:32 PM
To: Meins, Damian
Cc: Goldman, Ron; Lovelady, Kristi
Subject: RE: CUP3564

Please find attached request in writing from Applicant for your review and consideration. Thank you

From: Meins, Damian
Sent: Monday, February 08, 2010 7:34 AM
To: Lovelady, Kristi; Hinojosa, Christian
Cc: Goldman, Ron
Subject: CUP3564

Per our discussion:

Ord 348, section 18.12 b. "(7) REQUESTS FOR MODIFICATIONS FROM LANDSCAPING STANDARDS. The Planning Director may, without notice or hearing, permit modifications to the landscaping requirements where topographic or other physical conditions make it impractical to require strict compliance with these requirements."

Applicant need to request this modification in writing.
Ron concurs with a modification in this instance

Damian Meins
Assistant Planning Director
Riverside County TLMA - Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92502-1409
951.955.3265

From: Mike Jared [mike@calroofers.com]
Sent: Monday, February 15, 2010 2:07 PM
To: Hinojosa, Christian
Subject: RE: CUP 3564

Christian,

I am requesting a modification from landscaping standards per Ord.348, Section 18.12b for my CUP 3564 at 2651 Avalon Street, Riverside, CA 92509. I want to remove the landscaping requirement for the two proposed landscaping areas in the rear of the site that have absolutely no esthetic value or any other type of benefit to the community, drive-by traffic, and/or the adjacent neighbors. The 2,039 sq. ft. proposed landscaping site on the northeast property line cannot be seen from the street and is adjacent to an existing eight foot chain linked fence and a six foot existing block wall that blocks all sight of the area from the church and the church parking lot next door. The 2,518 sq. ft. proposed landscaping site on the opposite southwest property line also cannot be seen by the street and is separated from the adjacent rear construction yard by a eight foot chain linked fence with privacy slats. In addition, the two proposed landscaping sites would greatly reduce the required turning space for our trucks to enter and leave our long but very narrow parcel.

The removal of these two sites will reduce the total required landscaping sq. ft. to 2,025 which is below the 2,500 sq. ft. threshold for detailed landscaping requirements and exhibits as I understand it. To save the expense of revising my exhibits now to eliminate the two areas, I would like to wait until you have agreed to these changes and then I will provide you with new exhibits. In fact, if there is any way that we could just redline the two areas out on the existing plans I would greatly appreciate it.

Please call or email me if you have any questions or concerns.

Mike Jared
(91) 830-2692

From: Hinojosa, Christian [mailto:CHINOJOS@rctlma.org]
Sent: Monday, February 08, 2010 10:08 AM
To: 'mike@calroofers.com'
Cc: Lovelady, Kristi; 'Craig '
Subject: RE: CUP 3564

Mike:

After Kristi and I met with our Assistant Planning Director, it was determined that the Applicant needs to request the section/modification below in writing by reference. After you justify your reasons to remove the landscaping in the rear property per the section below, e-mail me a revised site plan with the new landscaping square footage.

Ord 348, section18.12 b. "(7) REQUESTS FOR MODIFICATIONS FROM LANDSCAPING STANDARDS. The Planning Director may, without notice or hearing, permit modifications to the landscaping requirements where topographic or other physical conditions make it impractical to require strict compliance with these requirements."

Thank you

From: Hinojosa, Christian
Sent: Thursday, January 07, 2010 3:43 PM
To: 'mike@calroofers.com'

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

DATE: October 5, 2007

TO:

Transportation Dept.-Jim Knutson
Environmental Health Dept.-Haz Mat
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)
Dept. of Bldg. & Safety (Plchk)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Landscape
Riv. Transit Agency
Riv. Sheriffs Dept.
Riv. Waste Management Dept.
Jurupa Area Recreation & Parks
Riv. EDA-Redevelopment

Supervisor Tavaglione
Commissioner Snell
Jurupa Unified School Dist.
Rubidoux CSD
SCE
Southern California Gas
Caltrans Dist. #8
Regional WQCB-Santa Ana
California Dept of Fish & Game
U.S. Fish & Wildlife Service
U.S. Postal Service
Bureau of Land Management
Soboba Indian Tribe
Pechanga Indian Tribe
Jurupa Cultural Center

CONDITIONAL USE PERMIT NO. 3564 – CEQA EXEMPT – Applicant: California Construction and Roofing, Inc. – Engineer/Representative: Hardie D. Lewis, C.B.O – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan – Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Northerly of 28th Street and Westerly of Avalon Street – 1.40 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC) – **REQUEST:** The conditional use permit is for the legalization of three existing structures for construction office and storage use within a 1.40 Gross Acre parcel. Structure 'A' is 1,224 sq. ft. for office use, structure 'B' is 600 sq. ft. for storage use, and structure 'C' is 900 sq. ft. for storage use. The proposal has 1,100 sq. ft. of landscaping, and six (6) parking spaces including one (1) accessible parking space for persons with disabilities. – APN: 178-080-010 – Related Case: CV07-3095

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR Meeting on November 1, 2007**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/ conditions are requested so that they may be incorporated in the staff report for this particular case.

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

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

DATE Oct 26, 2007

SIGNATURE

Shelia E. Carpenter 27

PLEASE PRINT NAME AND TITLE: Shelia E. Carpenter, Director Centralized Support Services

TELEPHONE: 951.360.2777

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

LAND DEVELOPMENT COMMITTEE
2nd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 9, 2009

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Dept.

Riv. Co. Dept. of Building & Safety – Grading
Riv. Co. Dept. of Building & Safety
Riv. Co. Environmental Programs Dept.

P.D.. Geology Section-D. Jones
P.D. Landscaping Section-R Dyo

CONDITIONAL USE PERMIT NO. 3564 AMENDED NO. 1 – CEQA EXEMPT – Applicant: California Construction and Roofing, Inc. – **Engineer/Representative:** Hardie D. Lewis, C.B.O – **Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan – Community Development:** Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – **Location:** Northerly of 28th Street and westerly of Avalon Street – 1.40 Gross Acres – **Zoning:** Manufacturing-Service Commercial (M-SC) – **REQUEST:** The conditional use permit is for the legalization of three existing structures for construction office and storage use within a 1.40 Gross Acre parcel. Structure 'A' is 1,224 sq. ft. for office use, structure 'B' is 600 sq. ft. for storage use, and structure 'C' is 900 sq. ft. for storage use. The proposal has 1,100 sq. ft. of landscaping, and six (6) parking spaces including one (1) accessible parking space for persons with disabilities. – **APN:** 178-080-010 – **Related Case:** CV07-3095

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **July 9, 2009 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jeff Childers**, Project Planner, (951) 955-3626, or e-mail at jchilder@rctlma.org / **MAILSTOP #: 1070**

COMMENTS: *SEE ATTACHED.*

RECEIVED
County of Riverside
Building & Safety
GRADING DEPT.

JUN 17 2009

RIVERSIDE

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

Klaarenbeek, Rendell

From: Klaarenbeek, Rendell
Sent: Wednesday, July 08, 2009 2:31 PM
To: Childers, Jeffery
Subject: CUP03564

In regards to the request to utilize three buildings as:

1. 1,224 square foot office building
2. 600 square foot storage building
3. 900 square foot storage building

The occupancy types would conform to 2007 CBC size limitations. It is not clear if the existing buildings were built without permits, or built with permits and now occupied without permits. If the buildings were constructed without permits, full building plans and all applicable construction documents (Structural calculations etc...) are required. If these are permitted buildings, yet occupied without a permit, the applicant shall submit plans per the county tenant improvement permit requirements for each building, each building having it's own permits and fees.

All plans shall comply with the 2007 California Building codes and current ordinances. All ADA requirements including but not limited to parking, path of travel, bathrooms, signage, etc... shall meet 2007 requirements.

If you have any questions feel free to contact me.

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

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

CC004455

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUP0 3564 DATE SUBMITTED: 9/12/07

APPLICATION INFORMATION

Applicant's Name: CALIFORNIA CONSTRUCTION & ROOFING, INC. E-Mail: _____

Mailing Address: 2651 AVALON ST.
RIVERSIDE CA. 92509
City Street State ZIP

Daytime Phone No: (951) 352-0809 Fax No: (____) _____

~~Engineer/Representative's Name: WARRIE D. LEWIS, C.E.T.~~ E-Mail: _____

Mailing Address: 2223 BLACK OAK PL.
RIVERSIDE CA. 92506
City Street State ZIP

Daytime Phone No: (951) 784-5750 Fax No: (951) 784-6227

Property Owner's Name: BUILDERS POINTE, INC. E-Mail: _____

Mailing Address: 2651 AVALON ST.
RIVERSIDE CA 92509
City Street State ZIP

Daytime Phone No: (951) 352-0809 Fax No: (951) 352-2639

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

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

EA41555/CFG04900

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

CALIFORNIA CONST. & ROOFING, INC.
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Mike Jared
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

Steve Jared
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 178-080-010-5

Section: _____ Township: _____ Range: _____

Approximate Gross Acreage: 1.4

General location (nearby or cross streets): North of 28 TH. ST., South of 26 TH. ST., East of 4.P.R.B., West of RUBIDOUX BLVD.

Thomas Brothers map, edition year, page number, and coordinates: 2007 RIV. CO. PAGE 45(E-7)

APPLICATION FOR LAND USE AND DEVELOPMENT

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

USE OF EXISTING PROPERTY & BUILDINGS AS IS.
*Calif Const & Roofing in Business Approx 12 years
Roofing Company + Const.*

Related cases filed in conjunction with this request:

NONE

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

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

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

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

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

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site? **NONE**

Estimated amount of cut = cubic yards: 0

Estimated amount of fill = cubic yards 0

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

Import N/A Export N/A Neither

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

APPLICATION FOR LAND USE AND DEVELOPMENT

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

N/A

How many anticipated truckloads? N/A truck loads.

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

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

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

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

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:
 Santa Ana River Santa Margarita River San Jacinto River Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) *Mike Jager* Date 9/11/07

Owner/Representative (2) *Steve Jager* Date 9/11/07

APPLICATION FOR LAND USE AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region

Project File No.	C V 0 7 3 0 9 5
Project Name:	CALIF. CONST. & ROOFING, INC.
Project Location:	2651 AVALON ST. RIVERSIDE, CA. 92509
Project Description	USE OF EXIST. PROPERTY & BUILDINGS AS IS.

Proposed Project Consists of or Includes:	Yes	No
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes 5013, 7532, 7533, 7534, 7537, 7538, and 7539).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (Standard Industrial Classification (SIC) code 5812) where the project site is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan ² as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies ³ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly to aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹Land area is based on acreage disturbed.

²The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf.

³The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html.

DETERMINATION: Circle appropriate determination.

If any question answered "YES" Project requires a project-specific WQMP.

If All questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Ordinance Nos. 348 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CONDITIONAL USE PERMIT NO. 3564 – Intent to Adopt a Mitigated Negative Declaration – Applicant: California Construction and Roofing, Inc. – Engineer/Representative: Hardie D. Lewis, C.B.O. – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan – Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) – Location: northerly of 28th Street and westerly of Avalon Street – 1.40 Gross Acres – Zoning: Manufacturing - Service Commercial (M-SC) – **REQUEST:** The Conditional Use Permit proposes to permit a contractor's storage yard for a construction and roofing company to store equipment, asphalt materials and shingles, construction and asphalt waste, including six (6) parking spaces and 2,025 square feet of existing and proposed landscaping area on a 1.4 gross acre site. The existing 1,224 square foot office building and two (2) storage buildings, totaling 1,500 square feet, will be permitted and subsequently redeveloped. The conversion of the existing small structures from one use to another (as described above) will have minor modifications in the exterior of the structure for the sale of goods and services through the coordination of the Salvation Army. – APN: 178-080-010. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: June 2, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Christian Hinojosa, at 951-955-0972 or email chinojos@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Christian Hinojosa
P.O. Box 1409, Riverside, CA 92502-1409

800 feet buffer



Selected parcel(s):

- 178-030-001 178-030-011 178-030-012 178-070-004 178-080-001 178-080-002 178-080-003
- 178-080-005 178-080-009 178-080-010 178-080-012 178-090-002 178-090-003 178-090-004
- 178-133-011 178-140-001 178-140-002 178-140-004 178-140-005 178-140-007 178-140-008
- 178-140-010 178-140-011 178-140-012 178-140-013 178-140-014 178-140-017 178-140-020
- 178-140-021

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...12/16/2009

APN: 178030001 ASMT: 178030001
PROFICIENCY RUBIDOUX LLC
C/O JEFFREY N TRENTON
11777 SAN VICENTE BLV 780
LOS ANGELES CA 90049

APN: 178030011 ASMT: 178030011
UNION PACIFIC RR CO
REGIONAL MANAGER OF PROPERTY TAXES
1700 FARNAM ST NO 105-FL
OMAHA NE 68102

APN: 178030012 ASMT: 178030012
WEST RIVERSIDE CANAL CO
WEST RIVERSIDE CANAL CO
7141 VALLEY BLV
RIVERSIDE CA 92509

APN: 178070004 ASMT: 178070004
MMI BDI RIVERSIDE CANAL STREET
C/O CORNERSTONE REAL ESTATE ADVISERS
100 WILSHIRE BLV STE 100
SANTA MONICA CA 90401

APN: 178080001 ASMT: 178080001
JUAN MOTA
JUANITA MOTA
5791 28TH ST
RIVERSIDE CA 92509

APN: 178080002 ASMT: 178080002
C4 PROP
P O BOX 33347
RIVERSIDE CA 92519

APN: 178080003 ASMT: 178080003
RIGOBERTO ROMERO ALBOR
11406 CEDAR AVE
BLOOMINGTON CA 92316

APN: 178080005 ASMT: 178080005
GENE SMITH
2685 AVALON ST
RIVERSIDE CA 92509

APN: 178080009 ASMT: 178080009
SE CALIF ASSN OF 7TH DAY ADVENTISTS
P O BOX 8050
RIVERSIDE CA 92515

APN: 178080010 ASMT: 178080010
BUILDERS POINTE
2651 AVALON ST
RIVERSIDE CA. 92509

APN: 178080012 ASMT: 178080012
PROFICIENCY RUBIDOUX
11777 SAN CLEMENTE NO 780
LOS ANGELES CA 90049

APN: 178090002 ASMT: 178090002
BARRY W LOOP
LAUREL ANN LOOP
2542 AVALON ST
RIVERSIDE CA 92509

APN: 178090003 ASMT: 178090003
YALE COMMERCIAL REAL ESTATE
2200 S YALE ST
SANTA ANA CA 92705

APN: 178090004 ASMT: 178090004
CATHEDRAL OF PRAISE
P O BOX 736
RIALTO CA 92377

APN: 178133011 ASMT: 178133011
MARVA J ALFORD
2340 MAIDEN LN
ALTADENA CA 91001

APN: 178140001 ASMT: 178140001
GLORIA F LEWIS
2976 TAOS DR
RIVERSIDE CA 92509

APN: 178140002 ASMT: 178140002
JAMES A HOLLEY
2928 TAOS DR
RIVERSIDE CA 92509

APN: 178140004 ASMT: 178140004
RICARDO LEYVA RAMIREZ
ROSA MARIA LEYVA
2754 AVALON ST
RIVERSIDE CA 92509

APN: 178140005 ASMT: 178140005
JAMES A SMITH
645 S SANTA FE
SANTA ANA CA 92705

APN: 178140007 ASMT: 178140007
WALTER BROWN
KATIE BROWN
2720 AVALON ST
RIVERSIDE CA. 92509

APN: 178140008 ASMT: 178140008
CAROLA GILES
2418 W CALDWELL
COMPTON CA 90220

APN: 178140010 ASMT: 178140010
DAVID W FREWING
JANET L FREWING
DAROLL LAVERNE FREWING
DOLORES FERN FREWING
109 STONE CANYON RD
BOULDER CITY NV 89005

APN: 178140011 ASMT: 178140011
MARIO MARTINEZ
5640 26TH ST
RIVERSIDE CA. 92509

APN: 178140012 ASMT: 178140012
ANTONIO OROZCO
5638 26TH ST
RIVERSIDE CA. 92509

APN: 178140013 ASMT: 178140013
GILBERTO B VASQUEZ
TERESA VASQUEZ
5636 26TH ST
RIVERSIDE CA. 92509

APN: 178140014 ASMT: 178140014
JOSEPH J ADAMS
CAROLYN A ADAMS
2625 RUBIDOUX BLV
RIVERSIDE CA 92509

APN: 178140017 ASMT: 178140017
JOSEPH JEROME ADAMS
CAROLYN ANN ADAMS
2625 RUBIDOUX BLV
RIVERSIDE CA. 92509

APN: 178140020 ASMT: 178140020
BETON IND
1230 W 130TH ST
GARDENA CA 90247

APN: 178140021 ASMT: 178140021
SCELZI BROS
2772 S CHERRY AVE
FRESNO CA 93706

ATTN: Nate Picket
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 728
San Bernardino, CA 92401-1400

ATTN: Mr. Snyder
Community Services District,
City of Rubidoux
3590 Rubidoux Blvd.
Riverside, CA 92509-4525

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Cultural Resources Committee,
Pechanga Band of Luiseno Mission
Indians
P.O. Box 2183
Temecula, CA 92593

East Sierra and Inland Deserts, Reg. 6
California State Dept. of Fish & Game
3602 Inland Empire Blvd., # C220
Ontario, CA 91764

ATTN: Division Manager
Ecological Service,
U.S. Fish & Wildlife Service
6010 Hidden Valley Rd.
Carlsbad, CA 92011

Growth Management,
U.S. Postal Service
P.O. Box 19001
San Bernardino, CA 92423

Jurupa Mountains Cultural Center
7621 Granite Hill Dr.
Riverside, CA 92509-1202

ATTN: Pam Lauzon & Janet Dewhirst
Jurupa Unified School District
4850 Pedley Rd.
Riverside, CA 92509-3966

Palm Springs Field Station,
Bureau of Land Management,
U.S. Department of the Interior
1201 Bird Center Dr.
Palm Springs, CA 92262

ATTN: Executive Officer
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA 92581

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Applicant:
California Construction and
Roofing, Inc.
2651 Avalon Street
Riverside, CA 92509

Engineer:
Hardie D. Lewis, C.B.O.
2223 Black Oak Place
Riverside, CA 92506

Owner:
Builders Pointe, Inc.
2651 Avalon Street
Riverside, CA 92509

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/13/2010,

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

APN (s) or case numbers CUP03564 For

Company or Individual's Name Planning Department,

Distance buffered 1000'.

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

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

NAME: Vinnie Nguyen

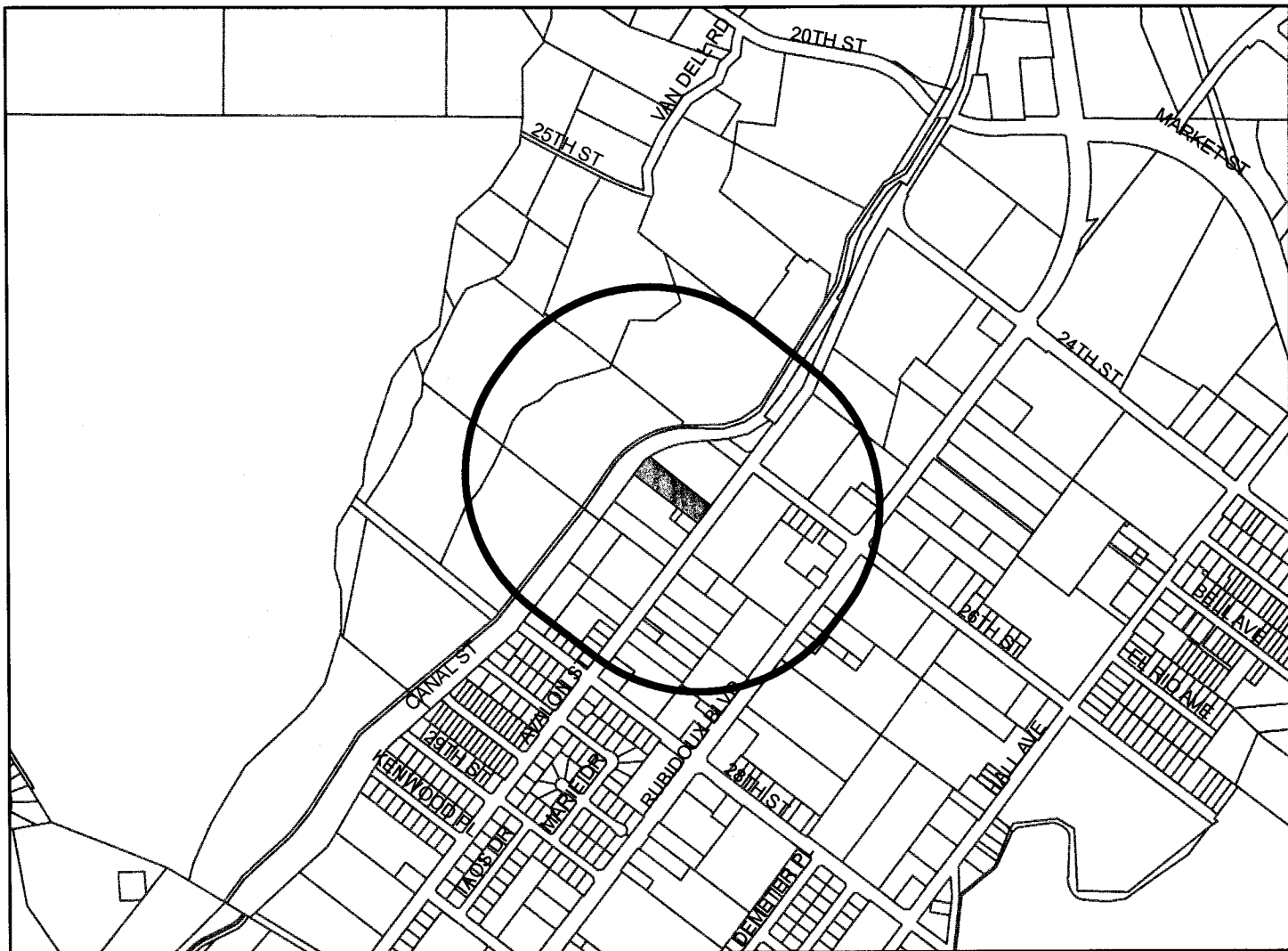
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

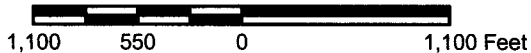
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

1000 feet buffer



Selected Parcels

178-140-012	178-090-002	178-140-020	178-213-006	178-080-010	178-080-002	178-140-008	178-140-009	178-090-004	178-133-016
178-140-018	178-140-010	178-133-006	178-133-003	178-133-013	178-030-012	178-070-004	178-133-015	178-080-005	178-080-004
178-080-006	178-140-013	178-140-001	178-133-008	178-102-006	178-140-002	178-140-005	178-140-006	178-133-014	178-140-014
178-140-016	178-140-015	178-140-017	178-080-001	178-133-001	178-150-004	178-133-007	178-213-002	178-213-001	178-140-011
178-133-009	178-133-011	178-133-012	178-090-005	178-150-003	178-090-010	178-030-009	178-030-010	178-080-012	178-070-001
178-070-002	178-080-011	178-030-001	178-030-002	178-140-004	178-140-003	178-080-003	178-150-008	178-140-021	178-080-009
178-090-007	178-150-001	178-150-002	178-150-007	178-070-005	178-030-011	178-140-007	178-090-003		



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