

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

511B



REVIEWED BY EXECUTIVE OFFICE

DATE 5/31/11 Tina Grande  
Departmental Concurrence

**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
April 14, 2011

**SUBJECT: CONDITIONAL USE PERMIT NO. 3178, REVISED PERMIT NO. 1** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Robertson's Ready Mix – Engineer/Representative: Christine Goeyvaerts – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) – Location: southerly of 20th Street and westerly of Van Dell Road – 3.68 Gross Acres – Zoning: Manufacturing - Medium (M-M) – **REQUEST:** The Revised Conditional Use Permit proposes to permit a 3,800 square foot concrete batch plant with a maximum height of 75 feet previously approved with 1,048 square feet with a maximum height of 50 feet, a 205 square foot batch office, a 1,350 square foot coach and driver room previously approved with 624 square feet, seven (7) aggregate storage bins with 35 feet high concrete walls, two (2) overhead conveyors, a drive-over grizzly aggregate off loader, four (4) concrete washout pits and an industrial wastewater area for an existing concrete batch plant approved under Conditional Use Permit No. 3178 on 2.05 gross acres. The Revised Conditional Use Permit also proposes to construct 22 truck parking spaces and 18 standard spaces, upgrade drive aisle surfaces to cement concrete paving, an area for finished recycled material with a maximum height of 25 feet, an area for unprocessed recycled concrete with a maximum height of 25 feet, a concrete detention basin, a trash enclosure, a truck rumble-grate, with a site expansion of 1.63 gross acres on a total 3.68 gross acre site. The Revised Conditional Use Permit additionally requests to have a life of 20 additional years from the original expiration date (September 29, 2023) and will expire on September 29, 2043.

  
Frank Coyle, Deputy Director for  
Carolyn Syms Luna  
Planning Director

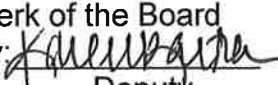
Initials:  
CSL:vc

(continued on attached page)

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Buster, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: May 10, 2011  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

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

**Prev. Agn. Ref.**

**District:** Second

**Agenda Number:**

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

The Honorable Board of Supervisors

Re: CONDITIONAL USE PERMIT NO. 3178, REVISED PERMIT NO. 1

Page 2 of 2

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on April 6, 2011.

The Planning Department recommended Approval; and,

**THE PLANNING COMMISSION:**

**ADOPTED** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42281**, based on the findings incorporated in the initial study, and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVED** **CONDITIONAL USE PERMIT NO. 3178, REVISED PERMIT NO. 1**, subject to the attached Conditions of Approval, and based upon the findings and conclusions incorporated in the staff report.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Carolyn Syms Luna**  
Director

Original Negative Declaration/Notice of  
Determination was routed to County  
Clerks for posting on.

5/23/11 Initial

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

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

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

EA42281, Conditional Use Permit No. 3178, Revised Permit No. 1

*Project Title/Case Numbers*

Christian Hinojosa  
*County Contact Person*

(951) 955-0972  
*Phone Number*

N/A  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Robertson's Ready Mix  
*Project Applicant*

P.O. Box 3600; Corona, CA 92878  
*Address*

Southerly of 20th Street and westerly of Van Dell Road  
*Project Location*

The Revised Conditional Use Permit proposes to permit a 3,800 square foot concrete batch plant with a maximum height of 75 feet previously approved with 1,048 square feet with a maximum height of 50 feet, a 205 square foot batch office, a 1,350 square foot coach and driver room previously approved with 624 square feet, seven (7) aggregate storage bins with 35 feet high concrete walls, two (2) overhead conveyors, a drive-over grizzly aggregate off loader, four (4) concrete washout pits and an industrial wastewater area for an existing concrete batch plant approved under Conditional Use Permit No. 3178 on 2.05 gross acres. The Revised Conditional Use Permit also proposes to construct 22 truck parking spaces and 18 standard spaces, upgrade drive aisle surfaces to cement concrete paving, an area for finished recycled material with a maximum height of 25 feet, an area for unprocessed recycled concrete with a maximum height of 25 feet, a concrete detention basin, a trash enclosure, a truck rumble-grate with a site expansion of 1.63 gross acres on a total 3.68 gross acre site. The Revised Conditional Use Permit additionally requests to have a life of 20 additional years from the original expiration date (September 29, 2023) and will expire on September 29, 2043.  
*Project Description*

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on April 6, 2011, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,044.00 + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

[Signature]  
*Signature*

Project Planner  
*Title*

February 10, 2011  
*Date*

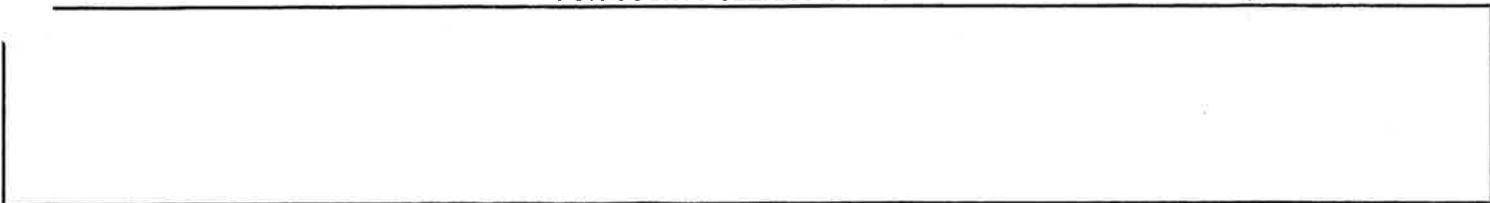
Date Received for Filing and Posting at OPR: \_\_\_\_\_

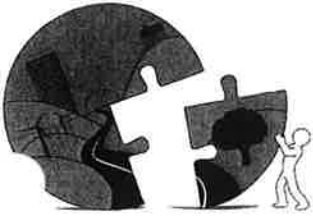
DM/rj  
Revised 8/25/2009  
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA42281 ZCFG05638 .

**FOR COUNTY CLERK'S USE ONLY**

**MAY 10 2011** | 2





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Carolyn Syms Luna*  
*Director*

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA42281, Conditional Use Permit No. 3178, Revised Permit No. 1

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

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

**COMPLETED/REVIEWED BY:**

By: Christian Hinojosa Title: Project Planner Date: February 10, 2011

Applicant/Project Sponsor: Robertson's Ready Mix Date Submitted: February 22, 2010

**ADOPTED BY:** Planning Commission

Person Verifying Adoption:  Date: February 10, 2011

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

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

For additional information, please contact Christian Hinojosa at (951) 955-0972.

Revised: 10/16/07  
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42281 ZCFG05638

**FOR COUNTY CLERK'S USE ONLY**

MAY 10 2011 1.2

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

F\* REPRINTED \* R1001864

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: ROBERTSONS \$64.00  
paid by: CK 363704  
CA F&G FEE FOR EA42281  
paid towards: CFG05638 CALIF FISH & GAME: DOC FEE  
at parcel: 2091 VANDELL RD RIV  
appl type: CFG3

By \_\_\_\_\_ Feb 22, 2010 11:00  
SBROSTRO posting date Feb 22, 2010

\*\*\*\*\*  
\*\*\*\*\*

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

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

F\* REPRINTED \* R1013223

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: ROBERTSONS \$2,044.00  
paid by: CK 383796  
CA F&G FEE FOR EA42281  
paid towards: CFG05638 CALIF FISH & GAME: DOC FEE  
at parcel: 2091 VANDELL RD RIV  
appl type: CFG3

By \_\_\_\_\_ Dec 13, 2010 11:09  
MGARDNER posting date Dec 13, 2010

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,044.00

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

5118

*Carolyn Syms Luna*  
Director

**DATE:** April 11, 2011

**TO:** Clerk of the Board of Supervisors

**FROM:** Planning Department - Riverside Office

**SUBJECT:** CONDITIONAL USE PERMIT NO. 3178, REVISED PERMIT NO. 1 – Intent to Adopt a Mitigated Negative Declaration

(Charge your time to these case numbers)

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

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

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(2nd Dist) Press Enterprise and County Record

**Need Director's signature by April 13, 2011**  
**Please schedule on the May 10, 2011 BOS Agenda**

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

Notice of Determination and Mit Neg Dec Forms  
Fish & Game Receipt (CFG5638)

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

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

*"Planning Our Future... Preserving Our Past"*

**PLANNING COMMISSION  
MINUTE ORDER APRIL 6, 2011  
RIVERSIDE COUNTY ADMINISTRATION CENTER**

- I. **AGENDA ITEM 3.3: CONDITIONAL USE PERMIT NO. 3178, REVISED PERMIT NO. 1** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Robertson’s Ready Mix – Engineer/Representative: Christine Goeyvaerts – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) – Location: southerly of 20th Street and westerly of Van Dell Road – 3.68 Gross Acres – Zoning: Manufacturing - Medium (M-M)

**PROJECT DESCRIPTION**

- II. The Revised Conditional Use Permit proposes to permit a 3,800 square foot concrete batch plant with a maximum height of 75 feet previously approved with 1,048 square feet with a maximum height of 50 feet, a 205 square foot batch office, a 1,350 square foot coach and driver room previously approved with 624 square feet, seven (7) aggregate storage bins with 35 feet high concrete walls, two (2) overhead conveyors, a drive-over grizzly aggregate off loader, four (4) concrete washout pits and an industrial wastewater area for an existing concrete batch plant approved under Conditional Use Permit No. 3178 on 2.05 gross acres. The Revised Conditional Use Permit also proposes to construct 22 truck parking spaces and 18 standard spaces, upgrade drive aisle surfaces to cement concrete paving, an area for finished recycled material with a maximum height of 25 feet, an area for unprocessed recycled concrete with a maximum height of 25 feet, a concrete detention basin, a trash enclosure, a truck rumble-grate, with a site expansion of 1.63 gross acres on a total 3.68 gross acre site. The Revised Conditional Use Permit additionally requests to have a life of 20 additional years from the original expiration date (September 29, 2023) and will expire on September 29, 2043.

III.

**MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Christian Hinojosa at 951-955-0972 or e-mail [chinojos@rctlma.org](mailto:chinojos@rctlma.org).

The following person(s) spoke in favor of the subject proposal:

Rich Roberston Applicant 200 S. Main St Corona CA 92878 800-834-2557

Christine Goeyvaerts Applicant 951-760-4241

There were no speakers in neutral of the subject proposal.

There were no speakers in opposition of the subject proposal.

**CONTROVERSIAL ISSUES**

NONE

IV. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0:

**ADOPTED MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42281**, based on the findings incorporated in the initial study, and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVED CONDITIONAL USE PERMIT NO. 3178, REVISED PERMIT NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**PLANNING COMMISSION  
MINUTE ORDER APRIL 6, 2011  
RIVERSIDE COUNTY ADMINISTRATION CENTER**

**V. CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at [dbowie@rctlma.org](mailto:dbowie@rctlma.org)

Agenda Item No.: 3.3  
Area Plan: Jurupa  
Zoning District: Rubidoux  
Supervisorial District: Second  
Project Planner: Christian Hinojosa  
Planning Commission: April 6, 2011

CONDITIONAL USE PERMIT NO. 3178,  
REVISED PERMIT NO. 1  
Environmental Assessment No. 42281  
Applicant: Robertson's Ready Mix  
Engineer/Representative: Christine  
Goeyvaerts

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Revised Conditional Use Permit proposes to permit a 3,800 square foot concrete batch plant with a maximum height of 75 feet previously approved with 1,048 square feet with a maximum height of 50 feet, a 205 square foot batch office, a 1,350 square foot coach and driver room previously approved with 624 square feet, seven (7) aggregate storage bins with 35 feet high concrete walls, two (2) overhead conveyors, a drive-over grizzly aggregate off loader, four (4) concrete washout pits and an industrial wastewater area for an existing concrete batch plant approved under Conditional Use Permit No. 3178 on 2.05 gross acres. The Revised Conditional Use Permit also proposes to construct 22 truck parking spaces and 18 standard spaces, upgrade drive aisle surfaces to cement concrete paving, an area for finished recycled material with a maximum height of 25 feet, an area for unprocessed recycled concrete with a maximum height of 25 feet, a concrete detention basin, a trash enclosure, a truck rumble-grate with a site expansion of 1.63 gross acres on a total 3.68 gross acre site. The Revised Conditional Use Permit additionally requests to have a life of 20 additional years from the original expiration date (September 29, 2023) and will expire on September 29, 2043.

The project site is located southerly of 20th Street and westerly of Van Dell Road.

### BACKGROUND:

**Conditional Use Permit No. 3178** proposed a 1,048 square foot concrete batch plant with a maximum height of 37 feet, a 624 square foot office trailer, a 200 square foot loadmasters trailer, a water tank, a 1,440 square foot washout area and clarifier, a material stockpile area, 26 parking spaces and 9,000 square feet (11%) of landscaping area on a 1.84 acre site approved by the Riverside County Planning Commission on September 29, 1993. The life of Conditional Use Permit No. 3421 was conditioned to terminate on September 29, 2023.

**Conditional Use Permit No. 3178, Substantial Conformance No. 447 (Substantial Conformance No. 1)** proposed to increase the maximum height of the 1,048 square foot concrete batch plant to 50 feet, remove the 200 square foot loadmasters trailer, reconfigure and reduce parking to 23 spaces, revise street improvements, relocate trash enclosure, add a 624 square foot patio slab and a 60 square foot electrical cabinet to the 624 square foot office trailer, add an open maintenance area with temporary storage bins, add a 2,625 square foot vehicle and equipment maintenance area, relocate and add an additional water tank, add a 360 square foot drive-over dump, add a drain oil storage area with a 4 foot high concrete block wall, and expand the material stockpile area approved by the Riverside County Planning Department on October 11, 1995.

**Conditional Use Permit No. 3178, Substantial Conformance No. 2** proposed to add a concrete batch plant silo with a maximum height of 39.67 feet on a 324 square foot concrete pad approved by the Riverside County Planning Department on April 12, 1999.

D.M.

**Conditional Use Permit No. 3178, Substantial Conformance No. 3** proposed to add a 12,000 gallon above ground diesel fuel tank approved by the Riverside County Planning Department on September 29, 2005.

**SUMMARY OF FINDINGS:**

- |  |   |
|--|---|
| 1. Existing Land Use (Ex. #1):                 | Concrete batch plant facility   |
| 2. Surrounding Land Use (Ex. #1):              | Vacant land to the north, equipment storage yard to the south, industrial buildings to the east and concrete batch plant to the west.   |
| 3. Existing Zoning (Ex. #2):                   | Manufacturing - Medium (M-M)  |
| 4. Surrounding Zoning (Ex. #2):                | Manufacturing - Medium (M-M) to the north, south, east and west.  |
| 5. General Plan Land Use (Ex. #5):             | Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio)   |
| 6. Surrounding General Plan Land Use (Ex. #5): | Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) to the north, south, east and west.   |
| 7. Project Data:                               | Total Acreage: 3.68 Gross<br>Total Existing Number of Structures: 7<br>Total Existing and Proposed Building and Material System Area: Approximately 14,355 Square Feet<br>Total Proposed Landscape Area: 15,200 Square Feet (11%)<br>Total Proposed Parking Spaces: 18<br>Total Proposed Truck Parking Spaces: 22 |
| 8. Environmental Concerns:                     | See attached Environmental Assessment No. 42281   |

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42281**, based on the findings incorporated in the initial study, and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVAL** of **CONDITIONAL USE PERMIT NO. 3178, REVISED PERMIT NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) land use designation, and with all other elements of the Riverside County General Plan.

**CONDITIONAL USE PERMIT NO. 3178, REVISED PERMIT NO. 1**

**PC Staff Report: April 6, 2011**

**Page 3 of 4**

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2. The proposed project is consistent with the Manufacturing - Medium (M-M) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is compliant with the adopted policies and objectives of the Jurupa Valley Redevelopment Project Area (JVPA) (Rubidoux sub-area).
4. The public's health, safety and general welfare are protected through project design.
5. The proposed project is clearly compatible with the present and future logical development of the area.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
7. The proposed project will not have a significant effect on the environment.

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

1. The project site is designated Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) on the Jurupa Area Plan.
2. The Community Development: Light Industrial land use designation allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers and supporting retail uses. The expansion of the existing concrete batch plant facility is an industrial land use.
3. The project site is surrounded by properties which are designated Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) to the north, south, east and west.
4. The zoning for the subject site is Manufacturing - Medium (M-M).
5. The proposed use, a concrete batch plant facility, is permitted subject to approval of a conditional use permit in the Manufacturing - Medium (M-M) zone.
6. The proposal, as designed, is consistent with the development standards set forth in the Manufacturing - Medium (M-M) zone.
7. The project site is surrounded by properties which are zoned Manufacturing - Medium (M-M) to the north, south, east and west.
8. Within the vicinity of the proposed project there is vacant land to the north, an equipment storage yard to the south, industrial buildings to the east and a concrete batch plant to the west.
9. The Redevelopment Development Agency (RDA) has reviewed the proposed project and has determined that the project is compliant with the adopted policies and objectives of the Jurupa Valley Redevelopment Project Area (JVPA) (Rubidoux sub-area).
10. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

11. Environmental Assessment No. 42281 identified the following potentially significant impacts:

- |                |                             |
|----------------|-----------------------------|
| a. Aesthetics  | c. Greenhouse Gas Emissions |
| b. Air Quality | d. Hydrology/Water Quality  |

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

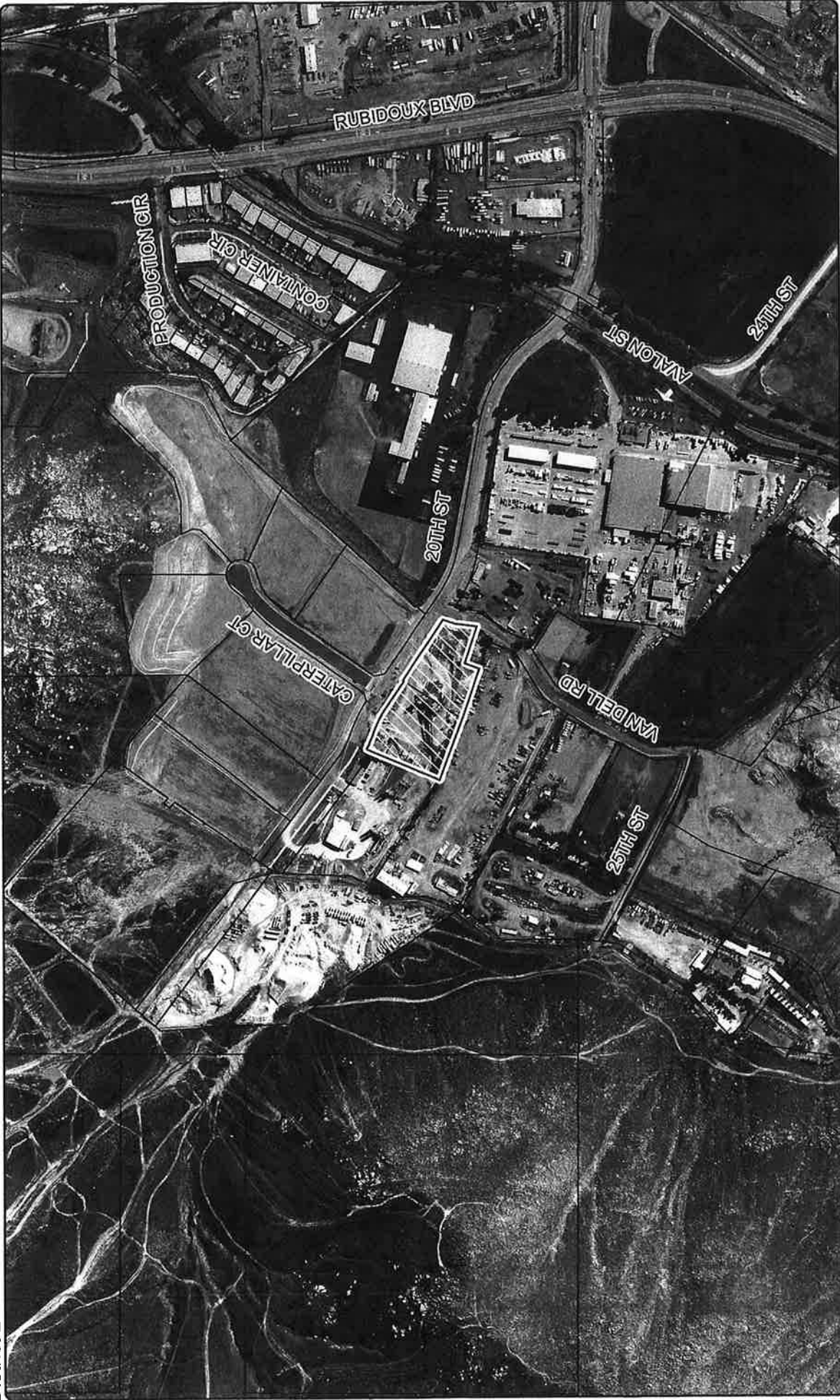
**INFORMATIONAL ITEMS:**

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 Stephen's Kangaroo Rat Fee Area (Ordinance No. 663.10);
  - d. A Airport Influence Area;
  - e. A General Plan Policy Area;
  - f. An Agriculture Preserve;
  - g. A WRCMSHCP Criteria Cell;
  - h. A High Fire area;
  - i. A County Fault Zone;
  - j. A Flood Zone; or,
  - k. A Dam Inundation Area.
3. The project site is located within:
  - a. An WRCMSHCP Fee Area (Ordinance No. 810);
  - b. A Development Impact Fee Area (Ordinance No. 659);
  - c. The Rubidoux Community Service District;
  - d. The Jurupa Valley Redevelopment Project Area (JVPA) (Rubidoux sub-area);
  - e. A Circulation Element Right-Of-Way (Major 118' ROW);
  - f. A Low Paleontological Potential;
  - g. An Area Moderate Liquefaction Potential;
  - h. 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 Numbers 178-020-003 and 178-020-016.
5. This project was filed with the Planning Department on February 22, 2010.
6. This project was reviewed by the Land Development Committee 2 times on the following dates April 29, 2010 and July 22, 2010.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$27,002.12.

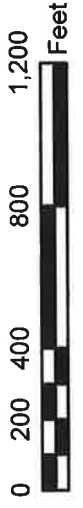
RIVERSIDE COUNTY PLANNING DEPARTMENT  
CUP03178R1  
VICINITY/POLICY AREAS

Supervisor Tavaglione  
District 2

Date Drawn: 12/13/10  
Vicinity Map



Assessors Bk. Pg. 178-02  
Thomas Bros. Pg. 9545 E6  
Edition 2009



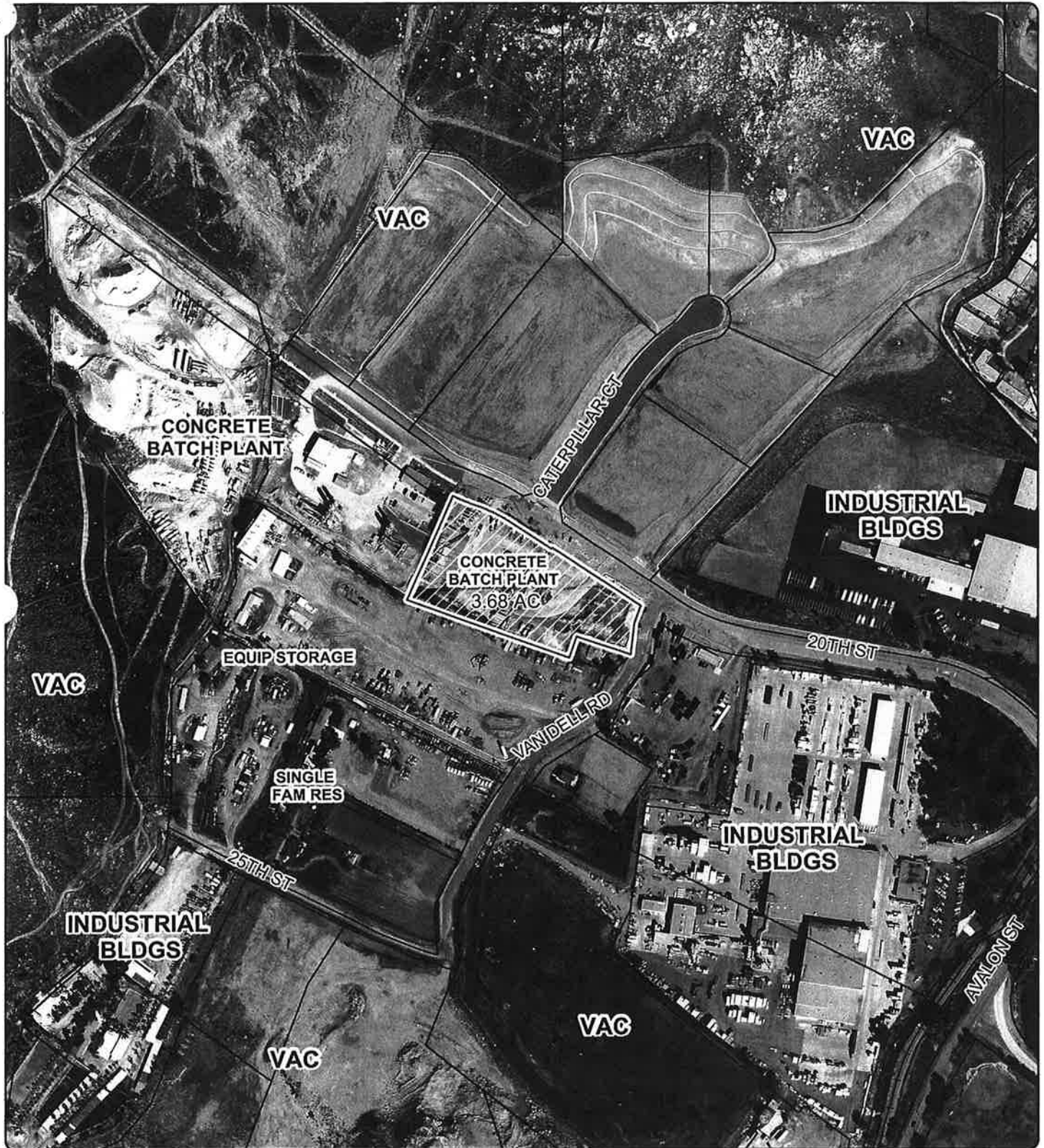
Zoning Area: Rubidoux  
Township/Range: T2SR5W  
Section: 3

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  
**CUP03178R1**  
**LAND USE**

Supervisor Tavaglione  
District 2

Date Drawn: 12/13/10  
Exhibit 1

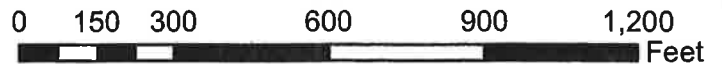


Zoning Area: Rubidoux  
ownship/Range: T2SR5W  
Section: 3



Assessors Bk. Pg. 178-02  
Thomas Bros. Pg. 645 E6  
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>



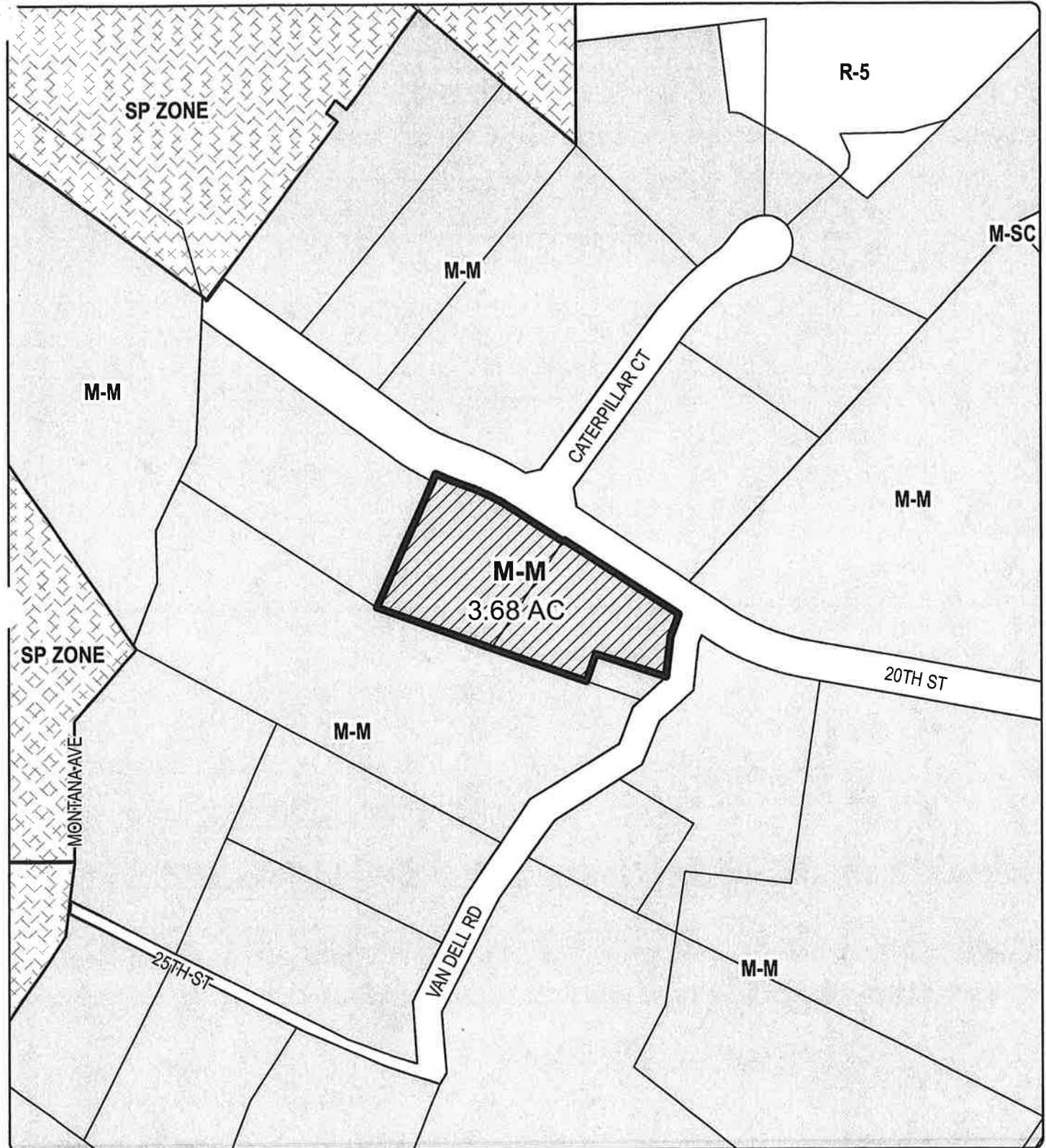
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03178R1

EXISTING ZONING

Supervisor Tavaglione  
District 2

Date Drawn: 12/13/10  
Exhibit 2



Zoning Area: Rubidoux  
Township/Range: T2SR5W  
Section: 3

Assessors Bk. Pg. 178-02  
Thomas Bros. Pg. 645 E6  
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>

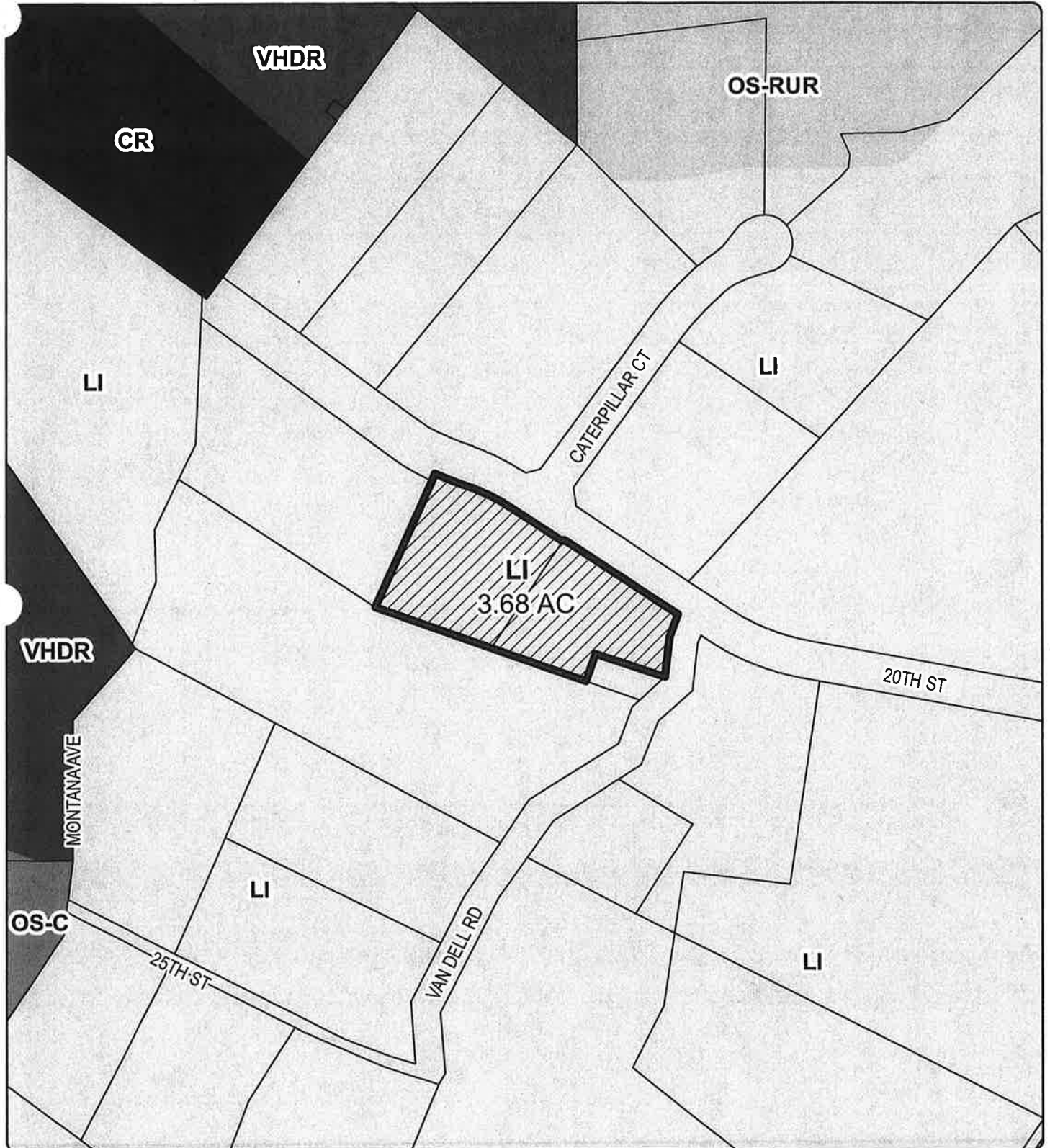
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03178R1

EXISTING GENERAL PLAN

Supervisor Tavaglione  
District 2

Date Drawn: 12/13/10  
Exhibit 5



Zoning Area: Rubidoux  
Township/Range: T2SR5W  
Section: 3

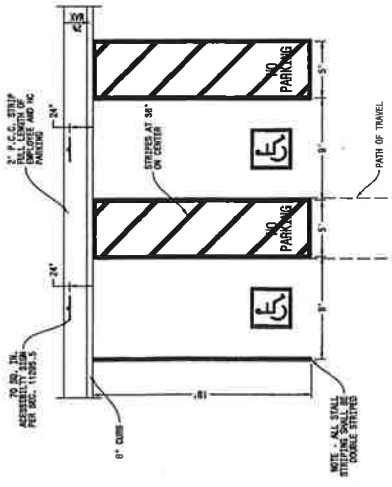
Assessors Bk. Pg. 178-02  
Thomas Bros. Pg. 645 E6  
Edition 2009



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VAN ACCESSIBLE PARKING STALLS

**AT PARKING LOT ENTRANCE(S)**

**THIS SIGN SHALL:**

- BE PLACED AT THE ENTRANCE TO THE PARKING LOT
- BE 48" HIGH
- BE 24" WIDE
- BE MADE OF 1/4" ALUMINUM PLATE
- BE MADE OF 1/4" ALUMINUM PLATE
- BE MADE OF 1/4" ALUMINUM PLATE
- BE MADE OF 1/4" ALUMINUM PLATE

**AT EACH PARKING SPACE (SEE PARAGRAPH 1)**

**THIS SIGN SHALL:**

- BE 48" HIGH
- BE 24" WIDE
- BE MADE OF 1/4" ALUMINUM PLATE
- BE MADE OF 1/4" ALUMINUM PLATE
- BE MADE OF 1/4" ALUMINUM PLATE
- BE MADE OF 1/4" ALUMINUM PLATE

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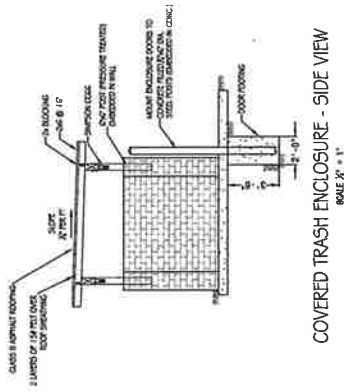
**IDENTIFICATION OF ACCESSIBLE PARKING SPACES**

**C**

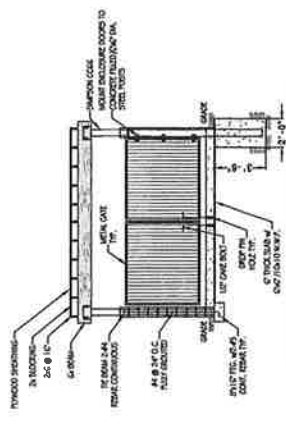
- ACCESSIBLE PARKING SPACES SHALL BE LOCATED BY THE MOSTLY ACCESSIBLE ROUTE OF TRAVEL
- ACCESSIBLE PARKING SPACES SHALL BE SO LOCATED THAT TRAVEL WITH HANDICAPED AND NOT
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**ACCESSIBLE PARKING REQUIREMENTS**

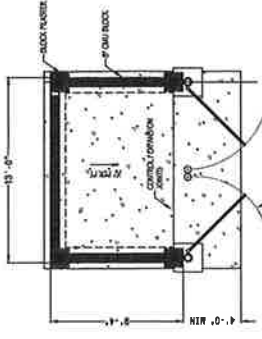
**F**



COVERED TRASH ENCLOSURE - SIDE VIEW  
SCALE 1/2" = 1'



COVERED TRASH ENCLOSURE - DETAIL  
SCALE 3/4" = 1'



COVERED TRASH ENCLOSURE - PLAN  
SCALE 3/4" = 1'



**ROBERTSONS**  
200 North Main Street, Ocean, California 92652 (949) 462-8800

**#01 - RIVERIDE BATCH PLANT**

**TRASH ENCLOSURE / ADA PARKING**

PROJECT # 115210  
DATE 11/29/15  
SCALE 1/8" = 1'-0"

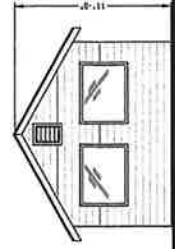
01-300-602

602

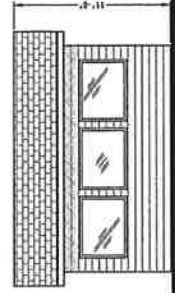
BATCH OFFICE ELEVATION (CUP 03178 R.1)  
SCALE 1/4" = 1'



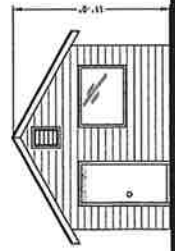
FLOOR PLAN



Batch Office - East Elevation

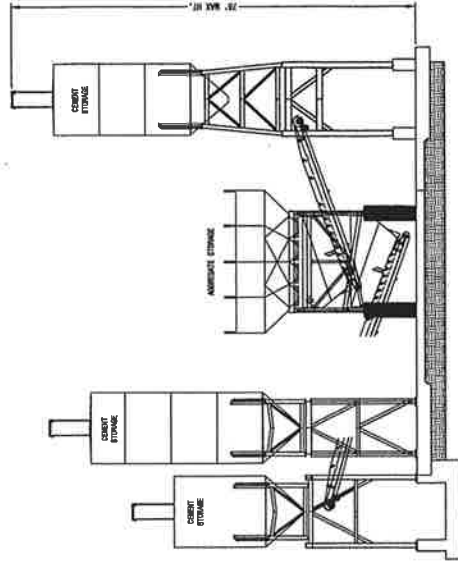


Batch Office - North / South Elevation



Batch Office - West Elevation

BATCH PLANT ELEVATION (CUP 03178 R.1)  
SCALE 1/4" = 10'



**ROBERTSON'S**  
 200 STATE BLVD. ST. JOSEPH, CALIFORNIA 94631 (916) 485-8000  
**#01 - RIVERSIDE BATCH PLANT**  
**BATCH PLANT & BATCH OFFICE / FLOOR PLAN & ELEV VIEWS**  
 PROJECT NO. 10/2009/03  
 DATE 10/20/10  
 SHEET NO. 01  
 TOTAL SHEETS 03  
 PROJECT NO. 01-300-E02



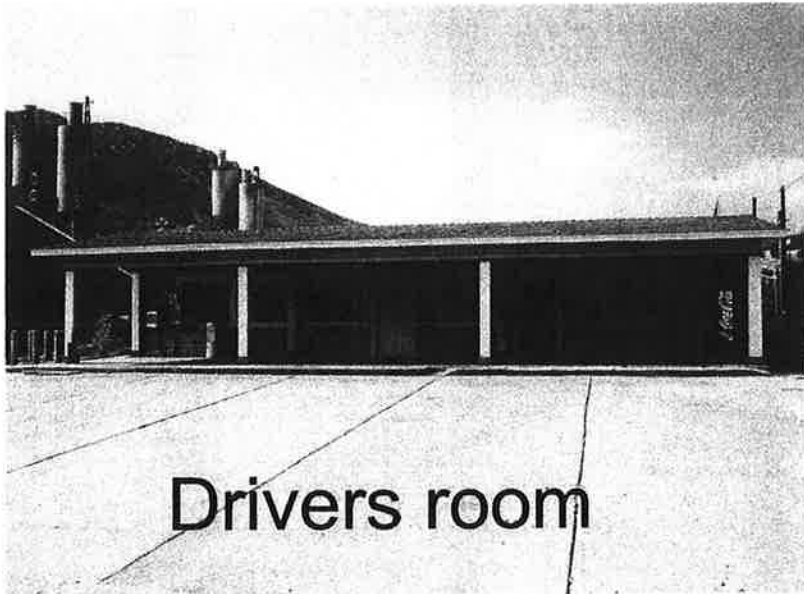
4/2010 112106-041

**CASE #: CUP03178R1, AMD. #1**  
**EXHIBIT: B & C (Sheets 1-3)**  
**DATED: 11/09/10**  
**PLANNER: C. HINOJOSA**

Exhibit B

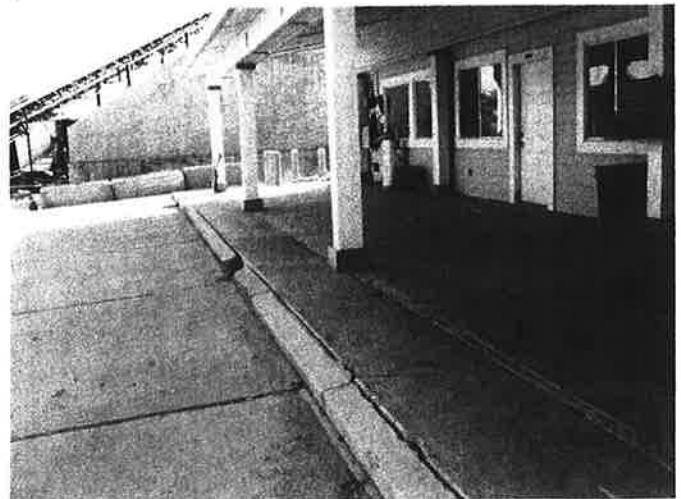
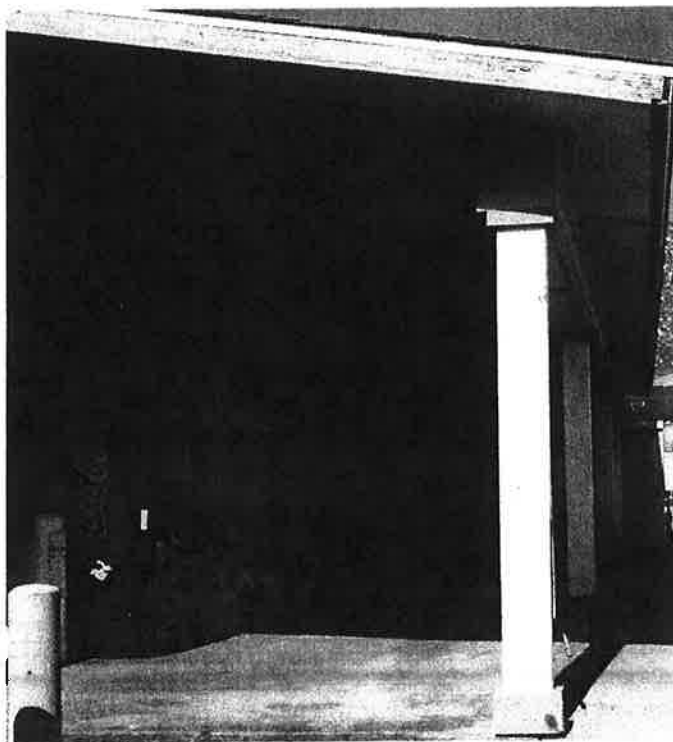
**\*NOTE\***

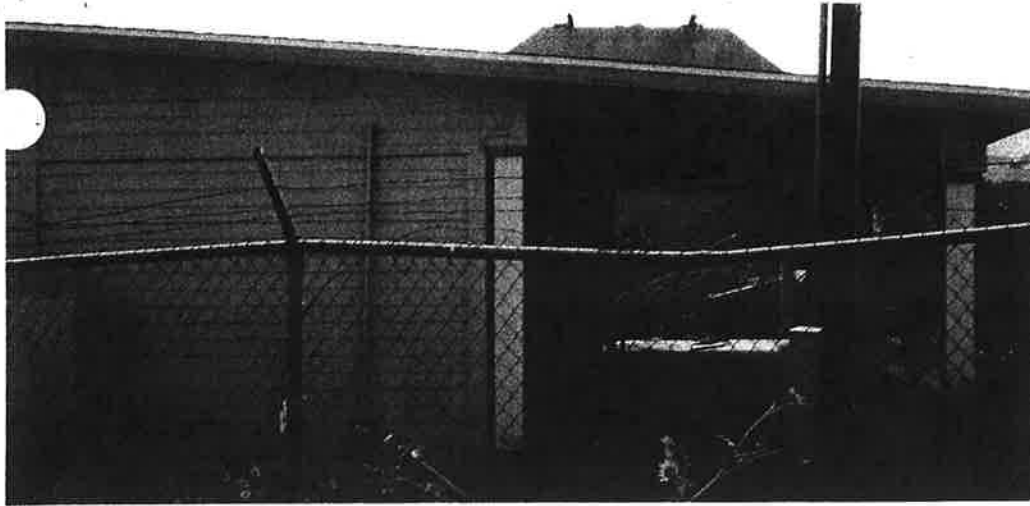
Drivers room previously entitled, permitted and inspected. Exhibit provided for informational purposes only



Drivers room

Drivers room  
Front porch  
area

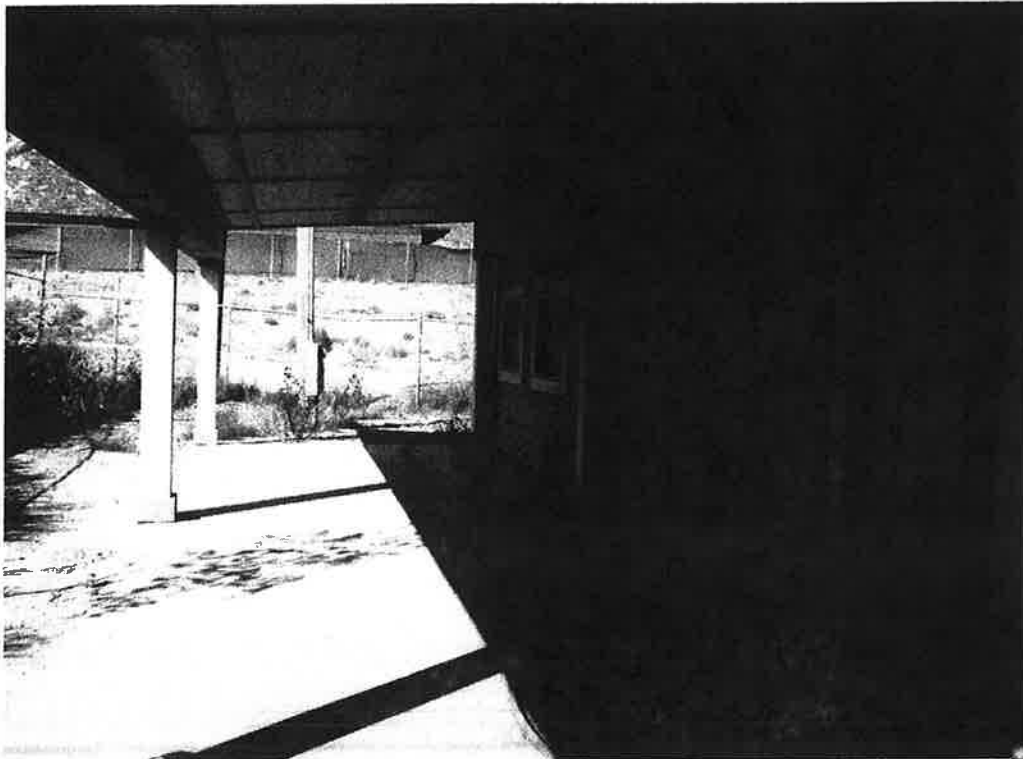


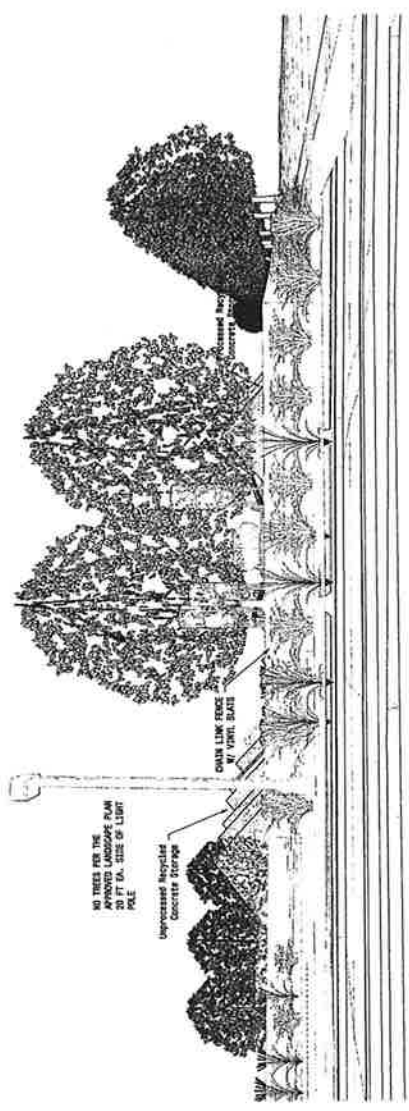
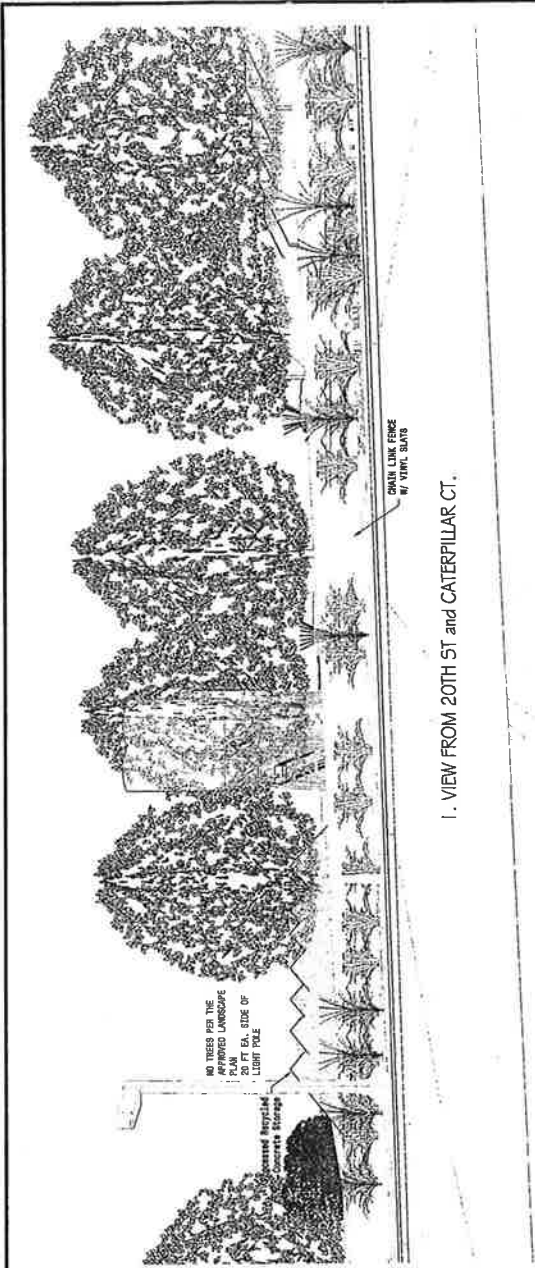
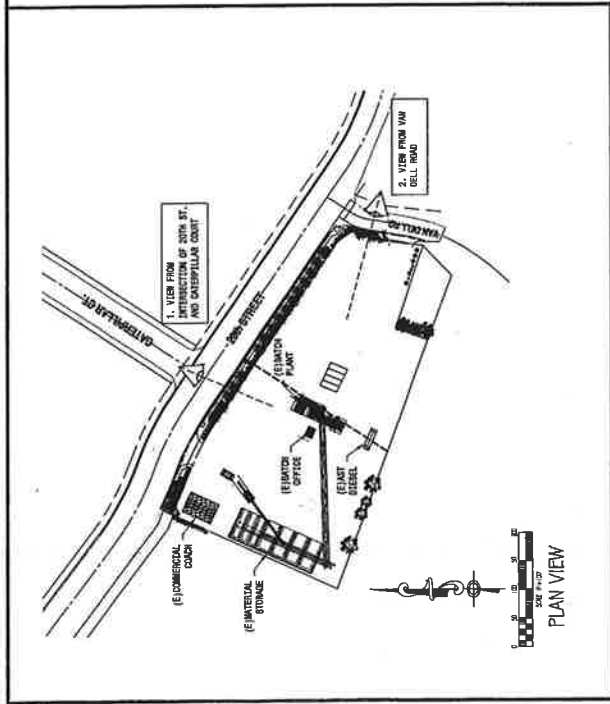


Drivers room

From 20th street  
(before landscape  
improvements)

Drivers room  
Rear porch (looking toward 20th)





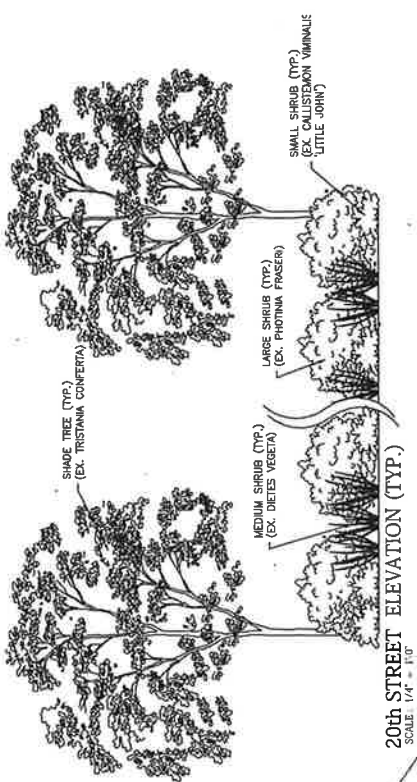
NOTES:  
 1. REFER TO THE APPROVED LANDSCAPE PLAN (CUP 3178) FOR THE SPECIFIC QUANTITY AND LOCATION OF TREES, SHRUBS AND GRASS/COVER.

CASE #: CUP03178R1, AMD. #1  
 EXHIBIT: H  
 DATED: 11/09/10  
 PLANNER: C. HINOJOSA

ORIGINAL  
 SUBMITTED 6/10/10



ROBERTSONS	
300 SOUTH MAIN ST. CHINA, CALIFORNIA 95601 (916) 485-8000	
#01 - RIVERSIDE BATCH PLANT	
EXHIBIT # - LINE OF SIGHT	
DATE	11/09/10
BY	ROBERTSONS
CHECKED BY	REGISTERED CIVIL ENGINEER - 013001
SCALE	AS SHOWN
PROJECT NO.	013001-30



20th STREET ELEVATION (TYP.)  
SCALE: 1/4" = 1'-0"

**SHADING CALCULATIONS:**  
Per County Ordinance 859 Section 18.12  
Shade Provided: 585 sq. ft.  
Required = 30% Coverage  
Provided = 585/220 = 2.66 Coverage

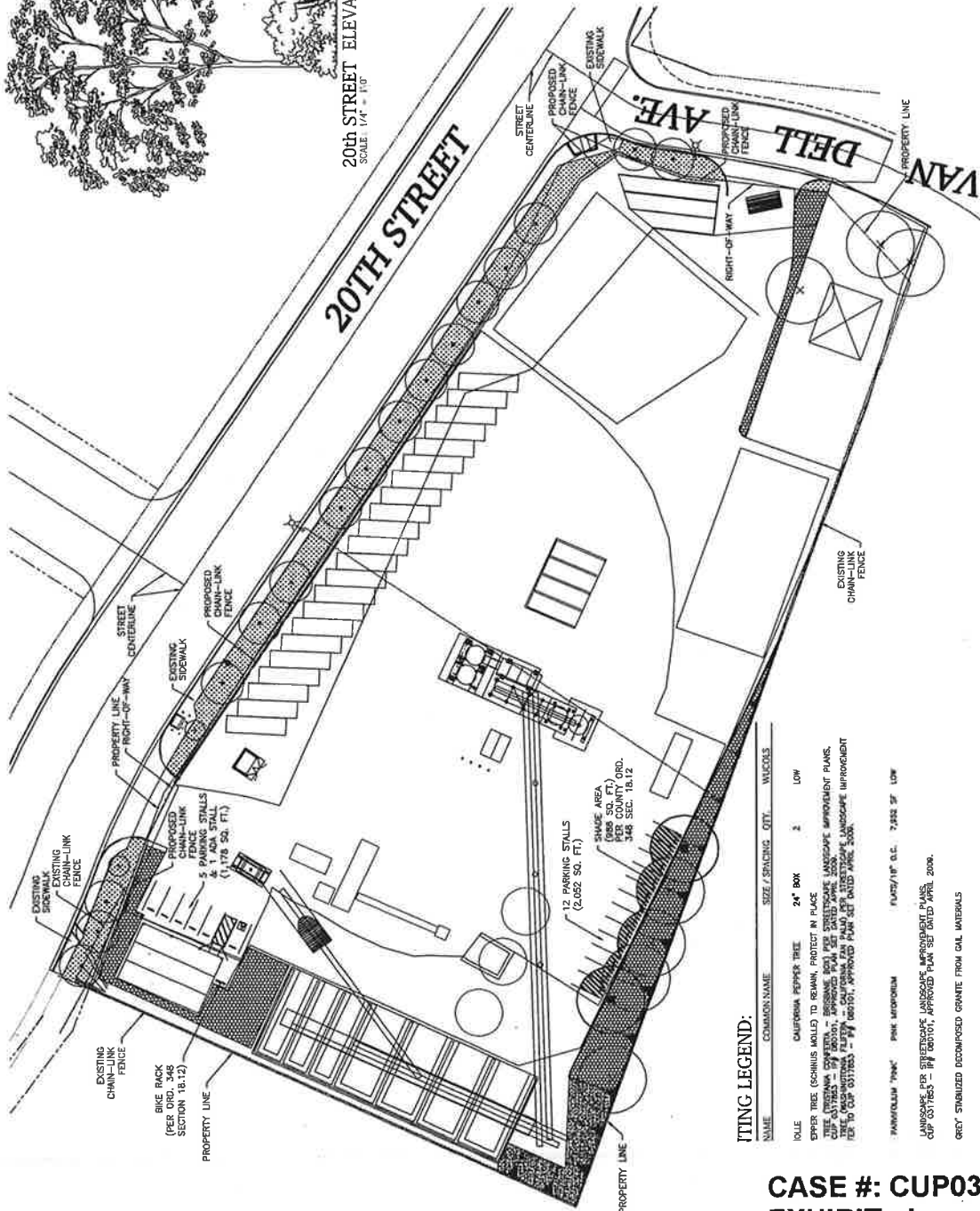
**GENERAL NOTES:**  
LANDSCAPE TO CONFORM TO ORDINANCE NO. 859.2 AND COUNTY OF RIVERSIDE GUIDE TO CALIFORNIA FRIENDLY LANDSCAPING. ALL PLANTS TO BE INSTALLED AS PER WATER USE CLASSIFICATION OF LANDSCAPE SPECIES BASED ON REGION 4.

**Riverside County Ordinance 859 Landscape Water Use Calculations**  
**Robertson's - Riverside - CUP03178R1**

1 Maximum Annual Water Allowance (MAWA) INPUT the total square footage of landscape = 7,252 S.F.  
INPUT the H2O ETD for the area = 58.37"  
MAWA = 280 cdf/yr

2 Estimated Annual Water Use (EAUW) INPUT Plant Factor = 0.3 (low)  
INPUT square footage of landscape = 7,252 S.F.  
EAUW = 128 cdf/yr

Sub total EAUW = 124 cdf/yr  
Input Irrigation System Operational Efficiency = 0.85  
EAUW EAUW = 144 cdf/yr  
EAUW EAUW = 114 gal/yr  
(this number must be positive)



**PLANTING LEGEND:**

NAME	COMMON NAME	SIZE / SPACING	QTY	WUCODES
1	CAFFRICA PEPPER TREE	24" BOX	2	LOW
2	SPUR TREE (SCORPUS MOLLE) TO REMAIN, PROTECT IN PLACE			
3	SHADE TREE (TRISTANIA CONFERTA) TO REMAIN, PROTECT IN PLACE			
4	SHADE TREE (TRISTANIA CONFERTA) TO REMAIN, PROTECT IN PLACE			
5	SHADE TREE (TRISTANIA CONFERTA) TO REMAIN, PROTECT IN PLACE			
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**PERPETUAL LANDSCAPE PLAN - CUP 03178R1**  
**BERTSON'S - RIVERSIDE**  
**Y OF RIVERSIDE**

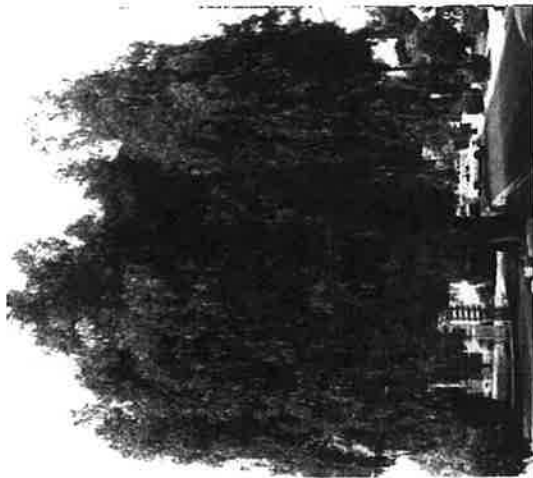
**CASE #: CUP03178R1, AMD. #1**  
**EXHIBIT: L**  
**DATED: 11/09/10**  
**PLANNER: C. HINOJOSA**

DATE: NOVEMBER 1, 2010

# ROBERTSON'S - RIVERSIDE

CUP 03178R1

## PLANT MATERIAL PHOTO SHEET



Schinus molle  
California Pepper Tree  
Evergreen  
Height (at Maturity): 25-40 ft.  
Spread (at Maturity): 25-40 ft.  
Flower: Small, white clusters

## TREES



CASE #: CUP03178R1, AMD. #1  
EXHIBIT: L-1  
DATED: 11/09/10  
PLANNER: C. HINOJOSA



Stabilized  
Decomposed Granite  
Color: 'Graphite Grey'  
Supplier: Gail Materials

## GROUNDCOVERS

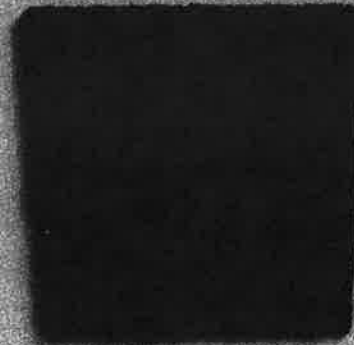


# ROBERTSON'S RIVERSIDE

**Velspar Paint  
"Shark Loop"**



**Asphalt Shingles**



**Velspar Paint Trim  
"Evening Eclipse"**



**Chainlink W/ Slatting**



CASE #: CUP03178R1, AMD. #1  
EXHIBIT: M  
DATED: 11/09/10  
PLANNER: C. HINOJOSA

REVISIONS	BY	DATE

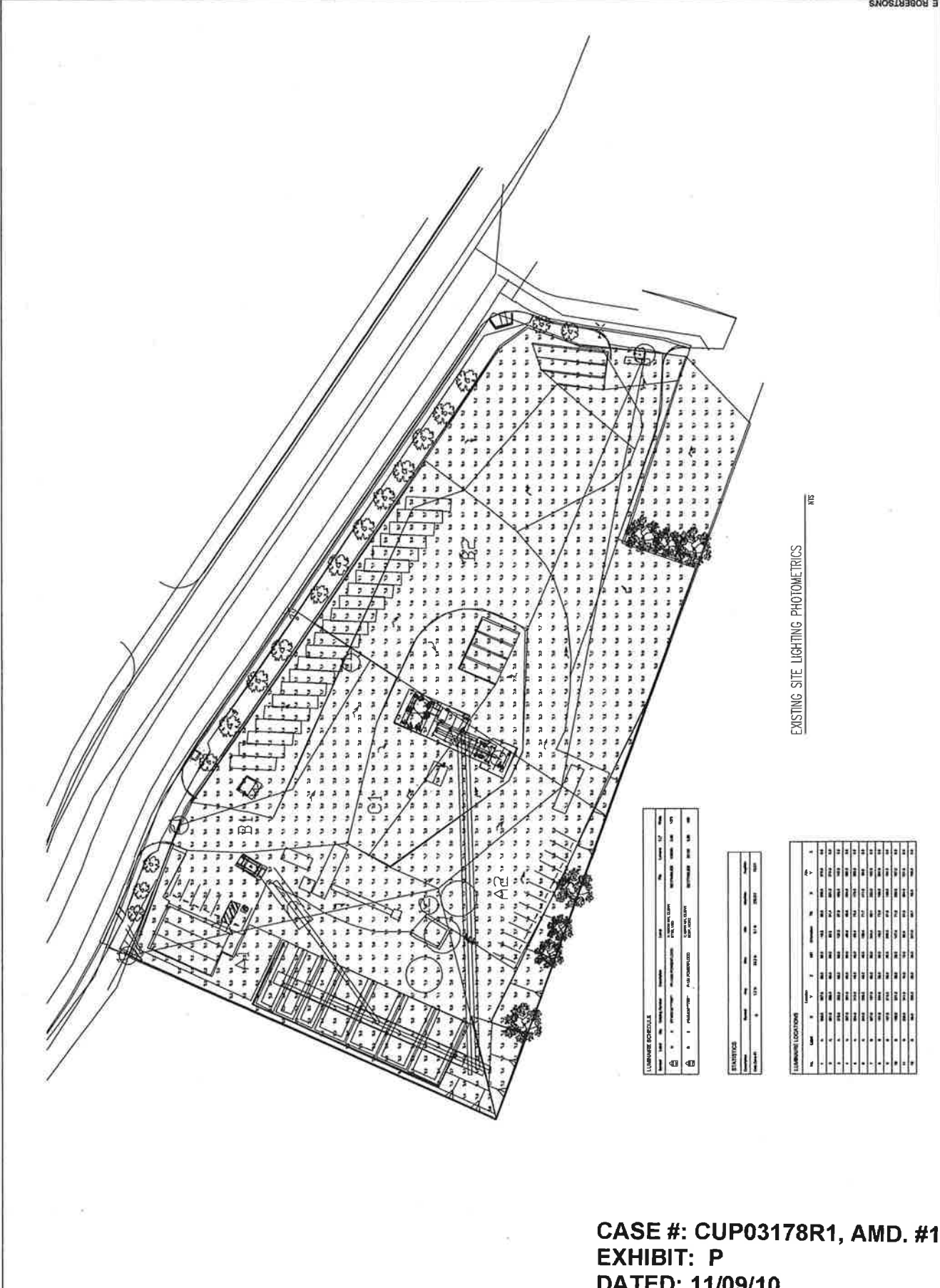
ELECTRICAL DESIGN  
 BY DALE McDONALD  
 DRAWING PREPARED BY:  
 1754 WILLY CATALINA BLVD., #200 CALIFORNIA, CALIFORNIA 92505  
 PHONE: (909) 378-4127  
 EMAIL: DALE.MCDONALD@YAHOO.COM / ACEBANDER@AOL.COM

**ROBERTSON'S**  
 LOCKED FILE  
 10120 20th St  
 Riverside, Ca.

EXISTING SITE LIGHTING  
 PHOTOMETRICS

STAMP

DATE: 06/06/2010  
 SCALE: AS NOTED  
 DRAWN BY: SQ  
 JOB: robertson's  
 SHEET:  
**E-1**  
 OF 1 SHEET



EXISTING SITE LIGHTING PHOTOMETRICS

LUMINAIRE SCHEDULE

Symbol	Manufacturer	Model	Beam Spread	Height	Notes
⊙	Philips	MSR	30°	12'	1000 Lumens
⊙	Philips	MSR	30°	12'	1000 Lumens

PLANNING

Item	Value
Footcandle	1.0
Footcandle	1.0
Footcandle	1.0

LUMINAIRE LOCATIONS

No.	Symbol	X	Y	Notes
1	⊙	100	100	
2	⊙	100	100	
3	⊙	100	100	
4	⊙	100	100	
5	⊙	100	100	
6	⊙	100	100	
7	⊙	100	100	
8	⊙	100	100	
9	⊙	100	100	
10	⊙	100	100	
11	⊙	100	100	
12	⊙	100	100	
13	⊙	100	100	
14	⊙	100	100	
15	⊙	100	100	
16	⊙	100	100	
17	⊙	100	100	
18	⊙	100	100	
19	⊙	100	100	
20	⊙	100	100	

CASE #: CUP03178R1, AMD. #1  
 EXHIBIT: P  
 DATED: 11/09/10  
 PLANNER: C. HINOJOSA

10. Robertson Plans & Drafting, 6/10/2010 10:56:44 AM

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42281  
**Project Case Type (s) and Number(s):** Conditional Use Permit No. 3178, Revised Permit No. 1  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Christian Hinojosa, Project Planner  
**Telephone Number:** (951) 955- 0972  
**Applicant's Name:** Robertson's Ready Mix  
**Applicant's Address:** P.O. Box 3600; Corona, CA 92878  
**Engineer's Name:** Christine Goeyvaerts  
**Engineer's Address:** P.O. Box 3600; Corona, CA 92878

### I. PROJECT INFORMATION

#### A. Project Description:

**Conditional Use Permit No. 3178, Revised Permit No. 1** proposes to permit a 3,800 square foot concrete batch plant with a maximum height of 75 feet previously approved with 1,048 square feet with a maximum height of 50 feet, a 205 square foot batch office, a 1,350 square foot coach and driver room previously approved with 624 square feet, seven (7) aggregate storage bins with 35 feet high concrete walls, two (2) overhead conveyors, a drive-over grizzly aggregate off loader, four (4) concrete washout pits and an industrial wastewater area for an existing concrete batch plant approved under Conditional Use Permit No. 3178 on 2.05 gross acres. The Revised Conditional Use Permit also proposes to construct 22 truck parking spaces and 18 standard spaces, upgrade drive aisle surfaces to cement concrete paving, an area for finished recycled material with a maximum height of 25 feet, an area for unprocessed recycled concrete with a maximum height of 25 feet, a concrete detention basin, a trash enclosure, a truck rumble-grate with a site expansion of 1.63 gross acres on a total 3.68 gross acre site. The Revised Conditional Use Permit additionally requests to have a life of 20 additional years from the original expiration date (September 29, 2023) and will expire on September 29, 2043.

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

**C. Total Project Area:** 3.68 Gross

<b>Residential Acres:</b> N/A	<b>Lots:</b> N/A	<b>Units:</b> N/A	<b>Projected No. of Residents:</b> N/A
<b>Commercial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b> 3.68 Gross	<b>Lots:</b> 1	<b>Sq. Ft. of Bldg. Area:</b> 14,355	<b>Est. No. of Employees:</b> 25
<b>Landscape Area:</b> 11%		<b>Sq. Ft. of LS. Area:</b> 15,200	

**D. Assessor's Parcel Nos:** 178-020-003 and 178-020-016

**E. Street References:** southerly of 20th Street and westerly of Van Dell Road

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Sections 3, Township 2 South, Range 5 West

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is located in the Jurupa Area Plan of the Riverside County General Plan. Urban development projects have been approved or are currently being

processed through the County of Riverside to the north, east and west. Within the vicinity of the proposed project there is vacant land to the north, an equipment storage yard to the south, industrial buildings to the east and a concrete batch plant to the west. The site currently contains an existing 3,800 square foot concrete batch plant with a maximum height of 75 feet, a 205 square foot batch office, a 1,350 square foot coach and driver room, seven (7) aggregate storage bins with 35 feet high concrete walls, two (2) overhead conveyors, a drive-over grizzly aggregate off loader, four (4) concrete washout pits, a 12,000 gallon above ground diesel fuel tank and an industrial wastewater area. The topography of the project site is generally level with an elevation of approximately 960 feet above mean sea level over the majority of the property.

**Conditional Use Permit No. 3178** proposed a 1,048 square foot concrete batch plant with a maximum height of 37 feet, a 624 square foot office trailer, a 200 square foot loadmasters trailer, a water tank, a 1,440 square foot washout area and clarifier, a material stockpile area, 26 parking spaces and 9,000 square feet (11%) of landscaping area on a 1.84 acre site approved by the Riverside County Planning Commission on September 29, 1993. The life of Conditional Use Permit No. 3421 was conditioned to terminate on September 29, 2023.

**Conditional Use Permit No. 3178, Substantial Conformance No. 447 (Substantial Conformance No. 1)** proposed to increase the maximum height of the 1,048 square foot concrete batch plant to 50 feet, remove the 200 square foot loadmasters trailer, reconfigure and reduce parking to 23 spaces, revise street improvements, relocate trash enclosure, add a 624 square foot patio slab and a 60 square foot electrical cabinet to the 624 square foot office trailer, add an open maintenance area with temporary storage bins, add a 2,625 square foot vehicle and equipment maintenance area, relocate and add an additional water tank, add a 360 square foot drive-over dump, add a drain oil storage area with a 4 foot high concrete block wall, and expand the material stockpile area approved by the Riverside County Planning Department on October 11, 1995.

**Conditional Use Permit No. 3178, Substantial Conformance No. 2** proposed to add a concrete batch plant silo with a maximum height of 39.67 feet on a 324 square foot concrete pad approved by the Riverside County Planning Department on April 12, 1999.

**Conditional Use Permit No. 3178, Substantial Conformance No. 3** proposed to add a 12,000 gallon above ground diesel fuel tank approved by the Riverside County Planning Department on September 29, 2005.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project meets the requirements of the Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) General Plan Land Use Designation. The proposed project meets all other applicable land use policies.
- 2. Circulation:** The proposed project has been reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space Element policies.

4. **Safety:** The proposed project is within an area that has a moderate susceptibility to liquefaction. The proposed project is not located within any other special hazard zone (including fault zone, high fire hazard area, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** The proposed project will need to comply with the recommendations by the Department of Public Health, Office of Industrial Hygiene based on the site specific acoustical study. The proposed project meets all other applicable Noise Element policies.
6. **Housing:** The Revised Conditional Use Permit proposes to partially permit and improve an approximately 14,355 square foot concrete batch plant with Manufacturing - Medium (M-M) zoning. The proposed project could potentially induce population growth in the area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure). The proposed project meets all other applicable Housing Element policies.
7. **Air Quality:** The proposed project will not have a significant impact on air quality based on the site specific air quality study. The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

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

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

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

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

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

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Jurupa

2. **Foundation Component(s):**

To the North, South, East and West: Community Development

3. **Land Use Designation(s):**

To the North, South, East and West: Light Industrial (LI) (0.25 – 0.60 Floor Area Ratio)

4. **Overlay(s) and Policy Area(s):** N/A

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** N/A

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

**I. Existing Zoning:** Manufacturing - Medium (M-M)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning:

To the North, South, East and West: Manufacturing - Medium (M-M)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

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

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

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

February 10, 2011

Date

Christina Hinojosa, Project Planner

For Carolyn Syms Luna, Planning Director

Printed Name

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

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

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

Findings of Fact:

a) The project site is located in a primarily urban area of Riverside County, which has no designated Scenic Highways. The Riverside County General Plan indicates that the project site is not located within a designated scenic corridor. Development of the project site will not affect any scenic resources, as adjacent lands have been developed with uses compatible with the proposed project.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista, as these features do not exist on the project site. The project proposes stock piles that could potentially be viewed from the public. Therefore, this project will have a less than significant impact with mitigation.

Mitigation: The stock piles shall maintain a maximum height of 25 feet in effort to mitigate aesthetic impacts. (COA: 10.PLANNING.41)

Monitoring: Monitoring shall be conducted by Building and Safety Department through the permitting process.

<b>2. Mt. Palomar Observatory</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?				

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) According to the GIS Database, the project site is located approximately 55.05 miles from the Mt. Palomar Observatory. The project is located outside the 45-mile radius defined by Ordinance No. 655 Zone B and the 30-mile radius defined by the Riverside County General Plan as the Mt. Palomar Special Lighting Areas, and, therefore, is not subject to any special lighting policies that protect the Mt. Palomar Observatory.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The proposed project will result in a new source of light and glare from the addition of security lighting, facility lighting, as well as vehicular lighting from cars traveling on adjacent roadways.

Riverside County Ordinance No. 655 is applicable to the project site. Pursuant of this Ordinance, the project's onsite lighting will be directed downward or shielded and hooded to avoid shining onto adjacent properties and streets. Furthermore, the amount of lighting will be similar to other planned industrial areas surrounding the site. Conditions of Approval 10.PLANNING.06 and 80.PLANNING.18 are not considered unique mitigation measures pursuant to CEQA. No additional mitigation is identified or required.

b) The proposed project is not expected to create unacceptable light levels as it has been conditioned for conformance with Ordinance No. 655. Therefore, the proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or expose residential property to unacceptable light levels. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

- a) The project site will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.
- b) The project site will not conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.
- c) The project site is not located within 300 feet of agriculturally zoned property; therefore there is no potential for the project to indirectly impact agricultural lands.
- d) The project site will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

**Findings of Fact:**

a) & b) The proposed project will not conflict with or cause rezoning of any forest land or timberland zoned areas. Nor is the proposed project in a forest area.

c) The project will not involve any other changes to the environment which could result in conversion of forest land to non-forest use.

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

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

**AIR QUALITY** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>6. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2; AQMD Air Quality Management Plan (2007); County General Plan Air Quality Element; Project Application Materials, Air Quality Report prepared by Sespe Consultant, Inc., dated June 3, 2010, Greenhouse Gas Emissions Report prepared by Sespe Consultant, Inc., dated August 3, 2010

**Findings of Fact:**

a) The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designations and population estimates.

b) The SCAQMD permit is evidence that the point source complies with all SCAQMD rules and regulations. Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term construction related impacts will be reduced below a level of significance by dust control measures implemented during grading. This is a standard condition of approval (10.BS GRADE.05) and is not considered mitigation pursuant to CEQA.

c) During project operation, vehicle emission impacts would not exceed levels of significance, as the project would not generate a substantial amount of mobile source air pollutants. Similarly, due to the limited development intensity of the site, the project would not generate a substantial amount of area source air pollution. (COA: 10.PLANNING.21) Accordingly, operational air quality impacts are evaluated as less than significant with mitigation.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include vacant land, an equipment storage yard, industrial buildings and a concrete batch plant. The project is not expected to generate substantial point source emissions. The long-term project impacts in the daily allowable emissions for the project's operational phase are considered to be less than significant.

e) The project will not create sensitive receptors located within one mile of an existing substantial point source emitter.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: Construction of all nonresidential buildings or structures shall exceed the energy standards of the 2008 Building Efficiency Standards as set forth in the 2008 California Energy Code (Title 24, Part 6 of the California Code of Regulations) by a minimum of five percent (5%) in aggregate. Submission of a Title 24 worksheet with building plans for each implementing development project shall be required by the Department of Building and Safety in order to obtain a building permit and set the condition to MET status. The worksheet shall include both the calculations showing the minimum Title 24 compliance requirements and calculations for the implementing development project. Compliance is determined by comparing the energy use of the proposed development to a minimally Title 24 compliant development. The calculations must be from an energy analysis computer program approved by the California Energy Commission in accordance with Title 24, Part 6, Article 1, Section 10-109 (COA: 80.PLANNING.23). 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 the entrance to the facility and not be less than twenty four inches square. (COA: 10.PLANNING.37).

Monitoring: Monitoring shall be conducted by Building and Safety Department and SCAQMD through the permitting process.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

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

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

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

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

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

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

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

Source: GIS Database, WRCMSHCP, On-site Inspection

Findings of Fact:

a) The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project will not conflict with any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12) as a result of mitigation.

c) The proposed project will not have a significant substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service.

d) The proposed project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors; or impede the use of native wildlife nursery sites.

e) The proposed project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service.

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

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**CULTURAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>8. Historic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-7, Project Application Materials

Findings of Fact:

a) A records search conducted at the Eastern Information Center (EIC) indicated that no historical resources existed on the project site. Therefore the proposed project will not alter or destroy an historic site.

b) Development of the proposed project will have a less than significant impact on a historical resource as defined in California Code of Regulations, Section 15064.5.

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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multiple 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 resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal 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 representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation. Conditions of Approval 10.PLANNING.01 and 10.PLANNING.02 are not considered unique mitigation measures pursuant to CEQA. No additional mitigation is identified or required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>9. Archaeological Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-6 "Relative Archaeological Sensitivity of Diverse Landscapes," Project Application Materials

Findings of Fact:

a) This area has been completely disturbed. It is not identified as an area of Relative Archaeological Sensitivity of Diverse Landscapes map of the Riverside County General Plan, Multipurpose Open Space Element (Figure OS-06). Therefore, this project will have no impact on archaeological resources.

b) This project will have a less than significant impact change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5.

c) This project will have less than significant impact on human remains, including those interred outside of formal cemeteries. However, as a precaution, this project has been conditioned to halt construction and immediately contact the State Health and Safety Code Section 7050.5 if human remains are found. If 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 descendant. The descendant shall inspect the site of discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented. Condition of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Approval 10.PLANNING.01 is not considered a unique mitigation measure pursuant to CEQA. No additional mitigation is identified or required.

d) This project will not restrict existing or religious or sacred uses within the potential impact area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**10. Paleontological Resources**

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

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

Findings of Fact:

a) According to the Riverside County General Plan, the project site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development: 1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site. 2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery. 3. The applicant shall retain a qualified paleontologist approved by the County of Riverside. 4. The paleontologist shall determine the significance of the encountered fossil remains. 5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. 6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains. 7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. Condition of Approval 10.PLANNING.03 is not considered a unique mitigation measure pursuant to CEQA. No additional mitigation is identified or required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GEOLOGY AND SOILS** Would the project

**11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

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

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to industrial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all industrial development they are not considered mitigation for CEQA implementation purposes.

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**12. Liquefaction Potential Zone**

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

a) The project site is located within an area of moderate liquefaction potential. The County Geologist has reviewed and has recommended approval of the project with no conditions of approval regarding liquefaction potential.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**13. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. The County Department of Building and Safety requires construction to conform to the California Building Code (CBC). Through the compliance with Riverside County requirements related to geotechnical and soil reports, the potential of the proposed project due to ground shaking will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**14. Landslide Risk**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

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

Findings of Fact:

a) The project site is generally flat and according to Figure S-5, the project site is not located in an area with slopes greater than 25%; therefore, there is no potential for landslides. The project site and surrounding area does not consist of rocky terrain therefore the project is not subject to rock fall hazards. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Ground Subsidence**

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas"

Findings of Fact:

a) The project site is located in an area susceptible to subsidence, but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

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

**16. Other Geologic Hazards**

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

Source: Project Application Materials

Findings of Fact:

a) The project site is not located in an area susceptible to unstable geologic hazards such as seiche, mudflow, or volcanic hazard on the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. Slopes**

a) Change topography or ground surface relief features?

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

c) Result in grading that affects or negates subsurface sewage disposal systems?

Source: Riverside County General Plan figure S-5 "Regions Underlain by Steep Slopes", Building and Safety – Grading Review, Project Application Materials

Findings of Fact:

a) The project will have a less than significant impact change to the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.

b) The project will not cut or fill slopes greater than 2:1, but may create a slope higher than 10 feet. In order to minimize the impact, the project has been conditioned to grade so that the slopes reflect the natural terrain.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**18. Soils**

a) Result in substantial soil erosion or the loss of

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
topsoil?				
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan figure S-6 "Engineering Geologic Materials Map", Flood Control review, Building and Safety Grading review, Project Application Materials

Findings of Fact:

a) The development of the project site may have the potential to result in soil erosion during grading and construction. Standard Conditions of Approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. (COA 10.BS GRADE.04)

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining all structures will mitigate the potential impact to less than significant. As IBC requirements are applicable to all structures they are not considered mitigation for CEQA implementation purposes.

c) The project will be connected to a sewer system; there will be no septic on site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>19. Erosion</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?				
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Flood Control District review, Building and Safety – Grading Review, Project Materials

Findings of Fact:

a) The project site is not located near the channel of a river, or stream, or the bed of a lake. Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake.

b) The project may result in an increase in water erosion either on or off site. Building and Safety Department has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes. (COA: 10.BS GRADE.06 and 10.BS GRADE.20)

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

Monitoring: No monitoring measures are required.

<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

Findings of Fact:

a) The project site is located within a HIGH wind erosion area. All projects proposing grading are condition for dust control (COA: 10.BS GRADE.05). The Riverside County General Plan, Safety Element Policy for Wind Erosion requires buildings to be designed to resist wind loads which are covered by the California Building Code (CBC). With such compliance, impacts to wind erosion and blowsand from the project on or off site are considered to be less than significant. As no unique mitigation measures are identified, no additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

<b>21. Greenhouse Gas Emissions</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials, Air Quality Report prepared by Sespe Consultant, Inc., dated June 3, 2010, Greenhouse Gas Emissions Report prepared by Sespe Consultant, Inc., dated August 3, 2010

Findings of Fact:

a) Analysis by Sespe Consultant, Inc. (August 3, 2010) indicates the project's annual GHG emissions will be 16.5 metric tons per year (MTY) of CO2-equivalents (CO2e). This total is below the threshold of 10,000 MTY CO2e for industrial projects established by the South Coast Air Quality Management District. This project total includes both direct (amortized construction, area source and mobile emissions) and indirect (electricity, solid waste and water usage) GHG emissions. Therefore, the project will not result in significant generation of greenhouse gases, either directly or indirectly, and will not have a significant impact on the environment due to greenhouse gas emissions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project is consistent with the Riverside County General Plan's land use designation Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) for the site. Therefore, the project does not represent development in excess of the State's "Business As Usual" (BAU) scenario. Further, the project will be subject to a variety of measures that will reduce the project's greenhouse gas emissions to below the BAU level. These measures include the following:

- Compliance with all applicable policies, measures and regulations promulgated through, or as a result of, AB 32, California's "Global Warming Solutions Act of 2006," including measures outlined by the California Air Resources Board in their Climate Change Scoping Plan (December 2008) for AB 32 implementation.
- Compliance with County Ordinance No. 859, Water-Efficient Landscaping Standards.
- Conditions of Approval requiring compliance with the following additional GHG-reducing measures:
  1. Preparation and implementation of a Waste Recycling Program approved by the County Waste Management Department for reduction and recycling of both construction and operational wastes.
  2. Use of equipment and fixtures that comply with applicable Title 24 energy conservation requirements for both the new addition and remodeled areas within the existing space.
  3. Project construction activities will conform to all applicable SCAQMD and CARB air quality protection requirements for construction equipment and vehicles.

As a result of implementation of, and compliance with, the above measures, the project will further reduce greenhouse gas emissions below that expected for a business-as-usual project, consistent with the policies and plans of the County and the State, AB 32 in particular. These measures ensure the project will not conflict with the any applicable plans, policies or regulations related to reducing greenhouse gas emissions, and that this project's affect on the attainment of these plans is less than significant with mitigation.

Mitigation: Construction of all nonresidential buildings or structures shall exceed the energy standards of the 2008 Building Efficiency Standards as set forth in the 2008 California Energy Code (Title 24, Part 6 of the California Code of Regulations) by a minimum of five percent (5%) in aggregate. Submission of a Title 24 worksheet with building plans for each implementing development project shall be required by the Department of Building and Safety in order to obtain a building permit and set the condition to MET status. The worksheet shall include both the calculations showing the minimum Title 24 compliance requirements and calculations for the implementing development project. Compliance is determined by comparing the energy use of the proposed development to a minimally Title 24 compliant development. The calculations must be from an energy analysis computer program approved by the California Energy Commission in accordance with Title 24, Part 6, Article 1, Section 10-109 (COA: 80.PLANNING.23). 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 the entrance to the facility and not be less than twenty four inches square. (COA: 10.PLANNING.37).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Monitoring shall be conducted by Building and Safety Department and SCAQMD through the permitting process.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) & b) During construction of the proposed project, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. The proposed project will not create a hazard to the public or the environment. Impacts would be less than significant.

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

d) The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>23. Airports</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database, Project Application Materials

Findings of Fact:

- a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.
- b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission (ALUC).
- c) The proposed project is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, and will not result in a safety hazard for people residing or working in the project area.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>24. Hazardous Fire Area</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to GIS, the project site is not located in a hazardous fire area. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

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

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Jurupa Area Plan Figure 8 "Flood Hazards"

Findings of Fact:

a) The proposed project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The project will not violate any water quality standards or waste discharge requirements, and has been conditioned to comply with standard water quality conditions of approval.
- c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.
- d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
- e) The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.
- f) The project will not place structures within a 100 flood hazard area which would impede and/or redirect flows. Additionally, the project has been conditioned to contain the 100 year food storm flow within the street right of way. (COA: 10.BS GRADE.09). However, this is considered a standard CEQA mitigation measure, no unique mitigation is required.
- g) The proposed project will not violate any water quality standards or waste discharge requirements and it will not substantially deplete or degrade groundwater supplies or interfere substantially with groundwater recharge.
- h) Due to on-going pollution concerns to the surrounding areas, special attention shall be placed on source control BMPs. Due to the pollutants associated with this type of operation, the District recommends that the basin be designed to hold and contain the project's onsite Vbmp. The basin shall be lined to prevent infiltration. In addition to WQMP requirements, this facility must maintain compliance with the State General Industrial Activities Stormwater Permit. The facility must maintain and implement a site specific Industrial SWPPP, with Source Control BMP's. BMPs identified in the final WQMP shall be consistent with the site specific Industrial SWPPP. The proposed containment basin is considered an adequate treatment control BMP at this point in the project. (COA: 10.FLOODRI.01). Therefore, this project will have a less than significant impact with mitigation.

Mitigation: 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. A copy of the project specific WQMP shall be submitted to the District for review and approval. The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. (COA: 60.FLOODRI.02, 60.FLOODRI.03, 60.FLOODRI.05, 80.FLOODRI.02, 80.FLOODRI.03, 80.FLOODRI.05, 90.FLOODRI.02, 90.FLOODRI.03, 90.FLOODRI.04).

Monitoring: Monitoring shall be conducted by the Riverside County Flood Control District and by the Department of Building and Safety plan check process.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**26. Floodplains**

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

NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input checked="" type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

- a) The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.
- b) The project will not substantially change absorption rates or the rate and amount of surface runoff.
- c) This site may be impacted by sheet flow runoff from the hills northwest of the site. Improvements to this site and the adjacent development (CUP03434) to the west appear to direct most of these flows into 20th Street. Improvements to 20th Street (curb and gutter) should safely convey flows past this project. However, storm runoff may break out of the natural channels before reaching this area and until surrounding drainage infrastructure is constructed to collect this offsite runoff, the District recommends that any new structures are elevated a minimum of 18-inches above the surrounding ground. (COA: 10.FLOODRI.01). Therefore, this project will have a less than significant impact with mitigation.
- d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: The finished floor of new structures shall be elevated 18 inches above the highest adjacent ground. Any mobile home/premanufactured building shall be placed on a permanent foundation. (COA: 10.FLOODRI.03).

Monitoring: Monitoring shall be conducted by the Riverside County Flood Control District and by the Department of Building and Safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>LAND USE/PLANNING</b> Would the project				
<b>27. Land Use</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project would not result in a substantial alteration of the present or planned land of the area.
- b) The project does not affect land use within a city sphere of influence or within adjacent city or county boundaries.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>28. Planning</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project is consistent with the site's existing zoning Manufacturing - Medium (M-M).
- b) The surrounding zoning is Manufacturing - Medium (M-M) to the north, south, east and west. The project will be compatible with the surrounding zoning classifications.
- c) The project site is designated Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) in the Riverside County General Plan. Surrounding properties are also designated Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) to the north, south, east and west.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project is consistent with current land use designations and the policies of the Riverside County General Plan.

e) The project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MINERAL RESOURCES** Would the project

**29. Mineral Resources**

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.

The Riverside County General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is not located adjacent to a rail line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. Highway Noise**

NA  A  B  C  D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database

Findings of Fact:

The project site is located approximately 1.10 miles north of State Highway 60. Therefore, due to distance, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**33. Other Noise**

NA  A  B  C  D

Source: Project Application Materials, GIS database

Findings of Fact:

No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

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

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, Riverside County General Plan Noise Element; Riverside County Noise Ordinance No. 847, Noise Impact Assessment prepared by Sespe Consulting, Inc., dated July 20, 2010, Letter from the Department of Public Health Office of Industrial Hygiene, dated July 29, 2010 from Steven Hinde, CIH, Senior Industrial Hygienist

Findings of Fact:

a) The proposed project will not cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

b) The project might create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. However, all noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Therefore, any potential noise impact is considered less than significant.

c) The project will not cause exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>POPULATION AND HOUSING</b> Would the project				
<b>35. Housing</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element, Letter from Riverside County Economic Development Agency, dated February 10, 2011 from Nicole Walker, Development Specialist

Findings of Fact:

- a) The project will not necessitate the construction or replacement of housing elsewhere.
- b) The project could create a demand for additional housing; however, any demand will be accommodated on the housing market and any development will be required to develop per the General Plan.
- c) The project will not displace any people.
- d) The project site is located within the Jurupa Valley Redevelopment Project Area (JVPA) (Rubidoux sub-area); the Riverside County Economic Development Agency (EDA) reviewed the proposed project and it found it to be compliant with the adopted policies and objectives of the Jurupa Valley Redevelopment Project Area.
- e) The project will not cumulatively exceed official regional or local population projections.
- f) Development of the proposed project site will have a less than significant impact on inducing substantial population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**36. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project will have no impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provision of Ordinance No. 659 which requires payment of the appropriate fees set forth in the Ordinance. Ordinance No. 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impact to Fire services is viewed as less than significant.

Additionally, the project with not result in substantial adverse physical impacts associate with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response ties or other performance objectives for any of the public services.

Any project subject to Ordinance No. 659 will be conditioned for compliance. Compliance with Ordinance No. 659 is not considered a unique mitigation measure. No additional mitigation is identified or required. (COA: 90.PLANNING.28)

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

The proposed project will have no impact on the demand for Sheriff services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provision of Ordinance No. 659 which requires payment of the appropriate fees set forth in the Ordinance. Ordinance No. 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impact to Sheriff services is viewed as less than significant.

Additionally, the project with not result in substantial adverse physical impacts associate with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response ties or other performance objectives for any of the public services.

Any project subject to Ordinance No. 659 will be conditioned for compliance. Compliance with Ordinance No. 659 is not considered a unique mitigation measure. No additional mitigation is identified or required. (COA: 90.PLANNING.28)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**38. Schools**

Source: Jurupa Unified School District correspondence, GIS database

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

The proposed project is located within the Jurupa Unified School District. The impact of the project is considered less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the new provision of new or physically altered government facilities or the need for new or physically alter governmental facilities. As such, this project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations and performance objectives for any public services.

These projects have been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (COA: 80.PLANNING.17) Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**39. Libraries**

Source: Riverside County General Plan

Findings of Fact:

The proposed project will have no impact on the demand for Library services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provision of Ordinance No. 659 which requires payment of the appropriate fees set forth in the Ordinance. Ordinance No. 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impact to Library services is viewed as less than significant.

Additionally, the project with not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause construction which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

Any project subject to Ordinance No. 659 will be conditioned for compliance. This is not a unique mitigation measure. No further mitigation measures have been identified; no additional or unique mitigation is required. (COA: 90.PLANNING.28)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**40. Health Services**

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

Findings of Fact:

The construction of health service buildings in conjunction with the proposed development is not anticipated. Existing health services facilities will serve the site.

Additionally, the project will no result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental faculties. As such, this project will not cause construction which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

Any project subject to Ordinance No. 659 will be conditioned for compliance. This is not a unique mitigation measure. No further mitigation measures have been identified; no additional or unique mitigation is required. (COA: 90.PLANNING.28)

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**RECREATION**

**41. Parks and Recreation**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) & b) The proposed project does not include public recreational facilities or require the construction or expansion of recreational facilities as well as it does not include the use of existing neighborhood or regional parks or other recreational facilities.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project is within the Jurupa Area Recreation and Parks District. Ordinance No. 460 does not require payment of Quimby fees for commercial / industrial developments.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**42. Recreational Trails**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County Parks, Riverside County General Plan Figure C-7 "Trails and Bikeway System", Ord. No. 460, Ord. No. 461

Findings of Fact:

The Jurupa Area Plan indicates that no trails are proposed to be constructed and dedicated along the south of 20th Street.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Cause an effect upon, or a need for new or altered maintenance of roads?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
construction?				
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Transportation Department Review, Ord. No. 348, Ord. No 659

Findings of Fact:

- a) The proposed project site will have a less than significant impact on an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. The project site would not result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads or congestion at intersections.
- b) The project will have a less than significant impact on the level of service standard established by the county congestion management agency for designated road or highways.
- c) The project will have no impact on circulation that would result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- d) The project site will have no impact on circulation altering waterborne, rail or air traffic.
- e) The proposed project site would have no impact on circulation substantially increasing hazards to a design feature or incompatible uses.
- f) The proposed project site would have less than significant impact on circulation causing an effect upon, or need for new or altered maintenance of roads.
- g) The proposed project site would have a less than significant impact on circulation because there are improvements that are going to be constructed.
- h) The proposed project site would have no impact on circulation resulting in inadequate emergency access or access to nearby uses.
- i) Development of this project will not conflict with adopted policies supporting alternative transportation such as bus turnouts or bicycle racks.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>44. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County Parks, Riverside County General Plan Figure C-7 "Trails and Bikeway System", Ord. No. 460, Ord. No. 461

Findings of Fact:

The project site is not located near a bike trail.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

<b>45. Water</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a) The Rubidoux Community Services District will service the project with water. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.

b) There is a sufficient water supply available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>46. Sewer</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Department of Environmental Health Review

Findings of Fact:

a) The Rubidoux Community Services District will service the project with sewer services. The Riverside County Department of Health has reviewed this project. The project will not require or will not result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects.

b) This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**47. Solid Waste**

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

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

Source: Riverside County General Plan, Letter from Riverside County Waste Management Department, dated April 22, 2010 from Mirtha Liedl, Planner

Findings of Fact:

a) The project will process waste concrete recycling so that it can be reused to make base material. This process uses what would otherwise be a waste to make new product, thereby reducing the amount of new material that must be mined and eliminating the need to put the waste material in a landfill. Therefore, the project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs.

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)). Conditions of Approval 80.PLANNING.16 and 90.PLANNING.25 are not considered unique mitigation measures pursuant to CEQA. No additional mitigation is identified or required.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**48. Utilities**

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

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

Source: Riverside County General Plan, Ord. No 517, Ord. No. 659

Findings of Fact:

a), b) & c) The project will require utility services in the form of Electricity, Natural gas, and Telecommunications. Utility service infrastructure is available to the project site and the project is not anticipated to create a need for new facilities.

d) Storm water drainage will be handled on-site.

e) & f) Street lighting exists for the access to the project site. Overall, the project will have an incremental impact on the maintenance of public facilities, including roads.

g) The project will not require additional government services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**49. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials

Findings of Fact:

a) The proposed project will not impact any adopted energy conservation plans.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Source: Staff review, Project Application Materials

Findings of Fact:

Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

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

The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

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

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

**VI. EARLIER ANALYSES**

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

- Earlier Analyses Used, if any: Riverside County General Plan.
- Jurupa Area Plan.
- SCAQMD CEQA Air Quality Handbook
- Air Quality Report prepared by Sespe Consultant, Inc., dated June 3, 2010
- Greenhouse Gas Emissions Report prepared by Sespe Consultant, Inc., dated August 3, 2010
- Noise Impact Assessment prepared by Sespe Consulting , Inc., dated July 20, 2010
- Letter from the Department of Public Health Office of Industrial Hygiene, dated July 29, 2010 from Steven Hinde, CIH, Senior Industrial Hygienist
- Letter from Riverside County Economic Development Agency, dated February 10, 2011 from Nicole Walker, Development Specialist
- Letter from Riverside County Waste Management Department, dated April 22, 2010 from Mirtha Liedl, Planner

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

Location: County of Riverside Planning Department  
 4080 Lemon Street, 12th Floor  
 Riverside, CA 92502-1409

**VII. AUTHORITIES CITED**

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

CONDITIONAL USE PERMIT Case #: CUP03178R1

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is to permit a 3,800 square foot concrete batch plant with a maximum height of 75 feet previously approved with 1,048 square feet with a maximum height of 50 feet, a 205 square foot batch office, a 1,350 square foot coach and driver room previously approved with 624 square feet, seven (7) aggregate storage bins with 35 feet high concrete walls, two (2) overhead conveyors, a drive-over grizzly aggregate off loader, four (4) concrete washout pits and an industrial wastewater area for an existing concrete batch plant approved under Conditional Use Permit No. 3178 on 2.05 gross acres. The Revised Conditional Use Permit also proposes to construct 22 truck parking spaces and 18 standard spaces, upgrade drive aisle surfaces to cement concrete paving, an area for finished recycled material with a maximum height of 25 feet, an area for unprocessed recycled concrete with a maximum height of 25 feet, a concrete detention basin, a trash enclosure, a truck rumble-grate with a site expansion of 1.63 gross acres on a total 3.68 gross acre site. The Revised Conditional Use Permit additionally requests to have a life of 20 additional years from the original expiration date (September 29, 2023) and will expire on September 29, 2043.

10. EVERY. 2

USE - HOLD HARMLESS

RECOMMND

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

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

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

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

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10. GENERAL CONDITIONS

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

RECOMMND

fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

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

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3178, Revised Permit No. 1 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan (Sheets 1-2) for Conditional Use Permit No. 3178, Revised Permit No. 1, Amended No. 1, dated November 9, 2010.

APPROVED EXHIBITS B & C = Project Elevations and Floor Plans (Sheets 1-3) for Conditional Use Permit No. 3178, Revised Permit No. 1, Amended No. 1, dated November 9, 2010.

APPROVED EXHIBIT H = Line of Sight Plan for Conditional Use Permit No. 3178, Revised Permit No. 1, Amended No. 1, dated November 9, 2010.

APPROVED EXHIBIT L = Preliminary Landscaping Plans for Conditional Use Permit No. 3178, Revised Permit No. 1, Amended No. 1, dated November 9, 2010.

APPROVED EXHIBIT L-1 = Preliminary Landscaping Color Plant Palette Booklet for Conditional Use Permit No. 3178, Revised Permit No. 1, Amended No. 1, dated November 9, 2010.

APPROVED EXHIBIT M = Project Colors and Materials for

CONDITIONAL USE PERMIT Case #: CUP03178R1

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10. GENERAL CONDITIONS

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

Conditional Use Permit No. 3178, Revised Permit No. 1, Amended No. 1, dated November 9, 2010.

APPROVED EXHIBIT P = Photometric Plan for Conditional Use Permit No. 3178, Revised Permit No. 1, Amended No. 1, dated November 9, 2010.

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

10.BS GRADE. 5 USE - DUST CONTROL RECOMMND

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

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10. GENERAL CONDITIONS

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 - 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 - SLOPE STABL'TY ANLYS                   RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut and fill slopes over 30 feet in vertical height, or cut slopes steeper than 2:1 (horizontal to vertical)- unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

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

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

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

10.BS GRADE. 10                   USE - MINIMUM 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 - DRAINAGE & TERRACING                   RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 12                   USE - SLOPE SETBACKS                   RECOMMND

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

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

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

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 - RETAINING WALLS                   RECOMMND

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

10.BS GRADE. 17                   USE - MANUFACTURED SLOPES                   RECOMMND

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

10.BS GRADE. 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 - NPDES INSPECTIONS                   RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction permit shall provide for effective control of erosion, sediment

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10. GENERAL CONDITIONS

10.BS GRADE. 20 USE - NPDES INSPECTIONS (cont.)

RECOMMND

and all other pollutants year-round. The permittee shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls may be evaluated by the Department of Building and Safety periodically to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs 5 acres or more are required to keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day when there is a forecast of rain within the next five days, by the National Weather Service or whenever rain is imminent.

Monitoring for erosion and sediment control is required and shall be performed by the person responsible for the SWPPP. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the site Storm Water Pollution Prevention Plan (SWPPP).

E HEALTH DEPARTMENT

10.E HEALTH. 1 RCSD POTABLE WATER SERVICE

RECOMMND

Conditional Use Permit#3178 Revised Permit#1 is proposing Rubidoux Community Services District (RCSD) potable water service only. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with RCSD as well as all other applicable agencies.

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10. GENERAL CONDITIONS

10.E HEALTH. 2                   OWTS/ATUs GENERAL COMMENTS                   RECOMMND

All proposed onsite wastewater treatment systems (OWTS) and/or advanced treatment units (ATUs) must meet all requirements as specified in the Department of Environmental Health (DEH) Technical Guidance Manual, Uniform Plumbing Code as well as all applicable Local and State Regulations and Laws.

10.E HEALTH. 3                   NO OWTS/ATUs IN EASEMENTS                   RECOMMND

All components of any proposed onsite wastewater treatment system (OWTS) and/or advanced treatment unit (ATU) must remain outside of any dedicated easement.

10.E HEALTH. 4                   C42 CERTIFICATION w/ PLOT PLAN                   RECOMMND

A complete C42 Certification with a detailed contoured plot plan showing the location of all required information as specified in the Department of Environmental Health (DEH) Technical Guidance Manual will be required if any of the following apply:

- a) Any additional or new plumbing will be connected to an existing septic system(s).
- b) The location of the existing septic system(s) is unknown.
- c) The existing septic system(s) will be upsized or modified.
- d) The existing septic system(s) appears not to be in good working repair.

10.E HEALTH. 5                   SANTA ANA RWQCB                   RECOMMND

Santa Ana Regional Water Quality Control Board (SARWQCB) clearance may be required to ensure that the project complies with current SARWQCB Basin Plan Requirements. Please contact SARWQCB at (951) 781-4130 for further information.

10.E HEALTH. 6                   TITLE 14 - SECTION 17381.1                   RECOMMND

Title 14, Section 17381.1 delineates activities that are not subject to the Construction and Demolition/Inert Debris Regulatory Requirements. Please note that any deviation

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10. GENERAL CONDITIONS

10.E HEALTH. 6

TITLE 14 - SECTION 17381.1 (cont.)

RECOMMND

from this section may require the facility to obtain a Solid Waste Facility permit regulated by the County of Riverside, Local Enforcement Agency (LEA) as well as the California Integrated Waste Management Board (CIWMB). For further information, please contact the LEA at (951) 955-8982.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT

RECOMMND

Conditional Use Permit 03178, Revised Permit No. 1, is a proposal to expand and legalize the operation of a concrete batch plant on an approximately 3.7-acre site. The proposal includes adding parking spaces and additional concrete paving. The site is located in the Rubidoux Area on the southwest corner of 20th Street and Van Dell Road.

This site may be impacted by sheet flow runoff from the hills northwest of the site. Improvements to this site and the adjacent development (CUP 03434) to the west appear to direct most of these flows into 20th Street. Improvements to 20th Street (curb and gutter) should safely convey flows past this project. However, storm runoff may break out of the natural channels before reaching this area and until surrounding drainage infrastructure is constructed to collect this offsite runoff, the District recommends that any new buildings are elevated a minimum of 18-inches above the surrounding ground. The development will not be required to mitigate for increased runoff because the District's Belltown Market Street Storm Drain (Project No. 1 - 0 - 00148) is considered an adequate outlet.

The development will be required to mitigate for water quality. A preliminary Water Quality Management Plan (WQMP) was submitted for this project. The site is graded to drain to a small concrete lined basin located at the northwest corner of the site. Due to on-going pollution concerns to the surrounding areas, special attention shall be placed on source control BMPs. Due to the pollutants associated with this type of operation, the District recommends that the basin be designed to hold and contain the project's onsite Vbmp. The basin shall be lined to prevent infiltration.

In addition to WQMP requirements, this facility must

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10. GENERAL CONDITIONS

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

maintain compliance with the State General Industrial Activities Stormwater Permit. The facility must maintain and implement a site specific Industrial SWPPP, with Source Control BMP's. BMPs identified in the final WQMP shall be consistent with the site specific Industrial SWPPP. The proposed containment basin is considered an adequate treatment control BMP at this point in the project.

10.FLOOD RI. 3 USE ELEVATE FINISH FLOOR RECOMMND

The finished floor of new structures shall be elevated 18 inches above the highest adjacent ground. Any mobile home/premanufactured building shall be placed on a permanent foundation.

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. 1 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision

C. ADDITIONAL USE PERMIT Case #: CUP03178R1

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10. GENERAL CONDITIONS

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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.

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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. 3 USE - LOW PALEO RECOMMND

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

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

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

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - LOW PALEO (cont.)

RECOMMND

paleontologist called to the site immediately to recover the remains.

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

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

RECOMMND

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

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

10.PLANNING. 5 USE - FEES FOR REVIEW

RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as 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. 6 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 7 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 8 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. 10 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), manufacturing or repair plants maintaining more than one shift of workers: 2 spaces per 3 employees on each of the two largest shifts, PLUS 1 space per company operated vehicle.

The project will maintain 25 workers of the largest shift with 22 company operated vehicles that requires 40 parking spaces. The project is providing a total of 40 parking spaces.

10.PLANNING. 11 USE - LIMIT ON SIGNAGE RECOMMND

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

10.PLANNING. 12 USE - NO OUTDOOR ADVERTISING RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 18 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 19 USE - NO SECOND FLOOR RECOMMND

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

10.PLANNING. 20 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. No person shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 21 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 the 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. 22 USE - EXTERIOR NOISE LEVELS RECOMMND

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 22 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

standard) and 65 dB (A) -1 0 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard). The recycling plant operations shall occur only on weekdays between the hours of 7:00 a.m. to 7:00 p.m.

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

10.PLANNING. 25 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 26 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 28 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. 29 USE - VOID RELATED PROJECT RECOMMND

Any approval for use of or development on this property that was made pursuant to Conditional Use Permit No. 3178, Conditional Use Permit No. 3178, Substantial Conformance No. 447 (Substantial Conformance No. 1),

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10. GENERAL CONDITIONS

10.PLANNING. 29 USE - VOID RELATED PROJECT (cont.) RECOMMND

Conditional Use Permit No. 3178, Substantial Conformance No. 2 and Conditional Use Permit No. 3178, Substantial Conformance No. 3 shall become null and void upon final approval of Conditional Use Permit No. 3178, Revised Permit No. 1 by the County of Riverside.

10.PLANNING. 32 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.

10.PLANNING. 36 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 37 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 the entrance to the facility and not be less than twenty four inches square.

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10. GENERAL CONDITIONS

10.PLANNING. 39

USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

- 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

- 1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 40

USE - DUST CONTROL MEASURES

RECOMMND

Several dust control measures will be utilized to provide dust control Best Management Practices (BMPs):

- 1) Misterters will be installed on all machinery to reduce fugitive dust
- 2) Daily periodic water truck dampening of ground surface

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10. GENERAL CONDITIONS

10.TRANS. 5 USE - UTILITY INSTALL. 1 (cont.) RECOMMND

underground in accordance with Ordinance 461. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and within the project boundaries.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE - LIFE OF THE PERMIT RECOMMND

The life of Conditional Use Permit No. 3178, Revised Permit No. 1 shall terminate on September 29, 2043. This permit shall thereafter be null and void and of no effect whatsoever.

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 concrete batch plant 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 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. 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-

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10. GENERAL CONDITIONS

10.PLANNING. 40 USE - DUST CONTROL MEASURES (cont.) RECOMMND

3) Daily sweeping of concrete aprons and drive approaches

10.PLANNING. 41 USE - STOCK PILE HEIGHT RECOMMND

The stock piles shall maintain a maximum height of 25 feet in effort to mitigate aesthetic impacts.

TRANS DEPARTMENT

10.TRANS. 1 USE - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

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

10.TRANS. 4 USE - STD INTRO (ORD 461) RECOMMND

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

10.TRANS. 5 USE - UTILITY INSTALL. 1 RECOMMND

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

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 6 USE - EXISTING STRUCTURE CHECK (cont.) RECOMMND

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.

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. 2 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. 3 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3                   USE-G2.7DRNAGE DESIGN Q100 (cont.)                   RECOMMND

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. 4                   USE-G2.14OFFSITE GDG ONUS                   RECOMMND

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

60.BS GRADE. 5                   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. 7                   USE-G1.4 NPDES/SWPPP                   RECOMMND

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8 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.

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. 5 USE ADDITIONAL APPROVED WQMP

RECOMMND

Once the District has approved the WQMP documents, an additional approved copy shall be provided to the Building and Safety Department.

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 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 revised conditional use permit, in compliance with County Ordinance No. 457, and the conditions of approval.

60.PLANNING. 3 USE - PARCEL MERGR REQD (1)

RECOMMND

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and aproved by the Planning Department. The Parcel Merger shall merge those parcels indicated as Assessor Parcel Nos. 178-020-003 and 178-020-016. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval. The proposed parcel shall comply with the development standards of the Manufacturing - Medium (M-M) zone.

60.PLANNING. 10 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3178, Revised Permit No. 1, 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. 12 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 ounty Planning Department to be reviewed for compliance with the approved site plan.

TRANS DEPARTMENT

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN (cont.) RECOMMND

submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

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.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - E.HEALTH CLEARANCE REQ. RECOMMND

For any structure containing plumbing which requires the issuance of building permits, clearance from the Department of Environmental Health (DEH) will be required.

At the discretion of DEH, further requirements will apply which may include but is not limited to the following:

- 1) General Conditions under Conditional Use Permit#3178 Revised Permit#1.
- 2) DEH Technical Guidance Manual
- 3) All other applicable local and state codes and regulations.

Please contact DEH Land Use Section at (951) 955-8980 for further information.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW (cont.) RECOMMND

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. 5 USE ADDITIONAL APPROVED WQMP RECOMMND

Once the District has approved the WQMP documents, an additional approved copy shall be provided to the Building and Safety Department.

PLANNING DEPARTMENT

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS RECOMMND

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

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

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

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 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. 12 USE - PARCEL MERGR REQD (2) RECOMMND

Prior to the issuance of a building permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge those parcels indicated as Assessor Parcel Nos. 178-020-003 and 178-020-016. The permit holder shall submit proof of recordation of the parcel merger to the Planning department within six (6) months of Planning Department approval. The proposed parcel shall comply with the development standard of the Manufacturing - Medium (M-M) zone.

This condition shall be considered MET if Condition Of Approval No. 60.PLANNING.03 is satisfied.

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 22, 2010, summarized as follows:

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/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 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 16 USE - WASTE MGMT CLEARANCE (cont.) RECOMMND

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.

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. 18 USE - LIGHTING PLANS RECOMMND

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

80.PLANNING. 19 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3178, Revised Permit No. 1, 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. 21 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;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

2)Weather based controllers and necessary components to eliminate water waste;

3)A copy of the "stamped" approved grading plans; and,

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;

2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3)Shading plans for projects that include parking lots/areas;

4)The use of canopy trees (24" box or greater) within the parking areas;

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

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

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

NOTE:

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

)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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. 22 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.

NOTE:

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

80.PLANNING. 23 USE - TITLE 24 BLD EFF STNDARD RECOMMND

Construction of all nonresidential buildings or structures shall exceed the energy standards of the 2008 Building Efficiency Standards as set forth in the 2008 California Energy Code (Title 24, Part 6 of the California Code of Regulations) by a minimum of five percent (5%) in aggregate. Submission of a Title 24 worksheet with building plans for each implementing development project shall be

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23 USE - TITLE 24 BLD EFF STNDARD (cont.) RECOMMND

required by the Department of Building and Safety in order to obtain a building permit and set the condition to MET status. The worksheet shall include both the calculations showing the minimum Title 24 compliance requirements and calculations for the implementing development project. Compliance is determined by comparing the energy use of the proposed development to a minimally Title 24 compliant development. The calculations must be from an energy analysis computer program approved by the California Energy Commission in accordance with Title 24, Part 6, Article 1, Section 10-109.

TRANS DEPARTMENT

80.TRANS. 2 USE - LANDSCAPING RECOMMND

Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department.

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

80.TRANS. 3 USE - STREETLIGHTS - L&LMD RECOMMND

The project proponent shall submit to the Transportation Department L&LMD No. 89-1-C Administrator the following:

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

80.TRANS. 4 USE - MAP CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE - MAP CORNER CUT-BACK I (cont.) RECOMMND

intersecting with General Plan roads, they shall be applied per Exhibit ' C' of the Countywide Design Guidelines.

80.TRANS. 5 USE - STREETLIGHT PLAN 1 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's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

80.TRANS. 6 USE - UTILITY PLAN RECOMMND

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

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.

CONDITIONAL USE PERMIT Case #: CUP03178R1

Parcel: 178-020-003

90. PRIOR TO BLDG FINAL INSPECTION

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.

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](http://www.floodcontrol.co.riverside.ca.us), e-mail [fcnpdes@co.riverside.ca.us](mailto: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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 USE IMPLEMENT WQMP (cont.) RECOMMND

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

90.FLOOD RI. 4 USE BMP MAINTENANCE & INSPECT RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of forty (40) 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 concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE - ACCESSIBLE PARKING RECOMMND

A minimum of two (2) 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

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90. PRIOR TO BLDG FINAL INSPECTION

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

17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 10 USE - INSTALL BIKE RACKS RECOMMND

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

90.PLANNING. 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. 15 USE - TRASH ENCLOSURES RECOMMND

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure shall be a

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15 USE - TRASH ENCLOSURES (cont.) RECOMMND

minimum of six (6) feet in height and shall be made with masonry block, above trellis, and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 16 USE - EXISTING STRUCTURES RECOMMND

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

90.PLANNING. 19 USE - WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 24 USE - CONDITION COMPLIANCE RECOMMND

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

90.PLANNING. 25 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 22, 2010, summarized as follows:

1. 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 25 USE - WASTE MGMT CLEARANCE (cont.)

RECOMMND

Department through site inspection.

2. 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.

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

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3178, Revised Permit No. 1 is calculated to be 3.43 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. 28 USE - ORD NO. 659 (DIF)

RECOMMND

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

The amount of the fee for commercial or industrial

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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. 3178, Revised Permit No. 1 has been calculated to be 3.43 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. 29 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

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

90.PLANNING. 30 USE - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

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

ADDITIONAL USE PERMIT Case #: CUP03178R1

Parcel: 178-020-003

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 2 USE - IMPROVEMENTS

RECOMMND

20th Street is a County maintained road and shall be improved with concrete curb and gutter located 38 feet from the centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 59 foot half-width dedicated right-of-way in accordance with draft County Standard No. 93. (1 of 2) (38'/59')

Van Dell Road is a County maintained road and shall be improved with 32 feet of asphalt concrete pavement within a 45 foot part-width dedicated right-of-way in accordance with draft County Standard No. 105, Section A. (20'/30')

90.TRANS. 3 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: 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](http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html).

90.TRANS. 4 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. 5 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6

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. 7

USE - LANDSCAPING INSTALL

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be installed within 20th Street and Van Dell Road. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

90.TRANS. 8

USE - STREETLIGHTS INSTALL

RECOMMND

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

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

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

90.TRANS. 9

USE - UTILITY INSTALL

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also

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Riverside County LMS  
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9

USE - UTILITY INSTALL (cont.)

RECOMMND

applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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



# MEMORANDUM

## RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

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*Robert Field*  
Assistant County Executive Officer/EDA

**TO:** Christian Hinojosa, Planning Department  
CC: Tim Miller, Charles Waltman, Claudia Steiding, John Field, Susan Swieca,  
Gloria Perez, Brenda Salas Freeman

**FROM:** **Redevelopment Agency**  
Nicole Walker, Development Specialist

**DATE:** February 10, 2011

**SUBJECT:** **COMPREHENSIVE PLANNING REVIEW**  
Comments

**Case:** Conditional Use Permit 3178, Amd No. 1 [Robertson's Ready Mix project site –  
Rubidoux]

**Site Visit:** July 1, 2010

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### PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit 3178, Amended No. 1 requests a site expansion of 1.63 acres which include the construction of 22 trucking parking stalls, 18 standard parking spaces, areas designated for finished recycled material, unprocessed recycled concrete, a concrete detention basin, a trash enclosure and truck rumble grate. The proposed project also includes additional concrete paving and 15,200 additional sq. ft. of landscaping. The proposed project consists of a total of 3.68 acres located southwest corner of 20<sup>th</sup> Street and Van Dell Road. There are numerous structures on the project site which include a 205 sq. ft. batch plant office, seven (7) aggregate storage bins, and an industrial wastewater area. The zoning classification for the project site is Manufacturing Medium (M-M) and the land use designation is Light Industrial (CD: LI). The surrounding land uses include mobile office sales/storage center to the north and manufacturing use to the south, east, and west of the project site. Related planning cases include CUP3178, CUP3178SC1, Substantial Conformance 447 (SC 447), CUP3178SC2, CUP3067, and CUP3178SC3. There is also a code violation associated with the project site (CV-08-08745).

### REDEVELOPMENT PROJECT AREA(S)

The proposed project is located in the Jurupa Valley Project Area (JVPA) (Rubidoux sub-area).



# MEMORANDUM

## RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

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*Robert Field*  
*Assistant County Executive Officer/EDA*

Comprehensive Planning Review Comments  
Re: Conditional Use Permit 3178, Amd No. 1  
February 10, 2011  
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### REDEVELOPMENT AGENCY COMMENTS:

The mission of the Redevelopment Agency is to eliminate present blight and prevent the potential for future blight in and ultimately add value to, all redevelopment project areas. This is of particular concern in the Rubidoux sub-area where blighting conditions are still present. In addition, it is of absolute importance that all new development in the sub-area be designed to upgrade the aesthetics of the surrounding area and minimize the potential for environmental degradation and issues relating to the health, safety and welfare of the public.

After further review of the exhibits for the proposed project, the combination of proposed fencing and landscaping provide an adequate screening mechanism for the proposed uses located on the project site.

The Redevelopment Agency has no further comments or concerns regarding the proposed project at this time.



Riverside County  
**Waste Management Department**

Hans W. Kernkamp, General Manager-Chief Engineer

April 22, 2010

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

**RE: Conditional Use Permit (CUP) No. 3178R1**

**Proposed Project:** Construct a 1.62 acres of site expansion and legalize the operation of seven (7) materials storage bins, a belt conveyor, an overhead conveyor, a 205 square square foot batch office, four (4) washout pits, and an industrial wastewater area. It also proposes 22 truck parking spaces and 4 standard spaces, additional concrete paving, an area for finished recycled material, an area for unprocessed recycled concrete and 15,200 square feet (10.2%) of landscaping area on a total of 3.68 acre site.

**APN:** 178-020-003, 178-020-016

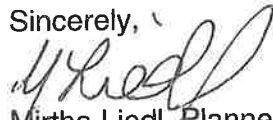
Dear Mr. Hinojosa:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located south of 20<sup>th</sup> Street and west of Van Dell Road, in the Rubidoux Zoning District. The RCWMD understands that the original Conditional Use Permit proposed a concrete batch plant on 2.05 acres, and that subsequent Substantial Conformances proposed site plan changes to structures, relocation of material stockpiles, parking reconfigurations, revisions to street improvements, and added 726 square feet to a drivers room, a concrete batch plant silo and an above ground 12,000 gallon diesel fuel tank. 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 Department is recommending 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



**Date:** July 29, 2010

**To:** Christian Hinojosa  
Riverside County Planning Department  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, California 92502  
Fax: (951) 955-3157

**From:** Steven D. Hinde, REHS, CIH *SDH*  
Senior Industrial Hygienist  
Department of Public Health  
Office of Industrial Hygiene  
P.O. BOX 7600  
Riverside, California 92513-7600  
Phone: (951) 358-5096



**Report written by:** Steven D. Hinde,  
Senior Industrial Hygienist

**Project Reviewed:** CUP 3178 Revised Permit No.1, Amended No. 1

**Reference Number:** 96750

**Applicant:** Christine Goeyvaerts  
Robertson's Ready Mix.  
200 S. Main Street, Suite 200  
Corona, CA 92882

**Noise Consultant:** Sespe Consulting, Inc.  
468 Poli Street, Suite 2E  
Ventura, CA 93001

**Review Stage:** First Review

**Information  
Provided:**

""Noise Impact Assessment, Robert's Ready Mix, Concrete Plant, 6120 20<sup>th</sup> Street, Riverside CA" dated July 20, 2010

## **Noise Standards:**

### **I. For Stationary Noise Sources:**

#### **A. Standards:**

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

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

#### **B. Requirement for Determination of Community Noise Impact:**

a) Noise originating from operations within the facility grounds shall be treated as "stationary" noise sources for which this standard will apply.

b) Noise Modeling Methodology: Noise predictions are to be made by an engineer, acoustical consultant or other similar professional with experience in predicting community noise exposure using standard methods and practices of the noise consulting industry.

c) Required Modeling Parameters for Stationary Sources:

- i. Stationary sources are to be modeled as "point" sources.
- ii. Mobile point sources are to be modeled as emanating from the acoustical centroid of the activity, or at its closest approach to potentially impacted residential property lines, whichever yields the worst-case results.
- iii. Noise modeling for each piece of acoustical equipment, process or activity must be based on Reference Noise Levels (RNL). RNL may be obtained directly from the manufacturer (in case of equipment) or generated from field studies. Regardless, the data must be representative of worst-case conditions. Directionality of the noise source must be taken into consideration if applicable.
- iv. Predicted noise levels are to be expressed in terms of worst-case "equivalent continuous sound levels" [or, Leq] averaged over a ten minute period.

- v. For modeling purposes, receivers are assumed to be positioned at the property line boundary at an elevation of five feet off the ground.
- vi. Terrain conditions for modeling noise propagation: Assumptions regarding ground effects, atmospheric absorption and other forms of noise attenuation must be fully justified.

### Findings:

The consultant's report is adequate. Based on our calculations the recommendation listed below should provide sufficient attenuation to reduce the exterior noise levels to below 65 dB (A) during the day and 45 dB (A) at night. The only residential type structure, closest to the operation, is used for an office and the 70 dB (A) noise standard would apply.

### Recommendations:

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

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard). The recycling plant operations shall occur only on weekdays between the hours of 7:00 a.m. to 7:00 p.m.
2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

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

DATE: March 25, 2010

**TO:**

Riv. Co. Transportation Dept.	P.D. Geology Section-D. Jones	2nd District Planning Commissioner
Riv. Co. Environmental Health Dept.	P.D. Trails Coordinator – J. Jolliffe	Jurupa Unified School Dist.
Riv. Co. Environmental Health – LEA	P.D. Landscaping Section-R. Dyo	Rubidoux Community Services Dist.
Riv. Co. Environmental Health – Ind. Hygiene	P.D. Archaeology Section-L. Mouriquand	Southern California Edison
Riv. Co. Environmental health – Haz Mat	Riv. Co. Surveyor - Dave Duda	Southern California Gas C.
Riv. Co. Flood Control District	Riverside Transit Agency	Air Quality Mgmt. Dist. – South Coast
Riv. Co. Fire Department	Riv. Co. Sheriff's Dept.	U.S. Postal Service – San Bernardino
Riv. Co. Dept. of Bldg. & Safety - Grading	Riv. Co. Waste Management Dept.	Center for Community Action & Env'tl. Justice
Regional Parks & Open Space District.	Riv. Co. EDA – Redevelopment	
Riv. Co. Environmental Programs Dept.	2nd District Supervisor	

**CONDITIONAL USE PERMIT NO. 3178, REVISED PERMIT NO. 1 – EA42281 – Applicant: Robertson's Ready Mix – Engineer/Representative: Michael M. Orozco – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) – Location: southerly of 20<sup>th</sup> Street and westerly of Van Dell Road – 3.68 Gross Acres – Zoning: Manufacturing - Medium (M-M) – **REQUEST:** The original Conditional Use Permit proposed a concrete batch plant on 2.05 gross acres. Subsequent Substantial Conformances proposed site plan changes to structures, relocation of material stockpiles, parking reconfigurations, revisions to street improvements, and added 726 square feet to a drivers room, a concrete batch plant silo and an above ground 12,000 gallon diesel fuel tank. The Revised Permit proposes 1.63 gross acres of site expansion and legalize the operation of seven (7) materials storage bins, a belt conveyor, an overhead conveyor, a 205 square foot batch office, four (4) washout pits, and an industrial wastewater area. The Revised Permit proposes 22 truck parking spaces and 4 standards spaces, additional concrete paving, an area for finished recycled material, an area for unprocessed recycled concrete and 15,200 square feet (10.2%) of landscaping area on a total 3.68 gross acre site. – APN(s): 178-020-003 and 178-020-016 – Related Cases: CUP03178, CUP03178S1 (SC 447), CUP03178S2, CUP03178S3 and CV08-08745**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on April 29, 2010**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

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

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



**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.

Christine Goeyvaerts [Signature]  
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

Jon Troesch [Signature]  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 178-020-016, 178-020-<sup>003</sup>~~030~~

Section: 3 Township: 2 Range: 5 West

Approximate Gross Acreage: 3.43

General location (nearby or cross streets): North of Van Delle, South of Caterpillar Court, East of \_\_\_\_\_, West of Rubidoux bl

Thomas Brothers map, edition year, page number, and coordinates: 2005(145E6)

**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):

N/A

EXPANDING RECYCLING USE TO adjacent LOT

Related cases filed in conjunction with this request:

CUP 3178, CUP 3178, SC 447  
CUP 03178S2, CUP 03178S3

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

If yes, provide Case No(s). see cases related (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) \_\_\_\_\_

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

Is sewer service available at the site? Yes  No

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

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?

Estimated amount of cut = cubic yards: \_\_\_\_\_

Estimated amount of fill = cubic yards \_\_\_\_\_

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

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

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

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

Santa Ana River       Santa Margarita River       San Jacinto River       Whitewater 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)  Date 2/18/2010  
Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

**APPLICATION FOR LAND USE AND DEVELOPMENT**

<b>Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region<sup>1</sup></b>	
<b>Project File No.</b>	
<b>Project Name:</b>	
<b>Project Location:</b>	
<b>Project Description:</b>	
<b>Project Applicant Information:</b>	
<b>Proposed Project Consists of, or includes:</b>	
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.	YES NO <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 <sup>2</sup> 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–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/> <input checked="" type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<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 <sup>3</sup> 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 <sup>4</sup> . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into 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"/>
<sup>1</sup> Includes San Jacinto River watershed. <sup>2</sup> Land area is based on acreage disturbed. <sup>3</sup> The 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 <a href="http://www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf">www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf</a> . <sup>4</sup> The most recent CWA Section 303(d) list can be found at <a href="http://www.swrcb.ca.gov/tmdl/303d_lists.html">www.swrcb.ca.gov/tmdl/303d_lists.html</a> .	
<b>DETERMINATION: Circle appropriate determination.</b>	
If <b>any</b> question answered "YES"	Project requires a project-specific WQMP.
If <b>all</b> 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 Use and Subdivision Ordinance Nos. 348 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**CONDITIONAL USE PERMIT NO. 3178, REVISED PERMIT NO. 1** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Robertson's Ready Mix – Engineer/Representative: Christine Goeyvaerts – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) – Location: southerly of 20th Street and westerly of Van Dell Road – 3.68 Gross Acres – Zoning: Manufacturing - Medium (M-M) – **REQUEST:** The Revised Conditional Use Permit proposes to permit a 3,800 square foot concrete batch plant with a maximum height of 75 feet previously approved with 1,048 square feet with a maximum height of 50 feet, a 205 square foot batch office, a 1,350 square foot coach and driver room previously approved with 624 square feet, seven (7) aggregate storage bins with 35 feet high concrete walls, two (2) overhead conveyors, a drive-over grizzly aggregate off loader, four (4) concrete washout pits and an industrial wastewater area for an existing concrete batch plant approved under Conditional Use Permit No. 3178 on 2.05 gross acres. The Revised Conditional Use Permit also proposes to construct 22 truck parking spaces and 18 standard spaces, upgrade drive aisle surfaces to cement concrete paving, an area for finished recycled material with a maximum height of 25 feet, an area for unprocessed recycled concrete with a maximum height of 25 feet, a concrete detention basin, a trash enclosure, a truck rumble-grate, with a site expansion of 1.63 gross acres on a total 3.68 gross acre site. The Revised Conditional Use Permit additionally requests to have a life of 20 additional years from the original expiration date (September 29, 2023) and will expire on September 29, 2043. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: April 6, 2011  
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](mailto: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](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 Thursday, 8:30 a.m. to 5:00 p.m., 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

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 12/14/2010,

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

APN (s) or case numbers CUPO3178R1 For

Company or Individual's Name Planning Department,

Distance buffered 1200'.

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 *V (ald) no*

TITLE GIS Analyst *Exp. 12.14.2011*

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor  
Riverside, Ca. 92502

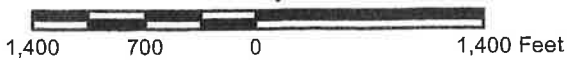
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

**1200 feet buffer**



**Selected Parcels**

175-160-017	178-020-022	178-020-026	175-270-030	175-160-011	178-020-005	178-020-013	177-040-008	175-270-032	178-020-008
178-020-007	175-270-034	175-270-031	175-270-043	175-270-042	178-030-003	178-030-002	178-030-001	178-030-004	178-020-011
178-020-006	178-020-016	178-020-004	178-020-003	175-160-027	175-160-028	175-160-038	175-160-042	175-160-047	175-160-045
175-160-044	175-160-046	175-160-005	175-160-001	175-160-007	175-090-005	178-020-021	178-020-031	178-020-009	178-020-023
175-270-033									



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.

APN: 175160017, ASMT: 175160017  
6001 20TH ST  
3100 JEFFERSON ST  
RIVERSIDE CA 92504

APN: 177040008, ASMT: 177040008  
FIRST CITY CONCORDIA INV  
3333 CONCOURS STE 4100  
ONTARIO CA 91764

APN: 178020022, ASMT: 178020022  
A J RANCH INC  
3060 CALLE BONITA  
SANTA YNEZ CA 93460

APN: 175270032, ASMT: 175270032  
GARY D KOHRELL  
1761 PRODUCTION CIR  
RIVERSIDE CA. 92509

APN: 178020026, ASMT: 178020026  
BRIAN M OAKS, ETAL  
5443 AGATE ST  
RIVERSIDE CA 92509

APN: 178020008, ASMT: 178020008  
GREG J BUCHANAN, ETAL  
12881 KNOTT AVE STE 112  
GARDEN GROVE CA 92841

APN: 175270030, ASMT: 175270030  
DAVID M WALSH, ETAL  
C/O WALSH FAMILY TR  
5406 VIA FONTE  
YORBA LINDA CA 92886

APN: 178020007, ASMT: 178020007  
JOE REYNA  
6041 25TH ST  
RIVERSIDE CA. 92509

APN: 175160011, ASMT: 175160011  
DBO PARTNERSHIP  
C/O BRIAN OAKS  
6170 20TH ST  
RIVERSIDE CA 92509

APN: 175270034, ASMT: 175270034  
LAWRENCE W DUNN  
1745 PRODUCTION CIR  
RIVERSIDE CA. 92509

APN: 178020005, ASMT: 178020005  
DON W SCHMID, ETAL  
C/O EDITH ELIZABETH HAUG  
440 W 1ST ST NO 201  
TUSTIN CA 92780

APN: 175270031, ASMT: 175270031  
MARZBAN K AMARIA, ETAL  
2018 MIDDLE CREEK RD  
RIVERSIDE CA 92506

APN: 178020013, ASMT: 178020013  
EMPIRE WATER CORP  
C/O CONROD LYSIAD  
601 W 1ST AVE STE 903  
SPOKANE WA 99201

APN: 175270043, ASMT: 175270043  
PRODUCTION BUSINESS PARK ASSN  
38002 CALLE DE LOBO  
MURRIETA CA 92562

APN: 175270042, ASMT: 175270042  
PRODUCTION BUSINESS PARK ASSN  
1708 PRODUCTION CIR  
RIVERSIDE CA 92509

APN: 175090005, ASMT: 175090005  
RVS110  
8213 WHITE OAK AVE  
RANCHO CUCAMONGA CA 91730

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

APN: 178020021, ASMT: 178020021  
UNIVERSAL FOREST PRODUCTS FAR WEST C  
C/O KAY HYDER  
2801 E BELTLINE NE  
GRAND RAPIDS MI 49505

APN: 178030004, ASMT: 178030004  
R & S MADRIGAL CONST INC  
P O BOX 3548  
RIVERSIDE CA 92509

APN: 178020031, ASMT: 178020031  
UNIVERSAL FOREST PRODUCTS FAR WEST C  
C/O ROBERT HENDRICKS  
2801 E BELTILINE NE  
GRAND RAPIDS MI 49505

APN: 178020011, ASMT: 178020011  
RAFAEL MADRIGAL  
7212 CHABOT CT  
RIVERSIDE CA 92506

APN: 178020023, ASMT: 178020023  
UNIVERSAL FOREST PRODUCTS FAR WEST II  
2801 E BELTLINE NE  
GRAND RAPIDS MI 49525

APN: 178020006, ASMT: 178020006  
RAFAEL MADRIGAL, ETAL  
P O BOX 3548  
RIVERSIDE CA 92519

APN: 175270033, ASMT: 175270033  
WILLIAM H HARTY, ETAL  
801 VIA CONCEPCION  
RIVERSIDE CA 92506

APN: 178020003, ASMT: 178020003  
RRM PROP  
C/O RRM PROPERTIES LTD  
P O BOX 3600  
CORONA CA 92878

APN: 175160046, ASMT: 175160046  
RUBIDOUX COMMERCIAL DEV INC  
4400 MACARTHUR BLV NO 900  
NEWPORT BEACH CA 92658

ATTN: Penny Newman  
Center for Community Action &  
Environmental Justice  
P.O. Box 33124  
Riverside, CA 92519-0124

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

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

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

ATTN: Steve Smith  
South Coast Air Quality Mngmt. Dist.,  
Los Angeles County  
21865 E. Copley Dr.  
Diamond Bar, CA 91765-4178

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

**Applicant:**  
Robertson's Ready Mix  
P.O. Box 3600  
Corona, CA 92878

**Engineer:**  
Christine Goeyvaerts  
Robertson's Ready Mix  
P.O. Box 3600  
Corona, CA 92878

**Owner:**  
RRM Properties  
P.O. Box 3600  
Corona, CA 92878