

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

115B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 26, 2011

SUBJECT: PUBLIC USE PERMIT NO. 474, REVISED PERMIT NO. 3 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Behavioral Systems Southwest, Inc. – Engineer/Representative: KWC Engineers – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Medium High Density Residential (CD: MHDR) (5 - 8 Dwelling Units per Acre) – Location: easterly of Rubidoux Boulevard and westerly of Pontiac Avenue – 1.02 Gross Acres – Zoning: General Residential (R-3) – **REQUEST:** This, the third Revised Permit to the approved Public Use Permit proposes to add 3,636 square feet of building area and 30 parking spaces to the existing permitted 5,091 square foot Residential Reentry Center (RRC) facility for a total building area of 8,727 square feet. The existing 609 square foot office and 2 storage buildings at 120 square feet each will remain. The Revised Public Use Permit additionally requests to have a life span of 20 additional years from the existing expiration date (November 22, 2012) conditioned under the previous Revised Permit and will expire on November 22, 2032.

BACKGROUND:

The project was continued from the April 20, 2011 Planning Commission hearing in order to allow the new City of Jurupa Valley to comment on the proposal prior to the Commission taking action. Planning staff sent a cover letter with attached plans to George Wentz, Director of Operations for the City of Jurupa Valley on April 25, 2011. On May 12, 2011, staff received a letter via e-mail from Michael Thiele, Interim Planning Staff, dated May 11, 2011 and another letter on May 17, 2011 via e-mail from Nelson E. Miller, Interim Planning Staff, dated May 16, 2011 requesting to add a condition of approval (10.PLANNING.40). This condition required that

Carolyn Syms Luna
Carolyn Syms Luna
Planning Director

Initials:
CSL:vc

(continued on attached page)

3)

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended with the permit expiring November 22, 2042.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: June 28, 2011
xc: Planning, Applicant

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

Prev. Agn. Ref.

District: Second

Agenda Number:

1.4

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

REVIEWED BY EXECUTIVE OFFICE

DATE

Departmental Concurrence

[Signature]
Tina Grande

Dept's Recomm.: Policy Policy
Per Exec Ofc.: Consent Consent



The Honorable Board of Supervisors

Re: **PUBLIC USE PERMIT NO. 474, REVISED PERMIT NO. 3** – Intent to Adopt a Mitigated Negative Declaration

Page 2 of 2

any significant modification of the standards concerning operation of the facility be reconsidered through ~~of~~ a revised permit. Condition of Approval (10.PLANNING.40) has been added as requested by the City of Jurupa Valley.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on May 18, 2011.

The Planning Department recommended Approval; and,

THE PLANNING COMMISSION:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42309**, 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 **PUBLIC USE PERMIT NO. 474, REVISED PERMIT NO. 3**, subject to the attached Conditions of Approval, and based upon the findings and conclusions incorporated in the staff report.



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



1.4

(1)

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from Transportation & Land Management Agency/Planning regarding Public Use Permit No. 474 Revised Permit No. 1 – Behavioral Systems Southwest, Inc./KWC Engineers – Rubidoux Zoning District – Jurupa Area Plan – 2nd District, 1.02 Gross Acres, R-3 Zoning. This, the third Revised Permit to the approved PUP proposes to add 3,636 square feet of building area and 30 parking spaces to the existing permitted 5,091 square foot Residential Reentry Center (RRC) facility for a total building area of 8,727 square feet. The existing 609 square foot office and 2 storage buildings at 120 square feet each will remain. The Revised PUP additionally requests to have a life span of 20 additional years from the existing expiration date (November 22, 2012) conditioned under the previous Revised Permit and will expire on November 22, 2032, approved by the Planning Commission is approved as recommended.

(2)

On Motion of Supervisor Tavaglione, seconded by Supervisor Buster and duly carried by unanimous vote, IT WAS ORDERED that the above matter be reconsidered.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on June 28, 2011 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: June 28, 2011
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

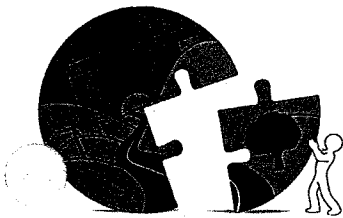
(seal)

By:  Deputy

AGENDA NO.
1.4

xc: Planning, Applicant





Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

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

2/11/11
Date

KL
Initial

MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA42309, Public Use Permit No. 474, Revised Permit No. 3

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: March 29, 2011

Applicant/Project Sponsor: Behavioral Systems Southwest, Inc. Date Submitted: April 22, 2010

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: March 29, 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

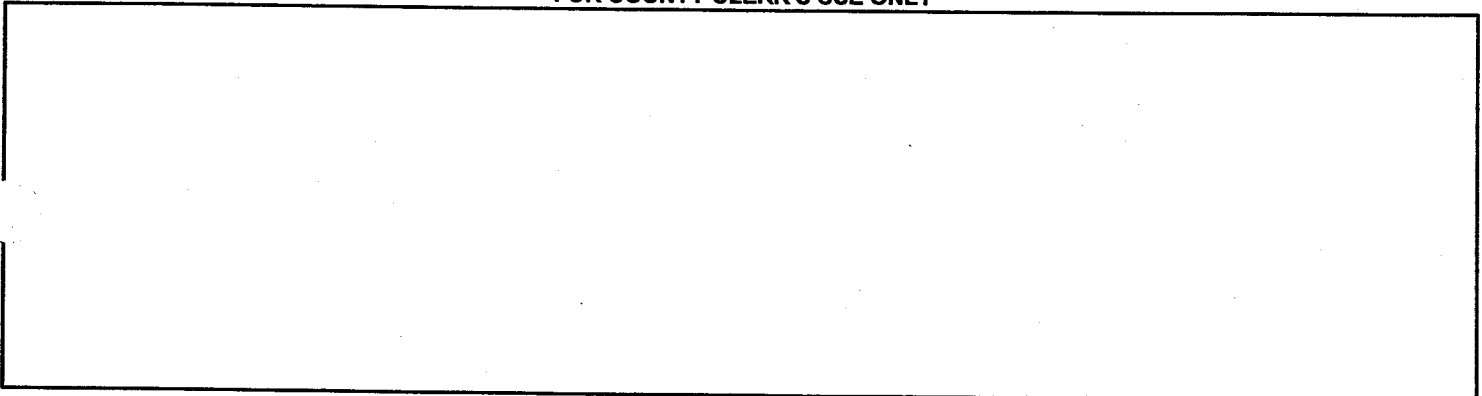
For additional information, please contact Christian Hinojosa at (951) 955-0972.

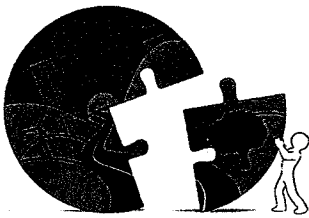
Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42309 ZCFG05670

FOR COUNTY CLERK'S USE ONLY

JUN 28 2011 1.4





RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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.

EA42309, Public Use Permit No. 474, Revised Permit No. 3

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)

Behavioral Systems Southwest, Inc.
Project Applicant

118 Avenida Victoria, San Clemente, CA 92672
Address

Northerly of 34th Street, southerly of State Highway 60, easterly of Rubidoux Boulevard and westerly of Pontiac Avenue
Project Location

This, the third Revised Permit to the approved Public Use Permit proposes to add 3,636 square feet of building area, 30 beds and 30 parking spaces to the existing permitted 5,091 square foot 30-bed Residential Reentry Center (RRC) facility for a total building area of 8,727 square feet and a total of 60 beds on a 1.08 gross acre site. The existing 609 square foot office and 2 storage buildings at 120 square feet each will remain. The Revised Public Use Permit additionally requests to have a life span of 30 additional years added to the existing expiration date (November 22, 2012) conditioned under the previous Revised Permit and would therefore expire on November 22, 2042.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on May 18, 2011, and 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

May 4, 2011
Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Case Files-Riverside office\PUP00474R3\DH-PC-BOS Hearings\PC\05-18-11\WOD Form.docx

Please charge deposit fee case#: ZEA42309 ZCFG05670

JUN 28 2011 1.4

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1004402

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: BEHAVIORAL SYSTEMS SW INC \$64.00
paid by: CK 21156
CFG FOR EA42309
paid towards: CFG05670 CALIF FISH & GAME: DOC FEE
at parcel: 3263 RUBIDOUX BLV RIV
appl type: CFG3

By SBROSTRO Apr 22, 2010 16:14
posting date Apr 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

M* REPRINTED * R1100237

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

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

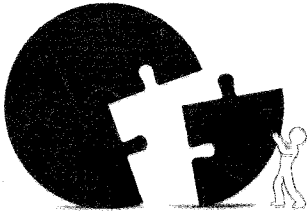
38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: BEHAVIORAL SYSTEMS SW INC \$2,044.00
paid by: CK 22200
CFG FOR EA42309
paid towards: CFG05670 CALIF FISH & GAME: DOC FEE
at parcel: 3263 RUBIDOUX BLV RIV
appl type: CFG3

By MGARDNER Jan 11, 2011 11:58
posting date Jan 11, 2011

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

Carolyn Syms Luna
Director

115B

DATE: May 24, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: PUBLIC USE PERMIT NO. 474, REVISED PERMIT NO. 3 – 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 June 16,2011
Please schedule on the June 28, 2011 BOS Agenda

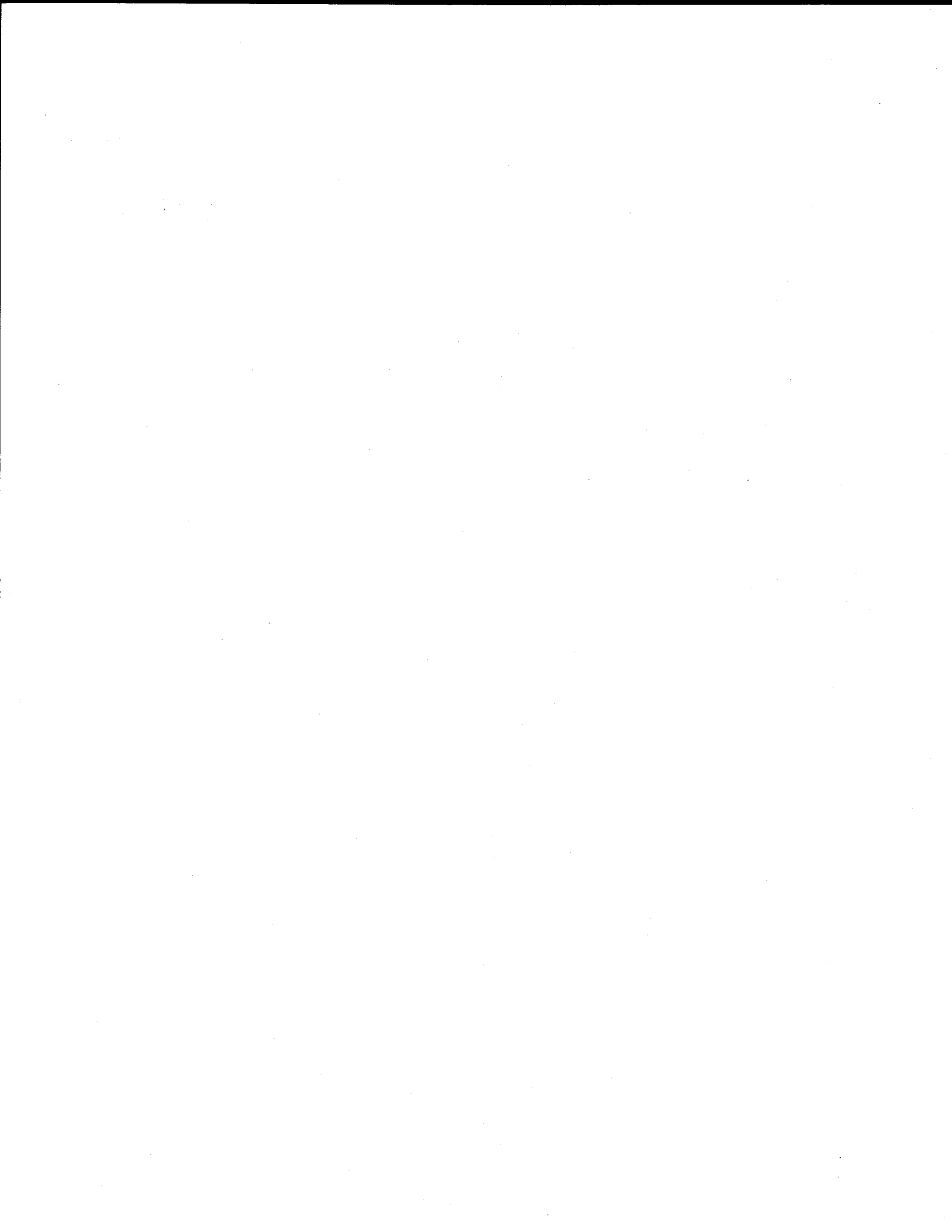
Documents to be sent to County Clerk's Office for Posting within five days:

Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG5670)

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"



Agenda Item No.: 3.4
Area Plan: Jurupa
Zoning District: Rubidoux
Supervisory District: Second
Project Planner: Christian Hinojosa
Planning Commission: May 18, 2011
Continued From: April 20, 2011

PUBLIC USE PERMIT NO. 474, REVISED
PERMIT NO. 3
Environmental Assessment No. 42309
Applicant: Behavioral Systems Southwest, Inc.
Engineer/Representative: KWC Engineers

COUNTY OF RIVERSIDE PLANNING DEPARTMENT

STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This, the third Revised Permit to the approved Public Use Permit proposes to add 3,636 square feet of building area, 30 beds and 30 parking spaces to the existing permitted 5,091 square foot 30-bed Residential Reentry Center (RRC) facility for a total building area of 8,727 square feet and a total of 60 beds on a 1.08 gross acre site. The existing 609 square foot office and 2 storage buildings at 120 square feet each will remain. This Revised Public Use Permit additionally requests to have a life span of 30 additional years added to the existing expiration date (November 22, 2012) conditioned under the previous Revised Permit and would therefore expire on November 22, 2042.

The project site is located northerly of 34th Street, southerly of State Highway 60, easterly of Rubidoux Boulevard and westerly of Pontiac Avenue.

FURTHER PLANNING CONSIDERATIONS:

April 20, 2011

The project was continued from the April 20, 2011 Planning Commission hearing in order to allow the new City of Jurupa Valley to comment on the proposal prior to the Commission taking action. Planning staff sent a cover letter with attached plans to Mr. George Wentz on April 25, 2011. As of this writing, Planning staff has not received any comments from the new city.

BACKGROUND:

Public Use Permit No. 474 proposed a residential re-entry facility for "furlougees" from both Federal and State prisons and was approved by the West Area Planning Council on November 22, 1982. The life of Public Use Permit No. 474 was conditioned to terminate on November 22, 1992.

Public Use Permit No. 474, Revised Permit No. 123 (Revised Permit No. 1) proposed to legalize an existing 30-bed halfway house for Federal and State prison system offenders and was approved by the Riverside County Planning Commission on February 9, 1994. The life of Public Use Permit No. 474, Revised Permit No. 123 (Revised Permit No. 1) was conditioned to terminate on November 22, 2012.

Public Use Permit No. 474, Revised Permit No. 2 proposed the installation of five (5) 1,440 square foot modular units and 41 parking spaces to an existing half-way house. The life of Public Use Permit No. 474, Revised Permit No. 2 was proposed to terminate on November 22, 2022. This Revised Permit was denied by the Riverside County Planning Commission on October 6, 1999.

Public Use Permit No. 474, Substantial Conformance No. 1 proposed to add 200 square feet of office space to existing building approved by the Riverside County Planning Department on March, 2 2001.

Public Use Permit No. 474, Substantial Conformance No. 2 proposed to add a 616 square foot office trailer building placed on a permanent foundation approved by the Riverside County Planning Department on January, 16 2004.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing Land Use (Ex. #1): | Residential Reentry Center (RRC) facility |
| 2. Surrounding Land Use (Ex. #1): | Vacant land to the north, apartments to the south, vacant land and a church to the east and single family residences to the west. |
| 3. Existing Zoning (Ex. #2): | General Residential (R-3) |
| 4. Surrounding Zoning (Ex. #2): | General Residential (R-3) to the north and south, Specific Plan (SP) to the east and One-Family Dwelling (R-1) to the west. |
| 5. General Plan Land Use (Ex. #5): | Community Development: Medium High Density Residential (CD: MHDR) (5 - 8 Dwelling Units per Acre) |
| 6. Surrounding General Plan Land Use (Ex. #5): | Community Development: Medium High Density Residential (CD: MHDR) (5 - 8 Dwelling Units per Acre) to the north, south and west and Community Development: Medium Density Residential (CD: MDR) (2 - 5 Dwelling Units per Acre) to the east. |
| 7. Project Data: | Total Gross Acreage: 1.08
Total Existing Number of Buildings: 4
Total Existing and Proposed Building Area: 8,727 Square Feet
Total Existing and Proposed Number of Beds: 60
Total Proposed Parking Spaces: 30 |
| 8. Environmental Concerns: | See attached Environmental Assessment No. 42309 |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42309**, 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 **PUBLIC USE PERMIT NO. 474, REVISED PERMIT NO. 3**, 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: Medium High Density Residential (CD: MHDR) (5 - 8 Dwelling Units per Acre) land use designation, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the General Residential (R-3) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the provisions of the 2004 Compatibility Land Use Plan for the Flabob Airport.
4. The proposed project is compliant with the adopted policies and objectives of the Jurupa Valley Redevelopment Project Area (JVPA) (Rubidoux sub-area).
5. The public's health, safety and general welfare are protected through project design.
6. The proposed project is clearly compatible with the present and future logical development of the area.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
8. 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: Medium High Density Residential (CD: MHDR) (5 - 8 Dwelling Units per Acre) on the Jurupa Area Plan.
2. The proposed use, half way house, is in conformance with the Community Development: Medium High Density Residential (CD: MHDR) (5 - 8 Dwelling Units per Acre) land use designation on the basis that the General Plan's Land Use Compatibility state: (LU 7.2) "Notwithstanding the Public Facilities designation, public facilities shall also be allowed in any other land use designation except for the Open Space- Conservation and Open Space- Habitat land use designations. For purposes of this policy, a public facility shall include all facilities operated by the federal government, the State of California, the County of Riverside, any special district governed by the County of Riverside, any special district governed by the County of Riverside or any city, and all facilities operated by any combination of these agencies." The project is consistent with the future and logical development of the area, and the public's health, safety and general welfare are protected through project design.
3. The project site is surrounded by properties which are designated Community Development: Medium High Density Residential (CD: MHDR) (5 - 8 Dwelling Units per Acre) to the north, south and west and Community Development: Medium Density Residential (CD: MDR) (2 - 5 Dwelling Units per Acre) to the east.
4. The zoning for the subject site is General Residential (R-3).
5. The proposed use, half way house, is a permitted use in the General Residential (R-3) zone according to the provisions in Section 18.29. Public Use Permits, subject to the approval of a public use permit.
6. The proposal, as designed, is consistent with the development standards set forth in the General Residential (R-3) zone.

7. The project site is surrounded by properties which are zoned General Residential (R-3) to the north and south, Specific Plan (SP) to the east and One-Family Dwelling (R-1) to the west.
8. Within the vicinity of the proposed project there is vacant land to the north, apartments to the south, vacant land and a church to the east and single family residences 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. The project site is located predominantly within Airport Compatibility Zone D with a small portion of the property located within Airport Compatibility Zone E of the Flabob Airport Influence Area. On July 13, 2010, the project was reviewed by the Riverside County Airport Land Use Commission (ALUC) staff and was found to be consistent with the 2004 Flabob Airport Land Use Compatibility Plan.
11. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
12. Environmental Assessment No. 42309 identified the following potentially significant impacts:
 - a. Cultural Resources
 - b. Greenhouse Gas Emissions
 - c. Hazards & Hazardous Materials
 - d. Hydrology/Water Quality

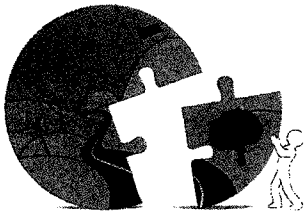
These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

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 General Plan Policy Area;
 - e. An Agriculture Preserve;
 - f. A WRCMSHCP Criteria Cell;
 - g. A High Fire area;
 - h. A County Fault Zone;
 - i. A Flood Zone; or,
 - j. A Dam Inundation Area.
3. The project site is located within:
 - a. An WRCMSHCP Fee Area (Ordinance No. 810);
 - b. A Development Impact Fee Area (Ordinance No. 659);

- c. The Rubidoux Community Service District;
- d. A Circulation Element Right-Of-Way (Arterial 128' ROW);
- e. A High Paleontological Potential (High A);
- f. An Area Moderate Liquefaction Potential;
- g. An Area Susceptible to Subsidence; and,
- h. The boundaries of the Jurupa Unified School District.

4. The subject site is currently designated as Assessor's Parcel Number 179-093-022.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

April 25, 2011

Mr. George Wentz
Interim City Manager
City of Jurupa Valley

Dear Mr. Wentz:

On April 20, 2011, the Riverside County Planning Commission continued the public hearing for Public Use Permit 474, Revised Permit No. 3. This request is to expand the facility of the existing Residential Re-Entry Center located on Rubidoux Blvd., in Rubidoux. The Planning Commission desired to have the new city make comment on the proposal prior to taking action.

Attached to this letter is a more complete description of the project and a copy the plans. Written comment may be provided to the project planner, Christian Hinojosa. He would also be happy to answer any questions you might have. He may be reached by phone at 951-955-0972 or via e-mail at chinojosa@rctlma.org.

Sincerely,

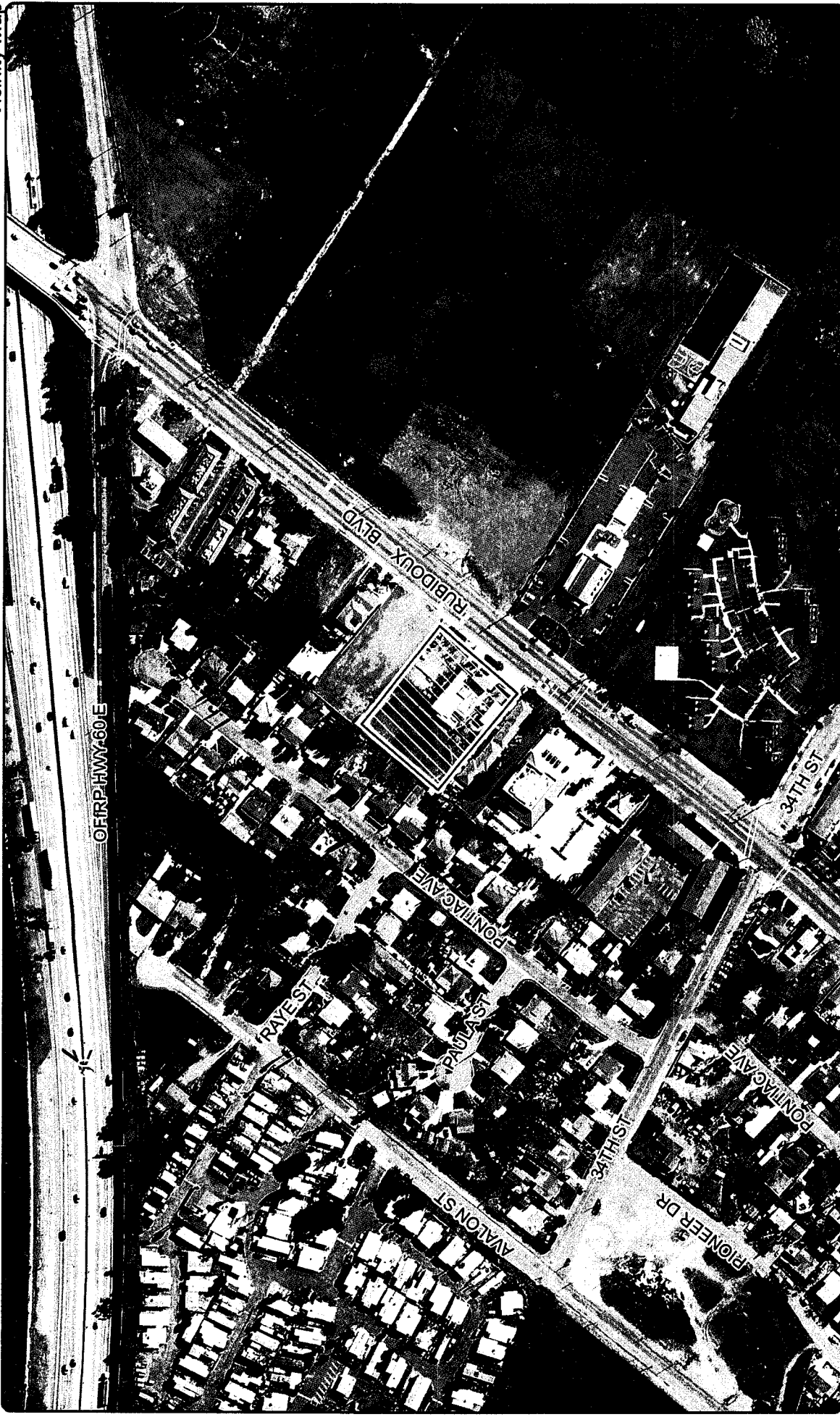
PLANNING DEPARTMENT

Gregory A. Neal
Deputy Director

RIVERSIDE COUNTY PLANNING DEPARTMENT
PUP00474R3
VICINITY/POLICY AREAS

Supervisor Tavaglione
District 2

Date Drawn: 1/03/11
Vicinity Map



Zoning Area: Rubidoux
Township/Range: T2SR5W
Section: 16

Assessors Bk. Pg. 179-09
Thomas Bros. Pg.685 D1
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.ltrpa.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00474R3

LAND USE

Supervisor Tavaglione
District 2

Date Drawn: 1/03/11
Exhibit 1



Zoning Area: Rubidoux
Township/Range: T2SR5W
Section: 16

Assessors Bk. Pg. 179-09
Thomas Bros. Pg. 685 D
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>

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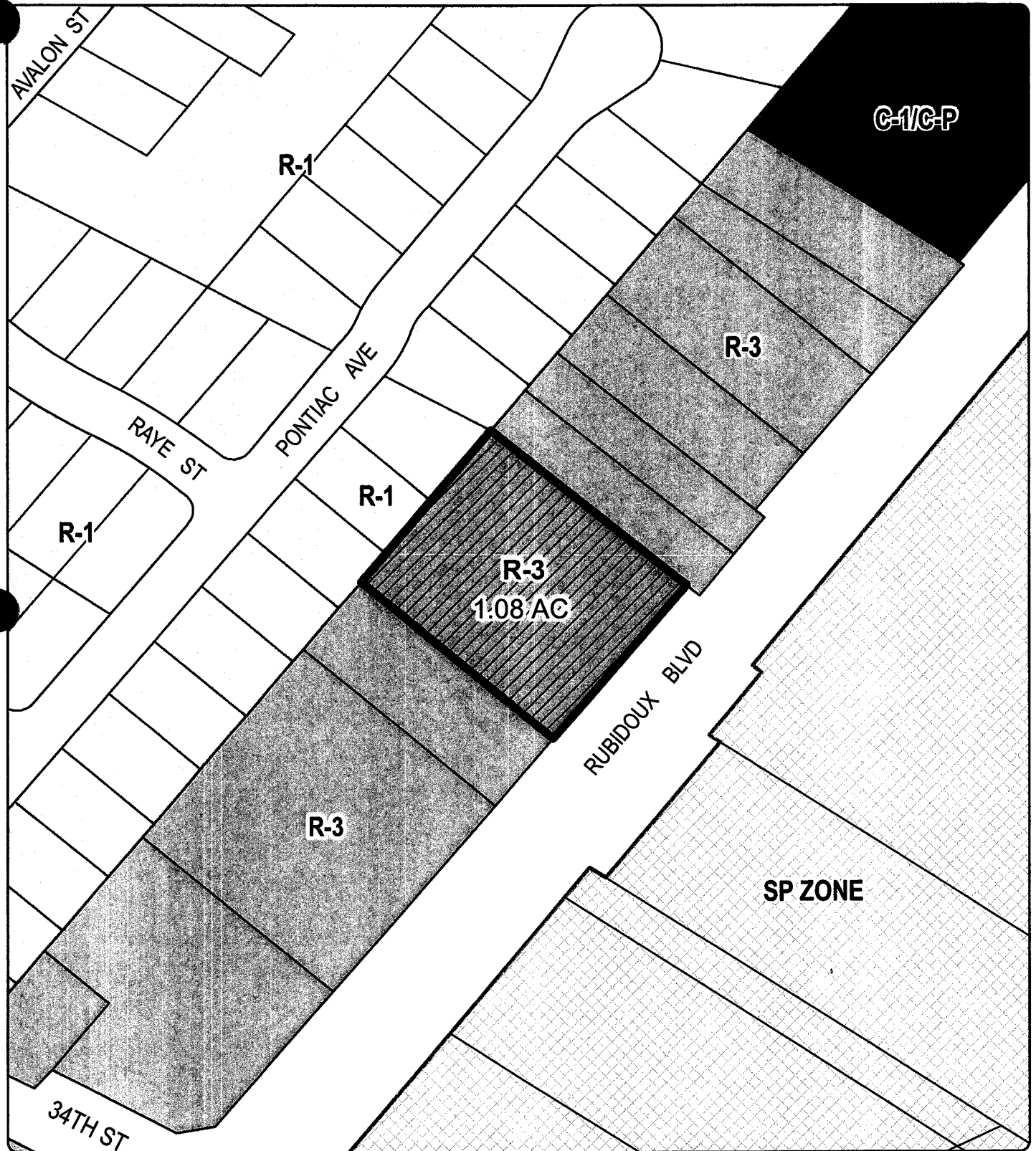
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00474R3

EXISTING ZONING

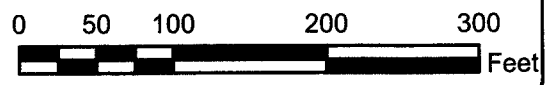
Supervisor Tavaglione
District 2

Date Drawn: 1/03/11
Exhibit 2



Zoning Area: Rubidoux
Township/Range: T2SR5W
Section: 16

Assessors Bk. Pg. 179-09
Thomas Bros. Pg.685 D1
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.tma.co.riverside.ca.us/index.html>

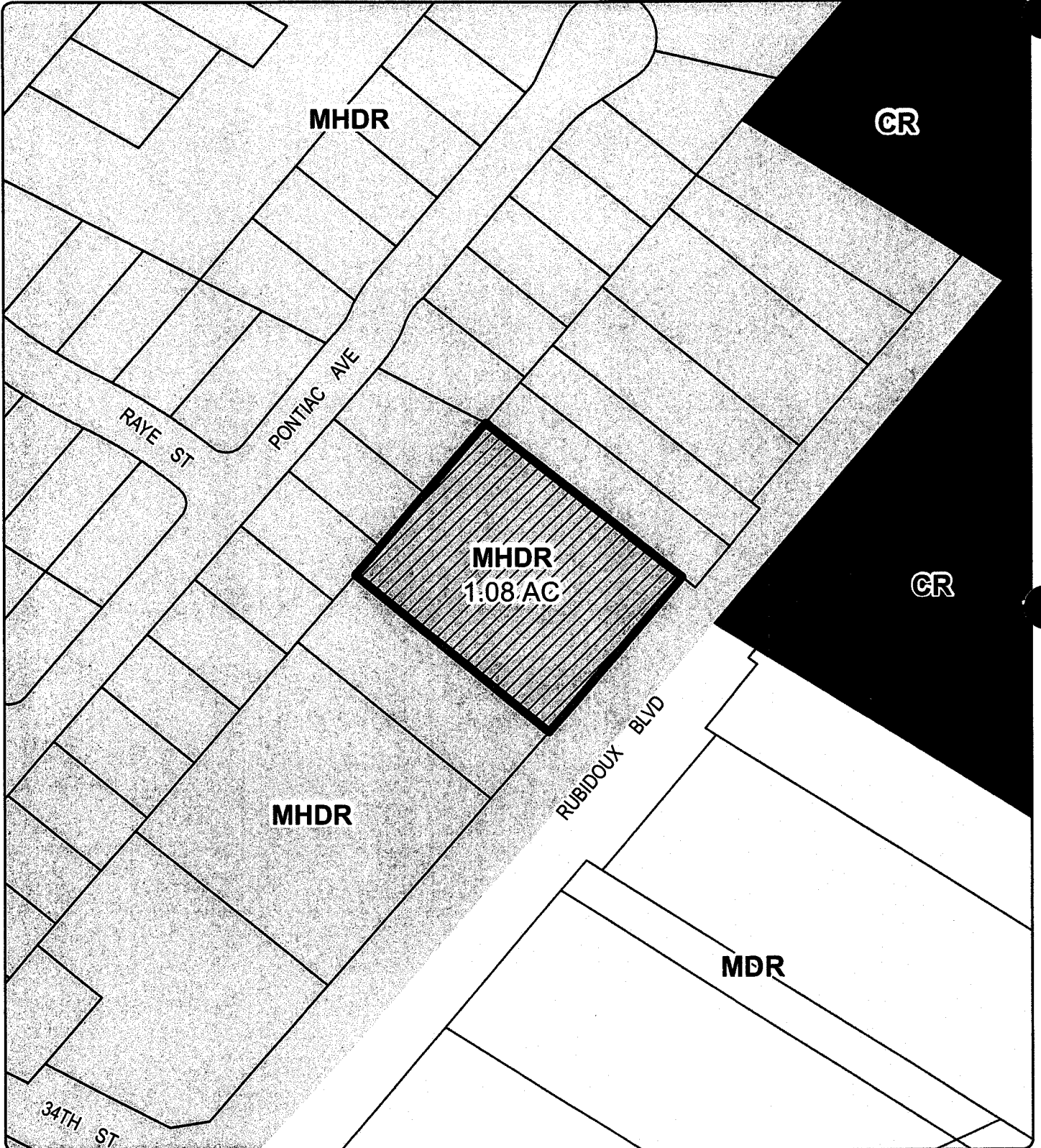
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00474R3

EXISTING GENERAL PLAN

Supervisor Tavaglione
District 2

Date Drawn: 1/03/11
Exhibit 5

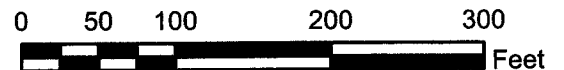


Zoning Area: Rubidoux
Township/Range: T2SR5W
Section: 16



Assessors Bk. Pg. 179-09
Thomas Bros. Pg.685 D
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>



BEHAVIORAL SYSTEMS SOUTHWEST INC. - CONCEPTUAL GRADING PLAN

COUNTY OF RIVERSIDE STATE OF CALIFORNIA

GENERAL NOTES

1. PREPARED: MARCH, 2010
2. GROSS ACREAGE: 1.08 AC. (NO STREET DEDICATION REQUIRED)
3. NET ACREAGE: 1.05 AC.
4. SITE ADDRESS: 3383 RUBIDOUX BLVD. RIVERSIDE, CA 92509
5. PROJECT SITE LAND USE ZONING AND GENERAL PLAN DESIGNATION: EXISTING LAND USE: RESIDENTIAL RE-ENTRY CENTER
6. PROPOSED LAND USE: RESIDENTIAL RE-ENTRY CENTER
7. EXISTING ZONING: GENERAL RESIDENTIAL (R-3)
8. PROPOSED ZONING: GENERAL RESIDENTIAL (R-3)
9. SUBDIVISION ZONING: GENERAL RESIDENTIAL (R-3)
10. NORTH: ONE-FAMILY DWELLING (R-1)
11. EAST: GENERAL COMMERCIAL (C-1)
12. WEST: GENERAL RESIDENTIAL (R-3)
13. ALL LOT LINES AND DIMENSIONS ARE APPROXIMATE
14. ALL LOT LINES AND DIMENSIONS ARE APPROXIMATE
15. THOMAS CROSS GULCH: 3383 RIVERSIDE COUNTY, PACE GRID 01
16. THIS PROJECT IS WITHIN THE JURUPA UNITED SCHOOL DISTRICT
17. ALL EXISTING STRUCTURES ON SITE ARE TO REMAIN EXCEPT EXISTING STORAGE BUILDING AT REAR OF EXISTING MAIN BUILDING
18. ALL BUILDINGS SHOWN ARE SINGLE STORY
19. ALL EXISTING AND PROPOSED UTILITIES ARE SHOWN FOR SITE, DEVIATION, LANDSCAPING, RETENTION AND ADDITIONAL DETAILS
20. THIS PROJECT IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE

UTILITY NOTES:

- SEWER - RUBIDOUX COMM SERVICES
1580 COMPTON AVE. SUITE 100
CORONA, CA 92621
PHONE: (951) 884-5800
FAX: (951) 884-5800
CONTACT: DAN RUIZ, P.E.
- POWER - UTILITIES FOR SITE DISTRICT - FOOTBALL
(951) 302-1212
- GAS - SOUTHERN CALIFORNIA GAS CO. - RIVERSIDE
TECHNICAL SERVICE DEPARTMENT
1500 WEST 17TH AVENUE
RIVERSIDE, CA 92504
(951) 355-5500
- PHONE: 4182 CALIFORNIA STREET, ROOM 180
RIVERSIDE, CA 92504
(951) 302-5183
- CABLE: UTILITIES FOR CABLE COMMUNICATIONS
3353 SOUTHWEST AVENUE
RIVERSIDE, CA 92504
(951) 302-5183
- SCHOOL: JURUPA UNITED SCHOOL DISTRICT

ABBREVIATIONS:

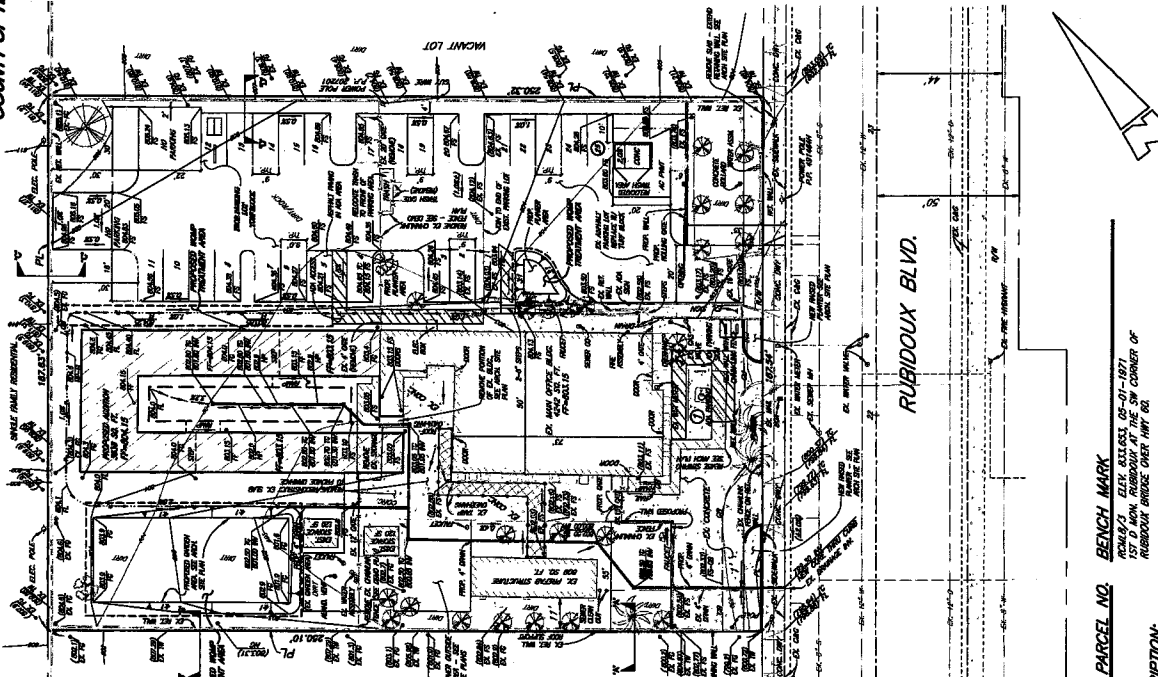
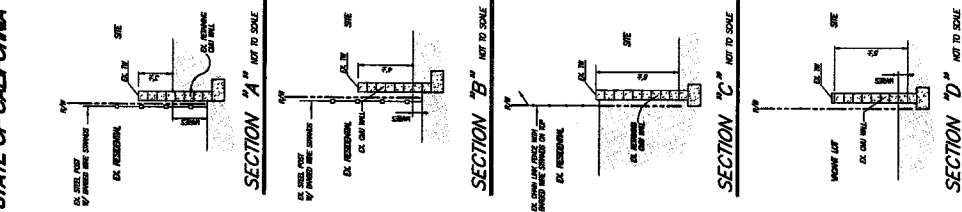
- AC ASPHALT PAVING
- CONC. CONCRETE
- DWY DRAINAGE WAY
- PROP. PROPOSED
- TEL. TELEPHONE
- RET. WALL RETAINING WALL
- AVERT. AVERTING
- INT. NATURAL GRADE
- FIN. FINISH SURFACE
- ASSEMBLY

LEGEND:

PROPOSED ELEVATION	EXISTING ELEVATION	BOUNDARY	EXISTING RIGHT OF WAY	EXISTING CURB & GUTTER	EXISTING SIDEWALK	EXISTING DRIVE	EXISTING STRUCTURE
(SOLID)	(DOTTED)	(DASHED)	(DOTTED)	(DOTTED)	(DOTTED)	(DOTTED)	(DOTTED)

EARTHWORK ESTIMATE

CUT	FILL
NEW ADDITION 266 CY	0
PARKING LOT 370 CY	0
EXPORT 936 CY	0



ENGINEER:

BEHAVIORAL SYSTEMS SOUTHWEST, INC.
1580 COMPTON AVE. SUITE 100
CORONA, CA 92621
PHONE: (951) 884-5800
CONTACT: DAN RUIZ, P.E.

OWNER/DEVELOPER:

BEHAVIORAL SYSTEMS SOUTHWEST, INC.
1580 COMPTON AVE. SUITE 100
CORONA, CA 92621
PHONE: (951) 884-5800
CONTACT: DAN RUIZ, P.E.

SITE ADDRESS:

3383 RUBIDOUX BLVD.
RIVERSIDE, CA 92509

EXISTING EASEMENTS OF RECORD

A RIGHT OF WAY OF SAND LAND FOR CONSTRUCTION AND MAINTENANCE OF ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO IRRIGATION AND DOMESTIC PURPOSES, IS SHOWN ON THE RECORD PLANS. THIS RIGHT OF WAY IS SHOWN IN BOOK 24, PAGE 633 AND AUGUST 14, 1985 IN BOOK 42, PAGES 294 AND 296, RESPECTIVELY, OF RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. SAID EASEMENT IS BLANKET IN NATURE.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM THE RECORD INFORMATION.

A RIGHT OF WAY FOR THE WATKINS CANAL AND THE NORTH RIVERSIDE AND JURUPA AND JURUPA WATKINS CANALS AND SUBDIVISION INTEREST WITHIN THE STORMS BRANCH COMMUNITY LITERATION AND SUBDIVISION INTEREST WITHIN THE STORMS BRANCH ARCHES, ARCHWAYS, PAVILIONS, AND ELMES WHICH MAY BE CONSTRUCTED FOR THE IRRIGATION OF ANY OTHER LANDS OF THE STORMS BRANCH COMPANY, WHETHER IN THE WATKINS CANAL AND SUBDIVISION INTEREST WITHIN THE STORMS BRANCH COMMUNITY SAID LANDS, ALL AS RESERVED IN THE DEED FROM THE STORMS BRANCH COMPANY, GRANTING THE HERBY DISBURSED LANDS OF PORTIONS THEREOF, AND FURTHER EXCEPT THE HERBY DISBURSED LANDS OF PORTIONS THEREOF, RECORDED MARCH 2, 1989 IN BOOK 28, PAGE 230 IS RESERVED IN BOOK 42, PAGE 633.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM THE RECORD INFORMATION.

A RIGHT OF WAY FOR THE WATKINS CANAL AND THE NORTH RIVERSIDE AND JURUPA AND JURUPA WATKINS CANALS AND SUBDIVISION INTEREST WITHIN THE STORMS BRANCH COMMUNITY LITERATION AND SUBDIVISION INTEREST WITHIN THE STORMS BRANCH ARCHES, ARCHWAYS, PAVILIONS, AND ELMES WHICH MAY BE CONSTRUCTED FOR THE IRRIGATION OF ANY OTHER LANDS OF THE STORMS BRANCH COMPANY, WHETHER IN THE WATKINS CANAL AND SUBDIVISION INTEREST WITHIN THE STORMS BRANCH COMMUNITY SAID LANDS, ALL AS RESERVED IN THE DEED FROM THE STORMS BRANCH COMPANY, GRANTING THE HERBY DISBURSED LANDS OF PORTIONS THEREOF, AND FURTHER EXCEPT THE HERBY DISBURSED LANDS OF PORTIONS THEREOF, RECORDED MARCH 2, 1989 IN BOOK 28, PAGE 230 IS RESERVED IN BOOK 42, PAGE 633.

REVISIONS

NO.	DATE	DESCRIPTION

P.U.P. 474 R3

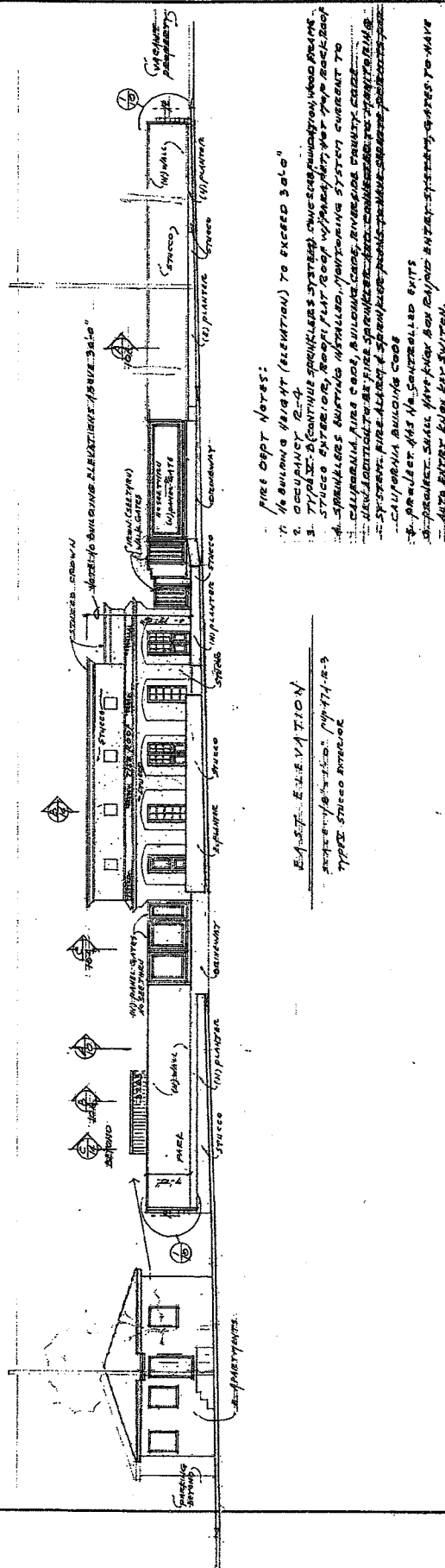
DATE: 4/28/11

CASE: PUP00474R3, AMD. #1
EXHIBIT: A
DATED: 1/06/11
PLANNER: C. HINOJOSA

REVISIONS	BY

BREYER LORAIN STUBBS SOUTH WEST, INC
 3263 N. BIRDSON, BIRDMIN, AZ 85205
 PHOENIX, CALIFORNIA 92509

Sheet	01
Date	
Scale	
Author	
Checked	
Drawn	
Project	



- FIRE DEPT NOTES:**
- 1. IN BUILDING HEIGHT (ELEVATION) TO EXCEED 36'-0"
 - 2. OCCUPANCY 2-3
 - 3. TYPE OF CONSTRUCTION: MASONRY SYSTEM, CONCRETE/MASONRY/WOOD JOINT
 - 4. STRUCTURE EXTERIOR, ROOF PLAN ROOF SYSTEMS PER THE ARCHITECT
 - 5. STRUCTURES BEARING WALLS, PARTIAL SYSTEM CURRENT TO CALIFORNIA FIRE CODE, CALIFORNIA FIRE DEPARTMENT COUNTY CODE
 - 6. STRUCTURE TO BE FIRE RESISTANT FROM COMBUSTIBLE PARTS
 - 7. STRUCTURE FIRE RESISTANT FROM COMBUSTIBLE PARTS
 - 8. FIRE RESISTANT FROM COMBUSTIBLE PARTS
 - 9. FIRE RESISTANT FROM COMBUSTIBLE PARTS
 - 10. FIRE RESISTANT FROM COMBUSTIBLE PARTS
 - 11. FIRE RESISTANT FROM COMBUSTIBLE PARTS

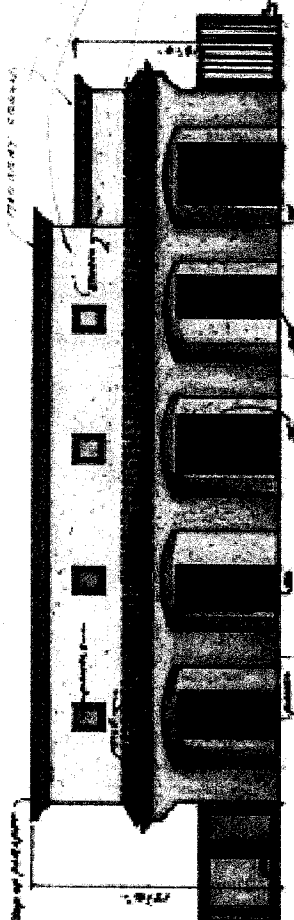
ELEVATION
 SCALE: 1/8" = 1'-0"
 TYPE: STUCCO INTERIOR

THE KNOX-RAPID ENTRY SYSTEM was specifically developed for the fire department. With one master key, you can gain access to commercial and residential property. Here you can use the Knox-Rapid Entry System to gain access to key boxes, mailboxes, key lockers, locking tool boxes, and padlocks.

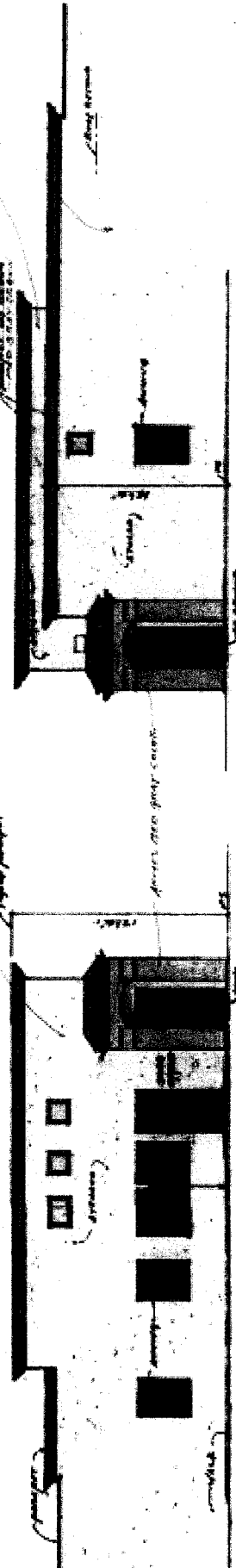
Many of these departments use Knox-Rapid Entry System master key security systems, to control the Knox-Rapid Entry System in your community store entrance keys, and to control the Knox-Rapid Entry System in high-security know-how key boxes installed near their building entrances.

Each Knox-Rapid Entry System key is based on a single master key controlled by your department. With the Knox System, there is no need for the fire department to wait for a property owner to unlock the door in the middle of the night. The Knox-Rapid Entry System reduces response time, property damage and the liability for lost keys.

CASE: PUP00474R3, AMD. #1
EXHIBIT: B (Sheets 1-6)
DATED: 1/06/11
PLANNER: C. HINOJOSA

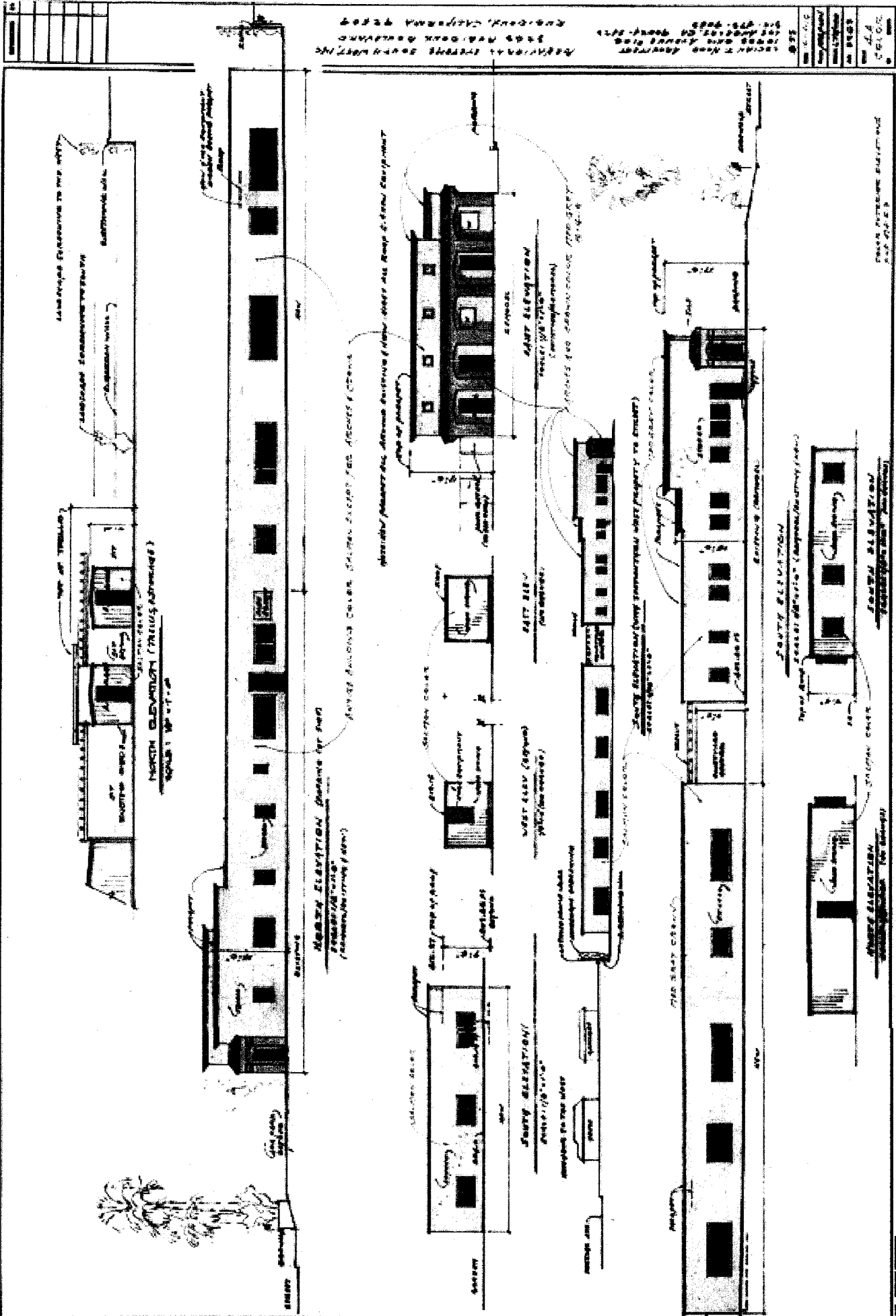


EAST ELEVATION - MORRISON BOULEVARD
Scale: 1/8" = 1'-0"



SOUTH ELEVATION - PARKING
Scale: 1/8" = 1'-0"

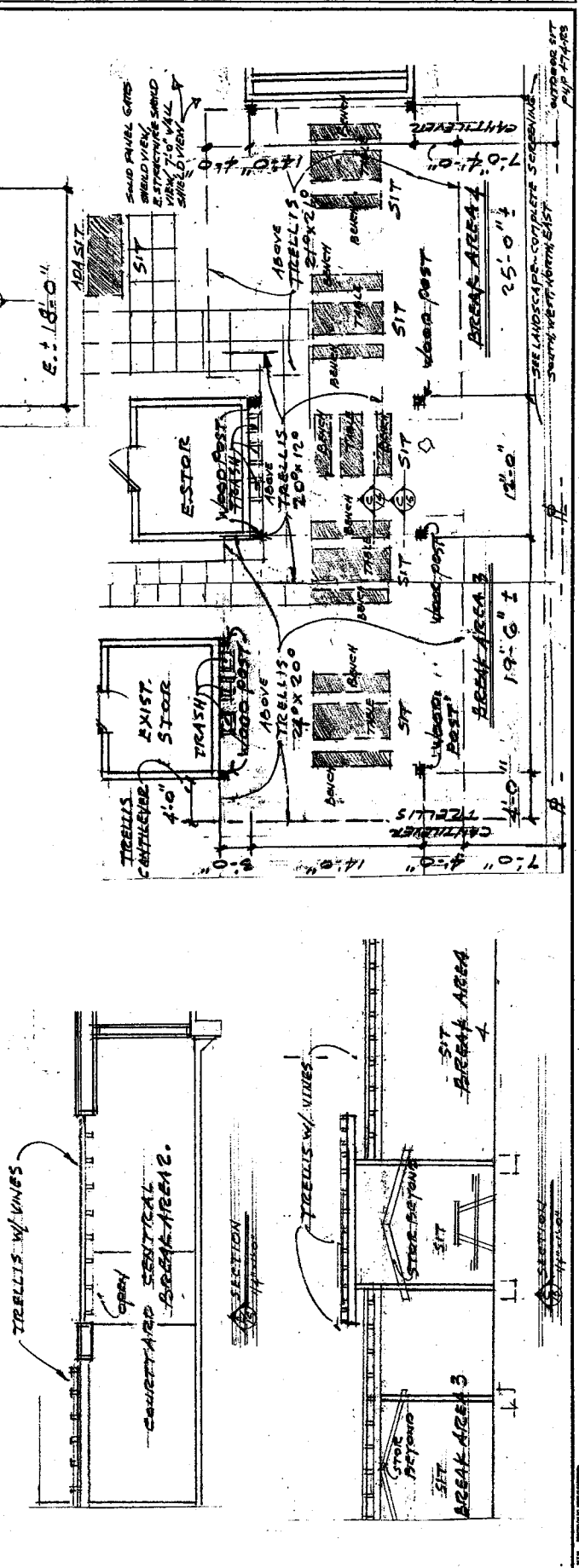
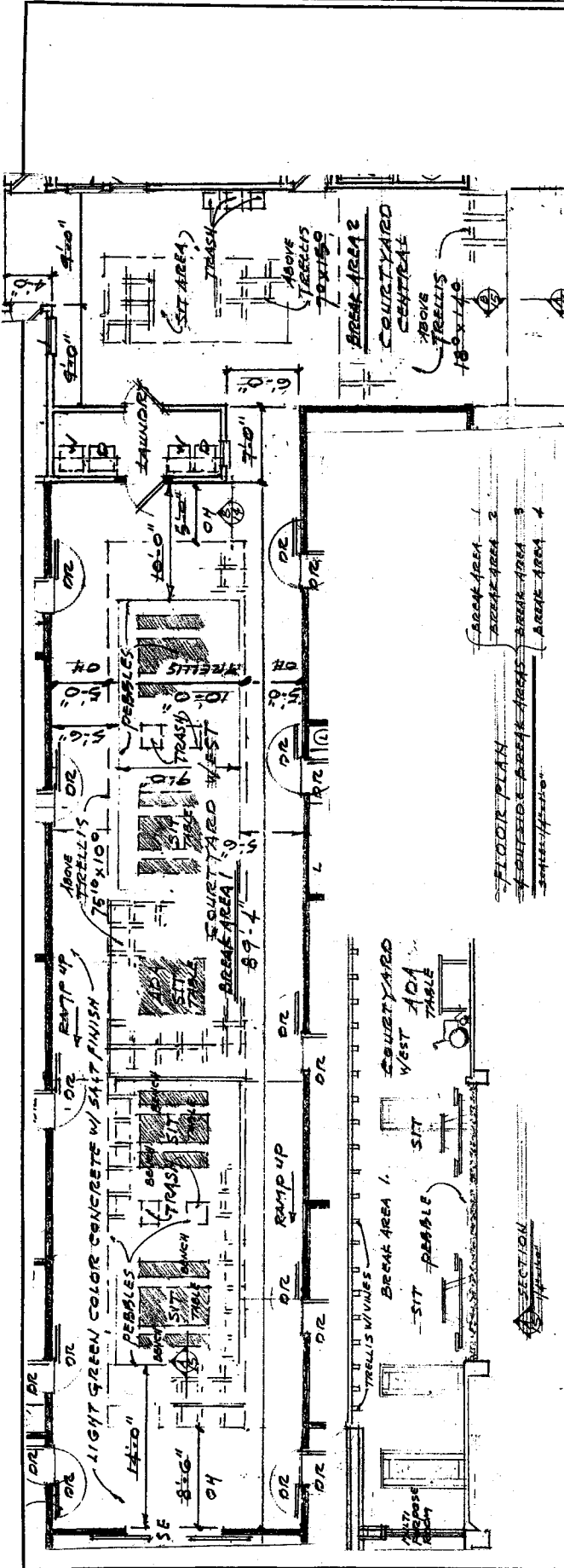
SOUTH ELEVATION - ENTRY
Scale: 1/8" = 1'-0"



ARCHITECT: [Name]
 1234 MAIN STREET, [City]
 [Phone Number]

DATE: [Date]
 SCALE: [Scale]
 DRAWING NO.: [Number]

PLEASE REFER TO SHEET [Number] FOR [Detail]



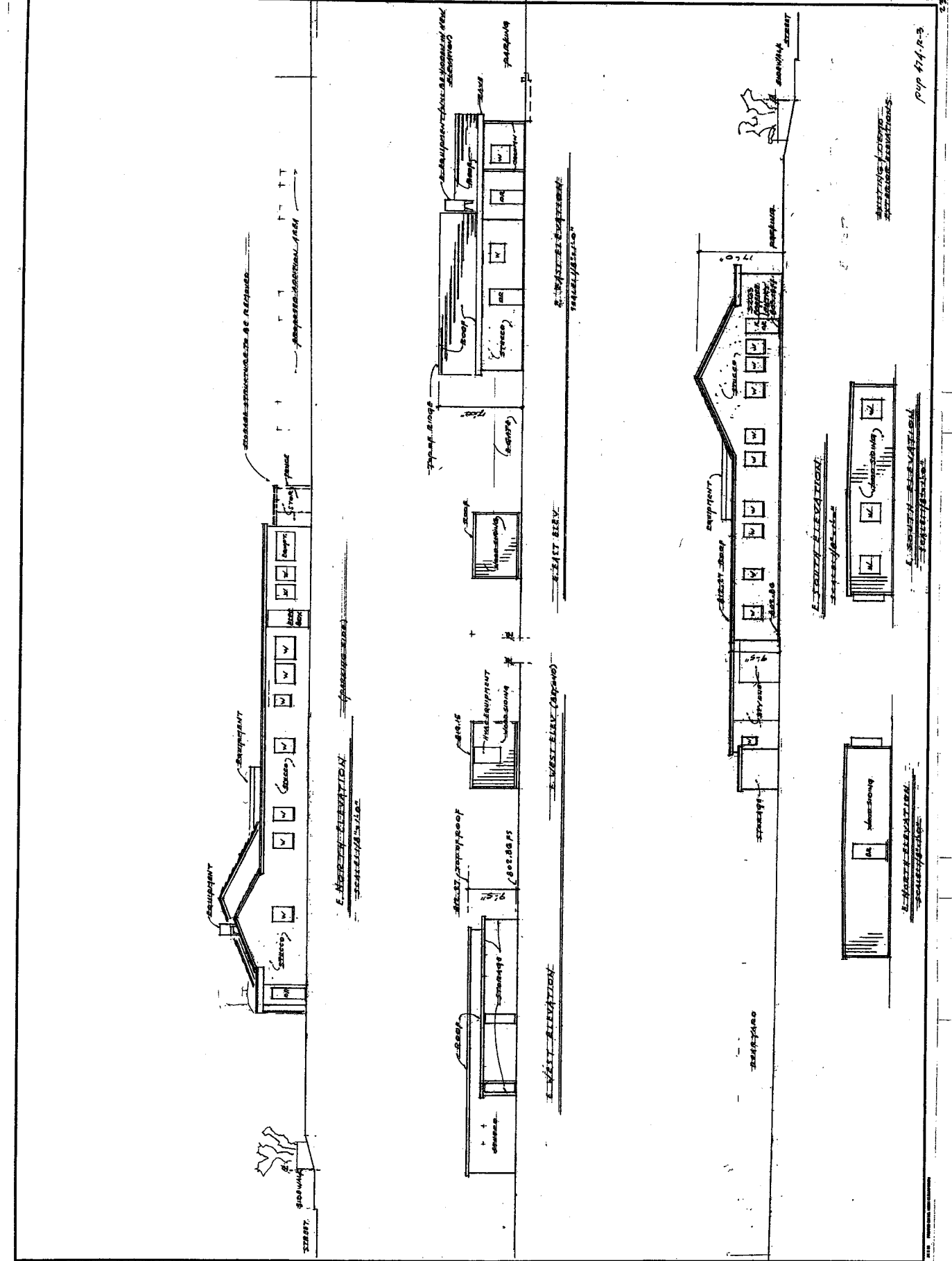
THE LANDSCAPE COMPLETE SCREENING SOUTH, WEST NORTH, EAST
 SUP. 474-98

FOR THE ARCHITECT
 LLOYD T. HOOD ARCHITECT
 10905 OHIO AVENUE #108
 LOS ANGELES, CA 90024-5428
 310-413-9689

DEVELOPMENTAL SYSTEMS SOUTH WEST, INC.
 2209 RUIBROOK BOULEVARD
 RUBENOK, CALIFORNIA 92509

SS 82

REVISIONS	



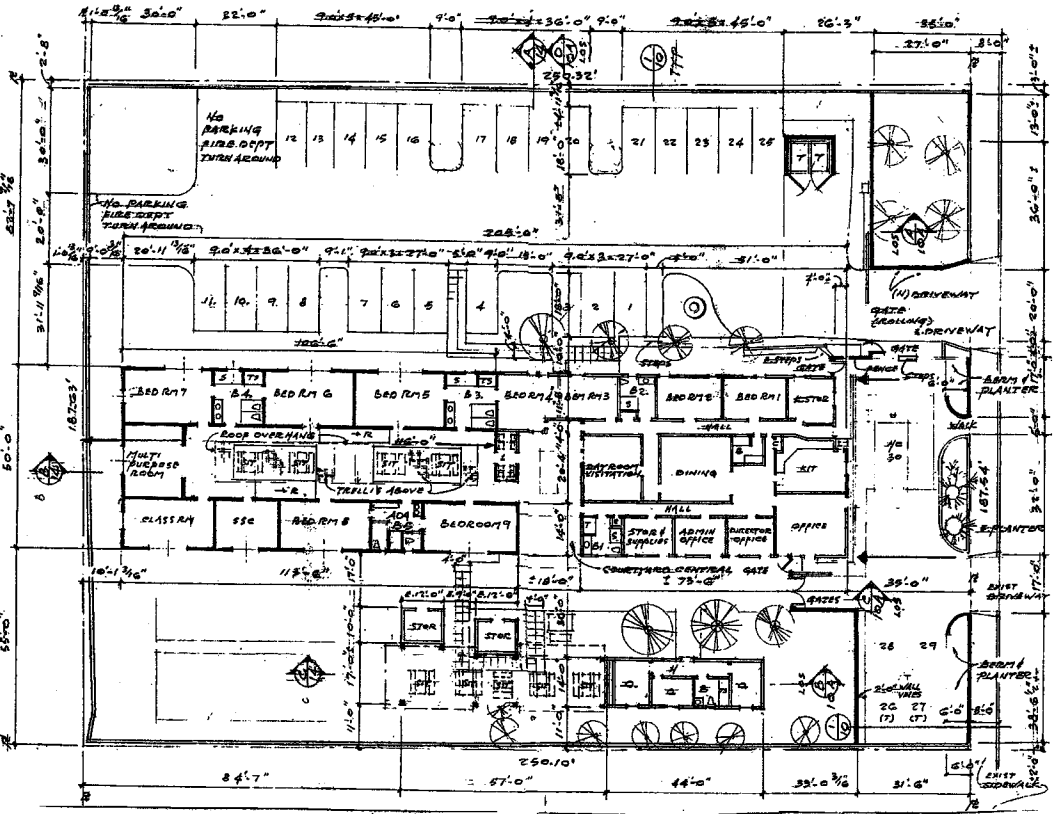
REVISIONS BY	

ARCHITECTURAL SYSTEMS SOUTHWEST, INC.
 3723 RUBEN BOUTERBO
 LOS ANGELES, CA 90045-5293
 310-475-9083
 BURTONS CALIFORNIA 92509

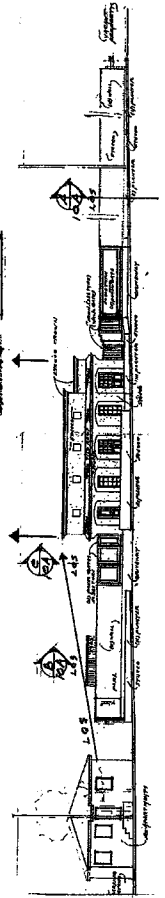
MARKET FRONT
 1000 S. GARDEN ST. #100
 LOS ANGELES, CA 90015-4500
 310-475-9083

DATE	01
BY	SA
PROJECT	MARKET FRONT
NO.	3008
SCALE	AS SHOWN
DATE	01/06/11

LAST SIDE
 ARCHITECTURAL EXHIBIT
 1/11/11

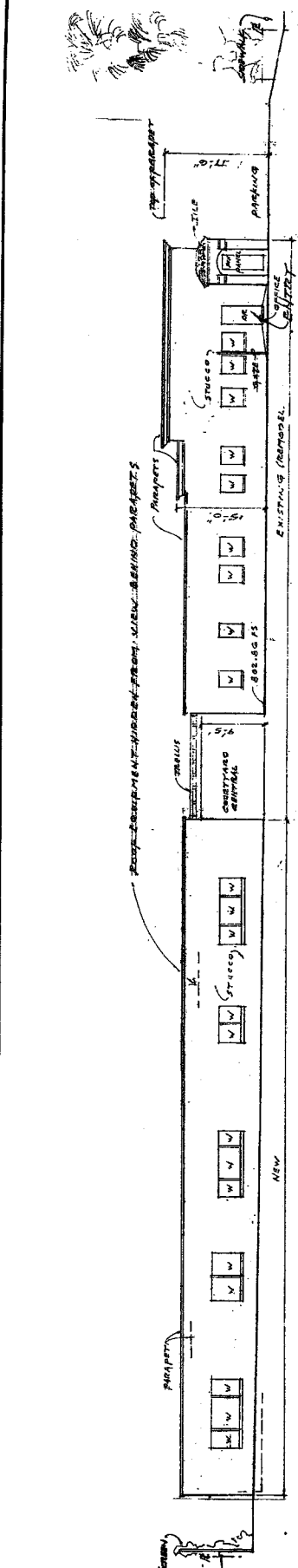


FLOOR PLAN - EAST SIDE OF MAIN STRUCTURE

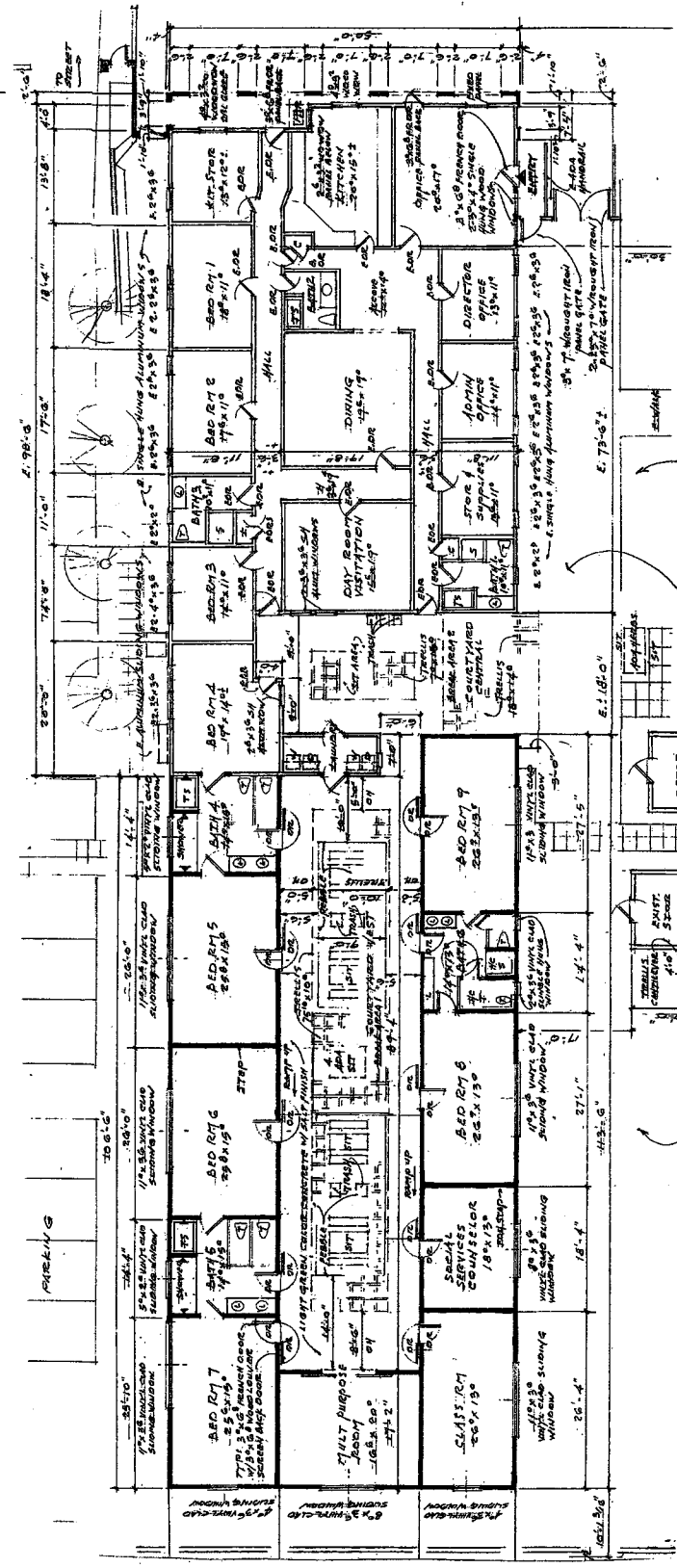


EAST SIDE OF MAIN STRUCTURE
 SECTION 1-1

CASE: PUP00474R3, AMD. #1
 EXHIBIT: C (Sheets 1-3)
 DATED: 1/06/11
 PLANNER: C. HINOJOSA



SOUTH ELEVATION MAIN STRUCTURE



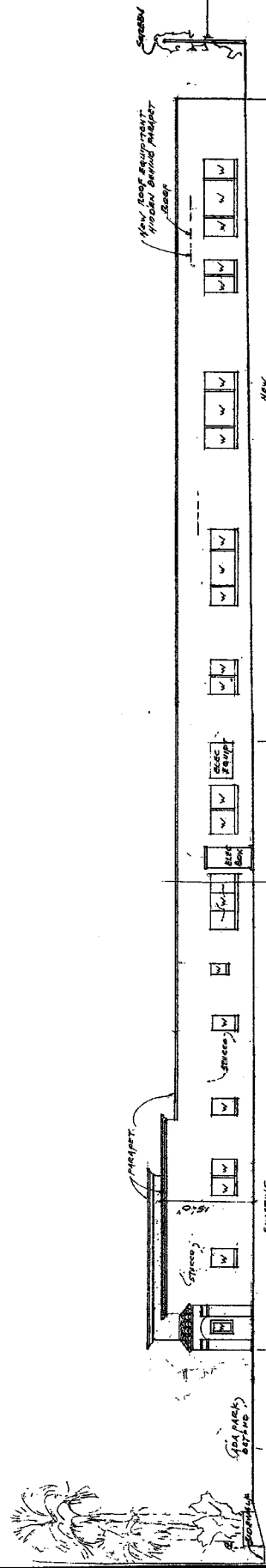
SOUTH SIDE OF MAIN STRUCTURE

SOUTH SIDE
 TRAILER
 TRAILER
 TRAILER

REVISIONS BY	

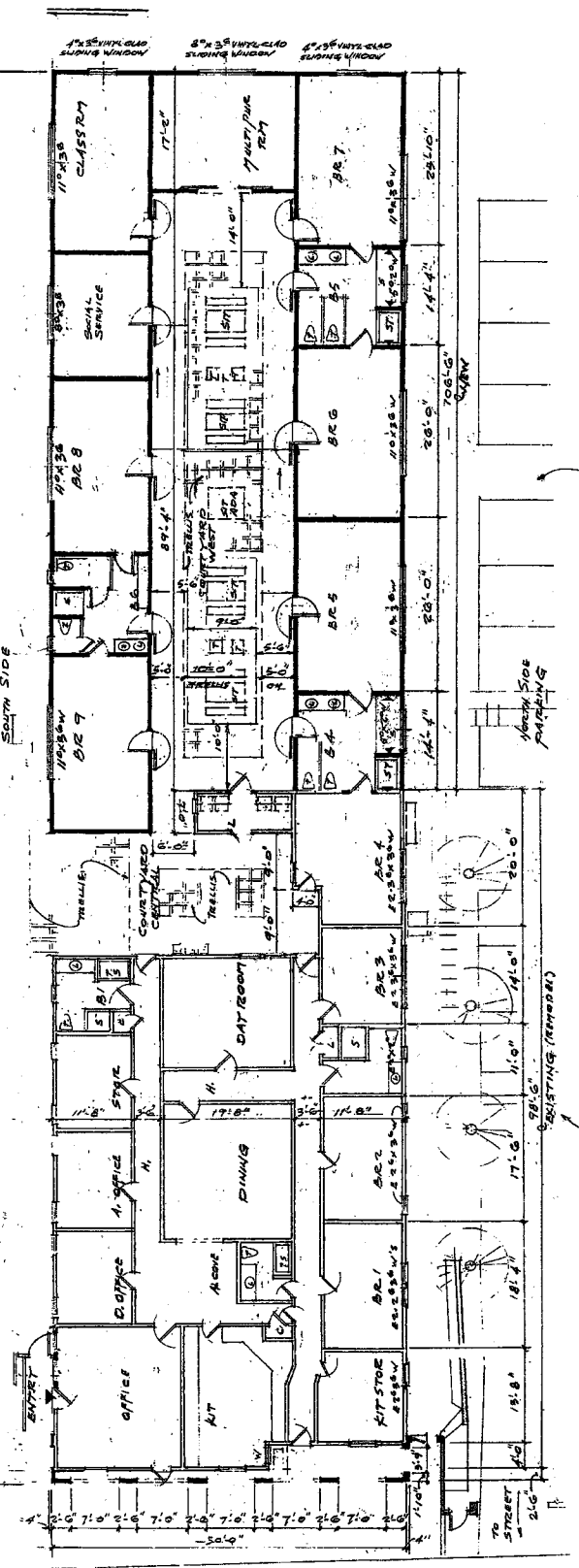
LUCIA N. HOOD ARCHITECT
 1098 OLIVE CUNYNE #108
 LOS ANGELES, CA 90024-5423
 312-473-9083
 5209 REDWOOD BOULEVARD
 REDWOOD, CALIFORNIA 92389

Sheet	5-C
Drawn	5-C
Checked	
Approved	
Date	07-22-09



NORTH ELEVATION MAIN STRUCTURE

Scale: 1/8" = 1'-0"



FLOOR PLAN

NORTH SIDE OF MAIN STRUCTURE

Scale: 1/8" = 1'-0" (Clear Elevation Above) Pup 474-R-3

LEGEND: NEW EXISTING

ARCHITECTURAL ELEVATION
 PUP 474-R-3

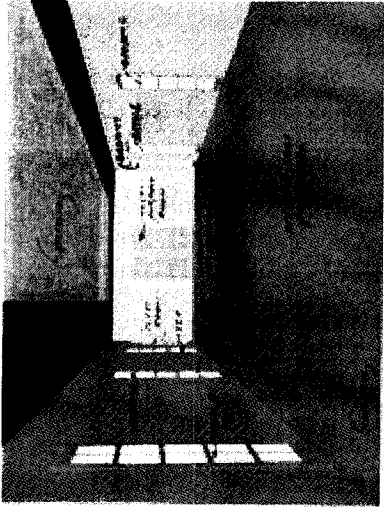
100 SOUTH PINE STREET
 LOS ANGELES, CA 90033
 TEL: 213-473-9083
 FAX: 213-473-9084
 WWW.LUCIAHOODARCHITECT.COM

MEXICAN OVERSEAS DEVELOPMENT, INC.
 5818 KENNEDY BOULEVARD
 DALLAS, TEXAS 75205-3702
 TEL: (214) 343-7273

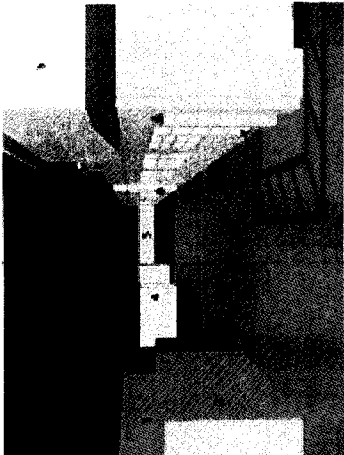
LEASING AND INVESTMENT
 DIVISION OF TEXAS BANK
 100 WEST WASHINGTON
 DALLAS, TEXAS 75202



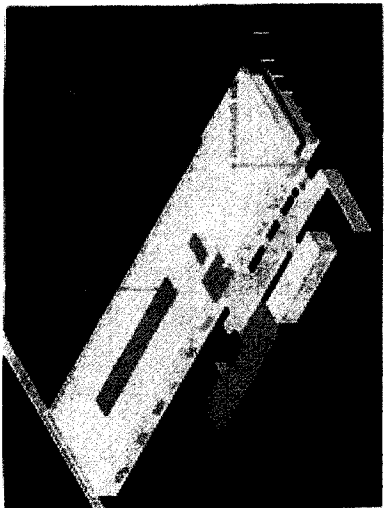
SECTION THROUGH BUILDING
 SECTION THROUGH BUILDING
 SECTION THROUGH BUILDING
 SECTION THROUGH BUILDING



View of open floor area (left) from
 with glass partition
 Section 101 - Section 101



View of open floor area (left) from
 with glass partition
 Section 101 - Section 101



Exterior view of building showing
 with glass partition

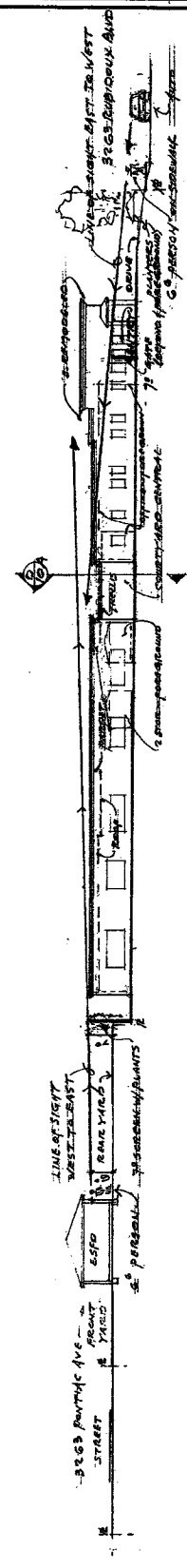
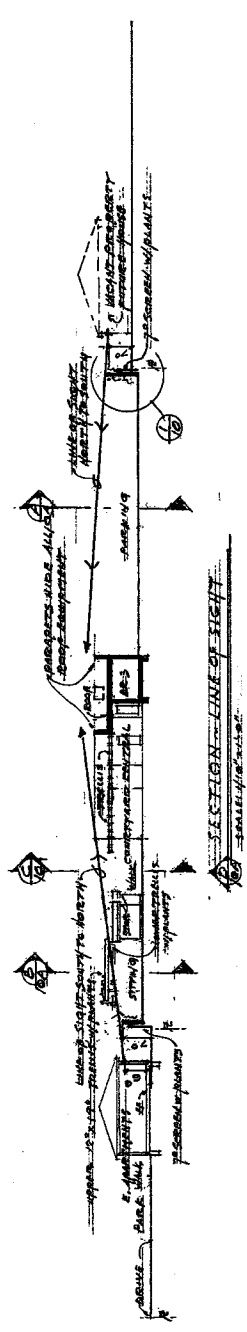
CASE: PUP00474R3, AMD. #1
 EXHIBIT: H (Sheets 1-2)
 DATED: 1/06/11
 PLANNER: C. HINOJOSA

REVISIONS

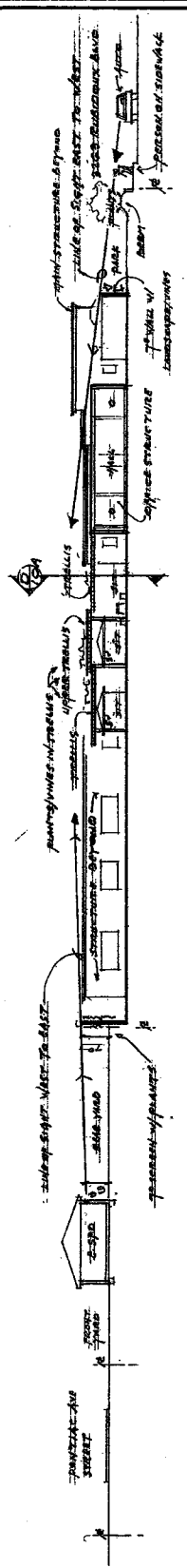
RENAISSANCE CONTRACTORS SOUTH WEST, INC.
3203 RUIBONX BOULEVARD
RUIBONX, CALIFORNIA 92509

LESLAY T. HOOD ARCHITECT
10408 CHINA AVENUE #105
505 HIGHLAND DRIVE, #10004-5423
BEVERLY HILLS, CA 90047-5423
Tel: 475-2088

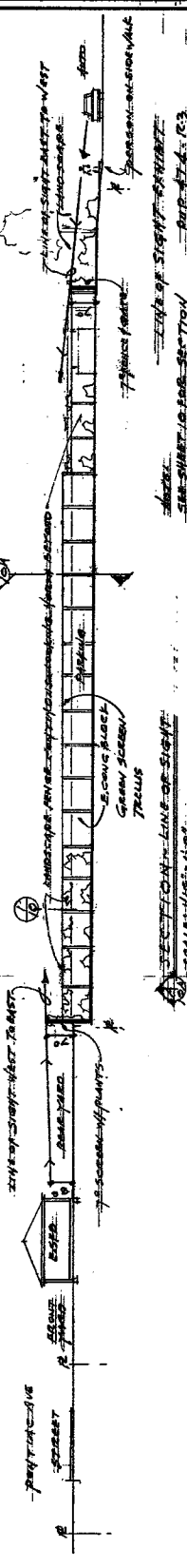
DATE: 10/10/2019
DRAWN BY: [unintelligible]
CHECKED BY: [unintelligible]
SCALE: AS SHOWN
JOB NO.: 19-004
PROJECT: 3203 RUIBONX BOULEVARD, WEST



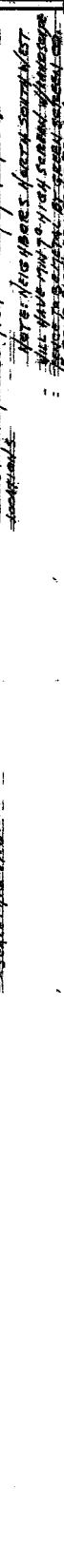
SECTION - LINE OF SIGHT EAST TO WEST



SECTION - LINE OF SIGHT WEST TO EAST



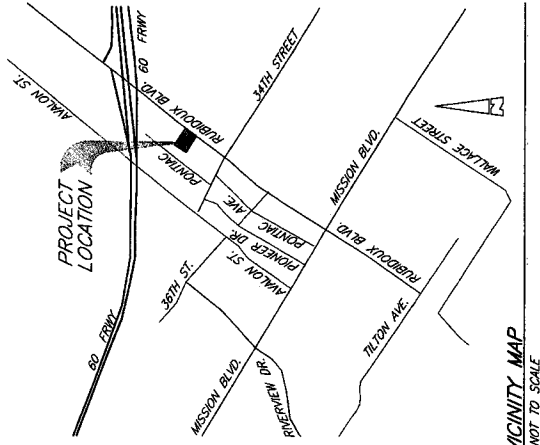
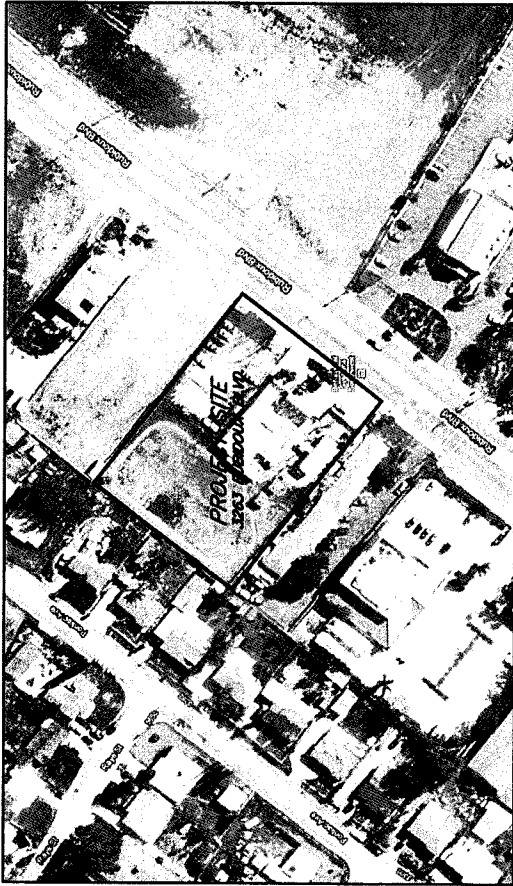
SECTION - LINE OF SIGHT EAST TO WEST



NOTE: THIS FLOOR PLAN OF SOUTH WEST
RUIBONX BOULEVARD IS A COPY OF THE ORIGINAL PLAN
AND NOT A REPRODUCTION OF THE ORIGINAL PLAN.

NOTE: THIS FLOOR PLAN OF SOUTH WEST
RUIBONX BOULEVARD IS A COPY OF THE ORIGINAL PLAN
AND NOT A REPRODUCTION OF THE ORIGINAL PLAN.

BEHAVIORAL SYSTEMS SOUTHWEST INC. - SITE PLAN
CONCEPTUAL LANDSCAPE PLANS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. PREPARED: NOVEMBER 15, 2010
2. GROSS ACREAGE: 1.08 AC. (NO STREET DEDICATION REQUIRED)
3. NET ACREAGE: 1.03 AC.
4. SITE ADDRESS: 3803 RUBIDOUX BLVD, RIVERSIDE, CA 92509
5. EXISTING LAND USE: RESIDENTIAL RE-ENTRY CENTER
6. PROPOSED LAND USE: RESIDENTIAL RE-ENTRY CENTER
7. EXISTING ZONING: GENERAL RESIDENTIAL (R-3)
8. PROPOSED ZONING: GENERAL RESIDENTIAL (R-3)
9. SUBORDINATING ZONING: GENERAL RESIDENTIAL (R-3)
10. ALL LOT LINES AND DIMENSIONS ARE APPROXIMATE
11. ALL STREETS HEREON ARE PUBLIC
12. THOMAS BROS. GUIDE BOOK, 2006, RIVERSIDE COUNTY, PAGE 685 GRID D1
13. THIS PROJECT IS WITHIN THE JURUPA UNIFIED SCHOOL DISTRICT
14. PROJECT IS LOCATED WITHIN THE JURUPA COMMUNITY PLAN
15. BUILDING AT REAR OF EXISTING MAIN BUILDING
16. DIMENSIONS SHOWN ARE SINGLE STORY
17. THESE CIVIL & ARCHITECTURAL PLANS FOR PROPOSED GRAVING, ARCHITECTURAL PLANS
18. PROJECT IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE
19. MAP NO. 0605020406, ZONE X
20. PER CALIFORNIA CIVIL CODE SECTION 91500, THE PROJECT MUST BE SUBJECT TO OTHER REGULATIONS WITHIN 7 DAYS AFTER MECHANICAL INVESTIGATION DATED AUGUST 18, 2010
21. NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARD (PER PETRA NO. BMM050041, DATED NOVEMBER 2005)
22. STORAGE BUILDINGS AND PREFAB STRUCTURE CONSTRUCTED PER

UTILITY NOTES:

- SEWER: RIVERSIDE WATER SERVICES, 1000 W. 9TH ST., RIVERSIDE, CA 92508, (951) 944-5000
- WATER: RIVERSIDE WATER SERVICES, 1000 W. 9TH ST., RIVERSIDE, CA 92508, (951) 944-5000
- POWER: CALIFORNIA STATE SERVICE, 1000 W. 9TH ST., RIVERSIDE, CA 92508, (951) 944-5000
- GAS: SOUTHERN CALIFORNIA GAS CO. - RIVERSIDE, 1000 W. 9TH ST., RIVERSIDE, CA 92508, (951) 944-5000
- PHONE: AT&T CALIFORNIA, 1000 W. 9TH ST., RIVERSIDE, CA 92508, (951) 944-5000
- CABLE: UTILITY REQUEST FOR CABLETV COMMUNICATIONS, 1000 W. 9TH ST., RIVERSIDE, CA 92508, (951) 944-5000
- SCHOOL DISTRICT: JURUPA UNIFIED SCHOOL DISTRICT, 1000 W. 9TH ST., RIVERSIDE, CA 92508, (951) 944-5000

ABBREVIATIONS:

- AC ASPHALT PAVING
- CONC CONCRETE
- DRY DRAINAGE
- EX EXISTING
- PROP PROPOSED
- TEL TELEPHONE
- RETEL RETELING WALL
- INK INVERT
- C&G CURB AND GUTTER
- REC RECONSTRUCTION
- ASPH ASPHALT
- PA PROPOSED PAVEMENT AREA

ENGINEER:

ATC ENGINEERS
 1880 COMPTON AVE., SUITE 100
 COSTA MESA, CA 92626
 CONTRACT: DAM RULE, P.E.

ARCHITECT:

ATC ARCHITECTS
 10805 OHM AVE., SUITE 108
 LOS ANGELES, CA 90024
 (310) 473-9063

LANDSCAPE ARCHITECT:

CM DESIGN - CHRIS MANNING
 404 CORDON DRIVE, CA 91401
 (818) 234-3173

OWNER/DEVELOPER:

BEHAVIORAL SYSTEMS SOUTHWEST, INC.
 118 AVENIDA VICTORIA
 SAN CLEMENTE, CA 92672
 (949) 422-3574

SITE ADDRESS:

3803 RUBIDOUX BLVD
 RIVERSIDE, CA 92509

BUILDING FOOTAGE SUMMARY:

EXISTING MAIN OFFICE BUILDING	4,242 SF
EXISTING PREFAB STRUCTURE	609 SF
EXISTING STORAGE BUILDINGS (2 @ 120 SF EA)	240 SF
PROPOSED ADDITION	1,158 SF
TOTAL	6,249 SF

LANDSCAPE SUMMARY:

1. TREES (EXISTING)	4,100 SF
2. TREES (PROPOSED)	12,000 SF
3. PARKING DRIVES (NORTH)	29,000 SF (624)
4. ROADS	12,000 SF (264)
5. LANDSCAPE GRASS	12,000 SF (264)
TOTAL SITE	44,100 SF

PARKING CALCULATIONS:

STANDARD (9'x18')	27 EA
HANDICAP (9'x18')	2 EA
MIN ACCESSIBLE (9'x18')	30 EA
TOTAL	59 EA

NOTE:
 20 PARKING SPACES
 1 PARKING SPACE
 16 CARPAGES = 1 PARKING SPACE
 30 PARKING SPACES
 30 PARKING SPACES

SEE SHEET 17 FOR REQUIRED PARKING LOT TREE SHADE CALCULATIONS

SHEET INDEX:

- 1. SHEET TITLE
- 2. EXISTING SITE CONDITIONS AND PLANT LAYOUT
- 3. CONCEPTUAL LANDSCAPE PLAN
- 4. CONCEPTUAL PLANNING PLAN
- 5. PROPOSED PLANNING PLAN
- 6. WATER CALCULATIONS, PLANTING SCHEDULE, MISC. NOTES
- 7. PARKING LOT PLAN

Underground Service Alert
 811
 THE RIVERSIDE DATE APPROX 10/06/11

R.U.P. 474 R3

12/31/10

NO.	REV.	DATE	DESCRIPTION

CASE: PUP00474R3, AMD. #1
EXHIBIT: L (Sheets 1-7)
DATED: 1/06/11
PLANNER: C. HINOJOSA

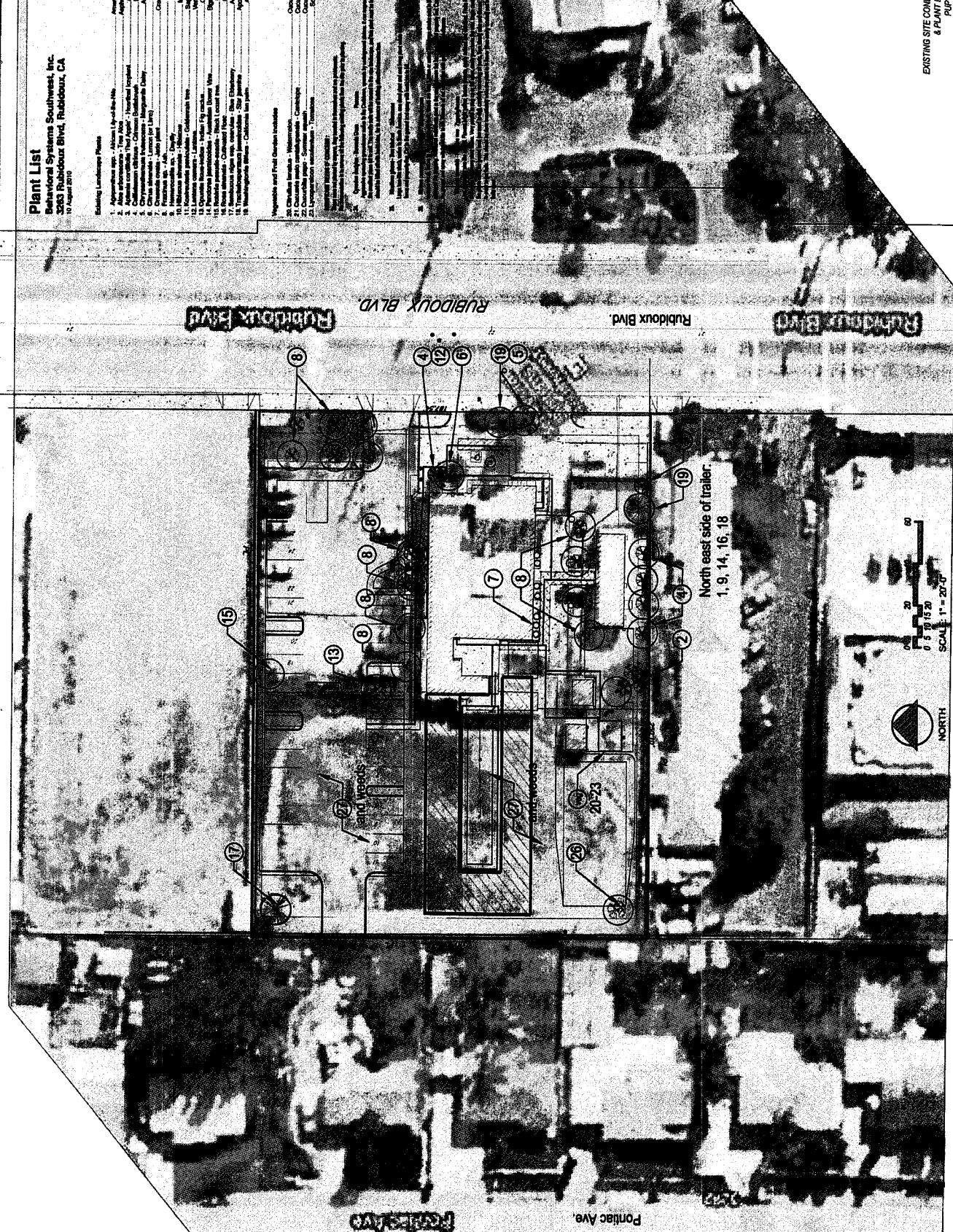
Plant List
Behavioral Systems Southwest, Inc.
3383 Rubidoux Blvd, Rubidoux, CA
10 August 2010

- Existing Landscaper Plants
1. Agave sp. - Agave sp. 12-14 ft. high
 2. Aloe arborescens - Tree Aloe
 3. Asclepias tuberosa - Butterfly Milkweed
 4. Callisotum sibiricum - Siberian Iris
 5. Chrysanthemum inodorum - Fragrant Chrysanthemum
 6. Chrysanthemum morifolium - Garden Chrysanthemum
 7. Chrysopsis - Yellow Top
 8. Dianthus barbatus - Pink Carnation
 9. Dianthus barbatus - Pink Carnation
 10. Dianthus barbatus - Pink Carnation
 11. Dianthus barbatus - Pink Carnation
 12. Dianthus barbatus - Pink Carnation
 13. Dianthus barbatus - Pink Carnation
 14. Dianthus barbatus - Pink Carnation
 15. Dianthus barbatus - Pink Carnation
 16. Dianthus barbatus - Pink Carnation
 17. Dianthus barbatus - Pink Carnation
 18. Dianthus barbatus - Pink Carnation

Plant List
Behavioral Systems Southwest, Inc.
3383 Rubidoux Blvd, Rubidoux, CA
10 August 2010

- Propagable and Field-Done Plant Inventory
20. Dianthus barbatus - Pink Carnation
 21. Dianthus barbatus - Pink Carnation
 22. Dianthus barbatus - Pink Carnation

Plants shown on this plan are intended to be planted in the landscape. Plants not shown on this plan are not to be planted in the landscape.



Drawn	12/10/10
Checked	
Reviewed	
Approved	

Behavioral Systems Southwest, Inc.
3383 Rubidoux Blvd, Rubidoux, CA
10 August 2010

Behavioral Systems Southwest, Inc.
3383 Rubidoux Blvd, Rubidoux, CA
916-473-7903
15000 Old Highway 100
Los Angeles, CA 90044-9099

Behavioral Systems Southwest, Inc.
3383 Rubidoux Blvd, Rubidoux, CA
916-473-7903
15000 Old Highway 100
Los Angeles, CA 90044-9099

EXISTING SITE CONDITIONS & PLANT LAYOUT
PIP 474-R-3

REVISIONS	BY	DATE

13-10-89

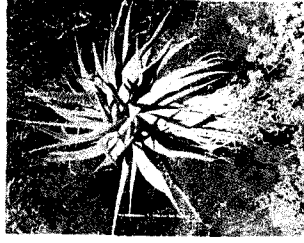
BEHAVIORA SYSTEMS SOUTHWEST, INC.
 3225 RUIDOCUX BOULEVARD
 RUIDOCUX, CALIFORNIA 92509

LUIGI NITTI, HEAD ARCHITECT
 10905 CHIA AVENUE #100
 LOS ANGELES, CA 90024-5479
 90-473-9083

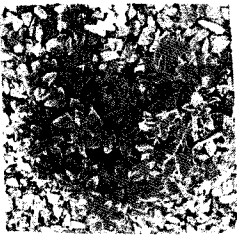
DATE 9-10-10
 DRAWN FSL/PLK
 SCALE 1/2" = 1'-0"
 SHEET 16
 OF 20



1 Agave attenuata - Silver Cholla



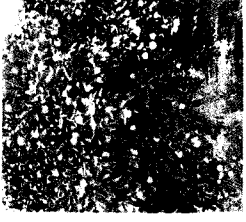
2 Agave attenuata - Silver Cholla



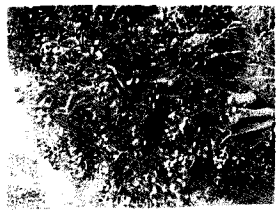
3 Callitriche ciliata - Common Blackberry



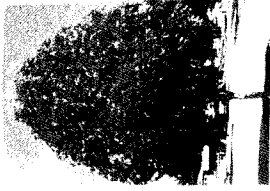
4 Dryopteris humilis - Marguerite Daisy



5 Citrus sinensis - Lemon (or Lime)



6 Cornus ovata - Spice Bush



7 Prunus sp. - Ash



8 Hemocallis sp. - Daylily



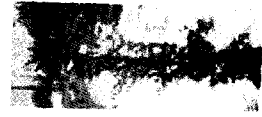
9 Anemone patens - Goldenrod tree



10 Lonicera caerulea - Lonicera



11 Opuntia missillata - Mexican Fig cactus



12 Pandanus bairdii - Australian Swamp Tree



13 Retinia pseudo-ecata - Black Locust tree



14 Rosa sinensis - Cultivated Rose



15 Sambucus nigra ssp. caerulea - Blue Elderberry



16 Trochilidippium jamaicense - Star Jasmine



17 Washingtonia filifera - California fan palm

EXISTING LANDSCAPE PALETTE PLAN
 PUP 474-R-3



BEHAVIORAL SYSTEMS SOUTHWEST, INC.
 3263 RUBIDOUX BOULEVARD
 RUBIDOUX, CALIFORNIA 92509

LUCEA T. HOOD ARCHITECT
 1895 8TH AVENUE #100
 LOS ANGELES, CA 90024-5403
 310-473-9033

DATE	
ISSUED BY	
PROJECT NO.	
JOB NO.	39453
SHEET NO.	18
TOTAL SHEETS	



Eragrostis grandis var. *rubescens* - Reef-flowered beachgrass



Setaria ciliaris - Winkler's Oatgrass - Winkler's Oatgrass



Sporobolus airoides - Allard's seacliff grass



Chenopodium lasiocarpum - Chequamegon Chenopodium



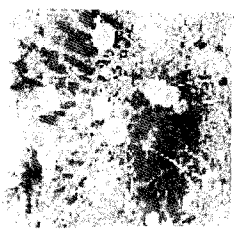
Eragrostis fasciculata - California beachgrass



Pennisetum palmeri - Palmer's beachgrass



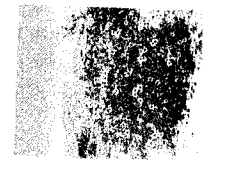
Chenopodium lasiocarpum - Virginia's beaver



Bahaya multiflora - Desert manzanita



Mesochorus luteus var. *viridis* - Wilkey's manzanita



EUCALYPTUS PARVIFLORA - *SR177-1-85*



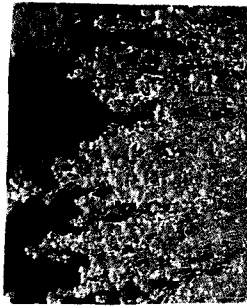
Vitis californica 'Roger's Reef' - Roger's red grape



Chilopsis linearis - Desert willow



Arctostaphylos californica - Chuparosa or Bayberry



Sphaeralcea ambigua - Archaic melon



Gilia capitata - Globe gilia



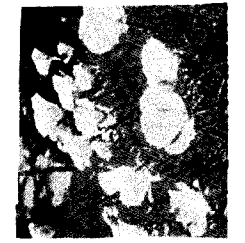
Cercidium (or *Pithecellobium*) - Desert Mesquite Palo Verde



Nyctaginia - Desert treveller



Sitostachya chinensis - Joliba



Erythronium californicum - California poppy

LANDSCAPE PALETTE PLAN P4974-R-3

DATE: 12-10-10
 DRAWN: CM
 SHEET: 3283
 OF: 19

BEHAVIORAL SYSTEMS SOUTHWEST, INC.
 3283 RUBIDOUX BLVD.
 LOS ANGELES, CA 90008
 TEL: 805-234-3173

CH Design
 Consultant
 10908 Olympic Blvd. #100
 Los Angeles, CA 90024-3273
 TEL: 310-473-7003
 881 RUBIDOUX, CALIFORNIA 90049

MAWA (Maximum Applied Water Allowance) For Behavioral Systems Southwest, Inc. - 3283 Rubidoux Blvd.

MAWA = (Eto) (0.62) [0.7 x LA + 0.3 x SLA]

Where: MAWA = Maximum Applied Water Allowance (gallons per year)
 Eto = Reference Evapotranspiration (inches per year)
 LA = Total Landscape Area including SLA
 SLA = Portion of Landscape Identified as Special Landscape Area in SF
 0.7 = ET Adjustment Factor (ETAF)
 0.3 = The additional ET Adjustment Factor for Special Landscape Area in SF

MAXIMUM APPLIED WATER ALLOWANCE CALCULATION

Eto	54.42
(constant)	0.62
(Constant)	0.7
LA	17,870
(Constant)	0.3
SLA	0.0
EAWA : 422,059 (Gallons Per Year)	

EAWU (Estimated Annual Water Use)

Based on Hydrazones
 For Behavioral Systems Southwest, Inc. - 3283 Rubidoux Blvd.
 EAWU (in Gallons) = (Eto) (0.62) [(PPF/HA) (R) + SLA
 Where: Eto = Evapotranspiration from
 PPF = Plant Factor
 R = Irrigation Efficiency
 HA = Irrigated Area
 SLA = Special Landscape Area in SF

PLANTERS	North Planters		South Planters		East Planters		West Planters	
	Area	Plant Factor	Area	Plant Factor	Area	Plant Factor	Area	Plant Factor
Grass	217	2.00	430	2.00	150	2.00	150	2.00
Flowers	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62
PA	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900
EA	570	0.70	570	0.70	570	0.70	570	0.70
Annual EAWU:	1,278	2,574	2,094	3,817	4,242	4,517	2,874	1,880
Total EAWU: 12,838								

PLANTERS	North Planters		South Planters		East Planters		West Planters	
	Area	Plant Factor	Area	Plant Factor	Area	Plant Factor	Area	Plant Factor
Grass	217	2.00	430	2.00	150	2.00	150	2.00
Flowers	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62
PA	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900
EA	570	0.70	570	0.70	570	0.70	570	0.70
Annual EAWU:	1,278	2,574	2,094	3,817	4,242	4,517	2,874	1,880
Total EAWU: 12,838								

TOTAL EAWU (Estimated Annual Water Use): 357,780

LANDSCAPE NARRATIVE IN RESPONSE TO CONDITIONS FOR APPROVAL (Sheet 324-10)

The project site is in Zone 18 of the classification system of the Sunset Western Valley, Zones 18 and 19 are classified as interior climates. This means that the climate is no more than 15 percent of the time. Many of the water users in Zone 18 are plants that require irrigation. The plants in Zone 18 are selected based on their ability to survive in a semi-arid climate (average from 22 to 17 degrees F). The plants in Zone 18 are selected based on their ability to survive in a semi-arid climate (average from 22 to 17 degrees F).

Plant species were selected based on their low water requirements, environmental friendliness, and ability to thrive in the semi-arid climate. The plants in Zone 18 are selected based on their ability to survive in a semi-arid climate (average from 22 to 17 degrees F). The plants in Zone 18 are selected based on their ability to survive in a semi-arid climate (average from 22 to 17 degrees F).

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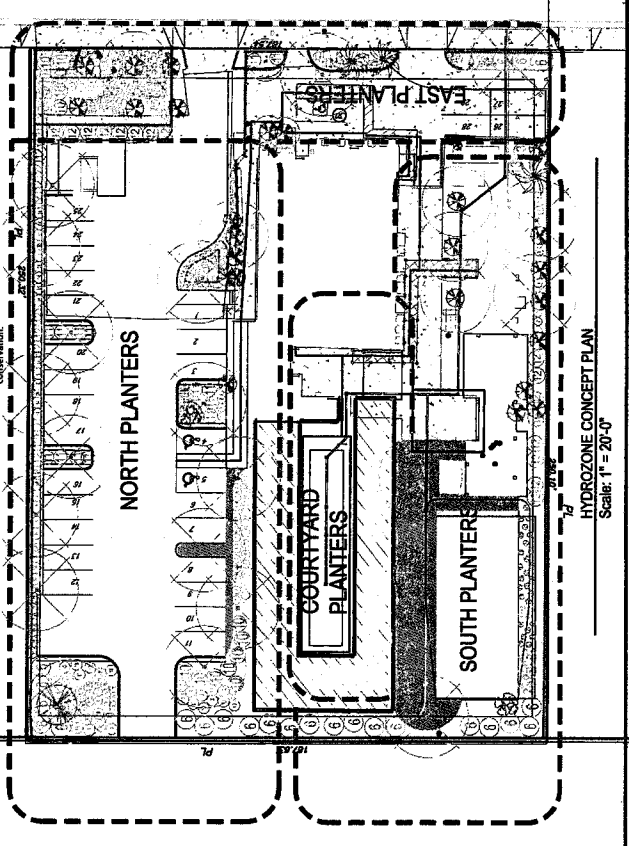
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GENERAL COMPLIANCE NOTES

- 1. Recycle parking spaces shall be provided for a min. of 4 ft x 8 ft. Locations of which shall be verified.
- 2. Three shading plan requirements shall be provided for all parking spaces. Locations of which shall be verified.
- 3. Shading plan requirements shall include: a) minimum shade area of 15% of total parking area; b) minimum shade area of 15% of total parking area; c) minimum shade area of 15% of total parking area.
- 4. Shading plan requirements shall include: a) minimum shade area of 15% of total parking area; b) minimum shade area of 15% of total parking area; c) minimum shade area of 15% of total parking area.
- 5. Shading plan requirements shall include: a) minimum shade area of 15% of total parking area; b) minimum shade area of 15% of total parking area; c) minimum shade area of 15% of total parking area.
- 6. Shading plan requirements shall include: a) minimum shade area of 15% of total parking area; b) minimum shade area of 15% of total parking area; c) minimum shade area of 15% of total parking area.
- 7. Shading plan requirements shall include: a) minimum shade area of 15% of total parking area; b) minimum shade area of 15% of total parking area; c) minimum shade area of 15% of total parking area.
- 8. Shading plan requirements shall include: a) minimum shade area of 15% of total parking area; b) minimum shade area of 15% of total parking area; c) minimum shade area of 15% of total parking area.
- 9. Shading plan requirements shall include: a) minimum shade area of 15% of total parking area; b) minimum shade area of 15% of total parking area; c) minimum shade area of 15% of total parking area.
- 10. Shading plan requirements shall include: a) minimum shade area of 15% of total parking area; b) minimum shade area of 15% of total parking area; c) minimum shade area of 15% of total parking area.
- 11. Shading plan requirements shall include: a) minimum shade area of 15% of total parking area; b) minimum shade area of 15% of total parking area; c) minimum shade area of 15% of total parking area.
- 12. Shading plan requirements shall include: a) minimum shade area of 15% of total parking area; b) minimum shade area of 15% of total parking area; c) minimum shade area of 15% of total parking area.
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- 14. Shading plan requirements shall include: a) minimum shade area of 15% of total parking area; b) minimum shade area of 15% of total parking area; c) minimum shade area of 15% of total parking area.
- 15. Shading plan requirements shall include: a) minimum shade area of 15% of total parking area; b) minimum shade area of 15% of total parking area; c) minimum shade area of 15% of total parking area.
- 16. Shading plan requirements shall include: a) minimum shade area of 15% of total parking area; b) minimum shade area of 15% of total parking area; c) minimum shade area of 15% of total parking area.
- 17. Shading plan requirements shall include: a) minimum shade area of 15% of total parking area; b) minimum shade area of 15% of total parking area; c) minimum shade area of 15% of total parking area.
- 18. Shading plan requirements shall include: a) minimum shade area of 15% of total parking area; b) minimum shade area of 15% of total parking area; c) minimum shade area of 15% of total parking area.
- 19. Shading plan requirements shall include: a) minimum shade area of 15% of total parking area; b) minimum shade area of 15% of total parking area; c) minimum shade area of 15% of total parking area.
- 20. Shading plan requirements shall include: a) minimum shade area of 15% of total parking area; b) minimum shade area of 15% of total parking area; c) minimum shade area of 15% of total parking area.



HYDROZONE CONCEPT PLAN
 Scale: 1" = 20'-0"

WATER CALCULATIONS, PLANT CONCEPT & MISC. NOTES
 PUP 474-3

EXISTING AND PROPOSED PLANT PALETTE BOOK

PREPARED FOR:

3263 Rubidoux Blvd.
Rubidoux Ca. 92509

INDEX

Pages 1 – 11	Existing Plants
Pages 12-29	Proposed ornamental Plants
Pages 30-31	Proposed vegetable and fruit plants



CASE: PUP00474R3, AMD. #1
EXHIBIT: L-1 (Sheets 1-32)
DATED: 1/06/11
PLANNER: C. HINOJOSA

Existing Landscape Plants



Agapanthus spp. - African Lily-of-the-Nile
(Amaryllidaceae)
Growth Form: upright perennial
Vegetation color: green
Flowers: lavender-blue to white
Height: flower stalks to 1.5 feet tall
Typical applications: flowering beds
Water usage: moderate to low



Aloe arborescens - Tree Aloe
(Asphodelaceae)
Growth Form: upright branching succulent shrub
Vegetation color: blue-green
Flowers: salmon to red, sometimes yellow
Height: to 10 feet tall and wide
Typical applications: shrub beds or specimen
Water usage: very low

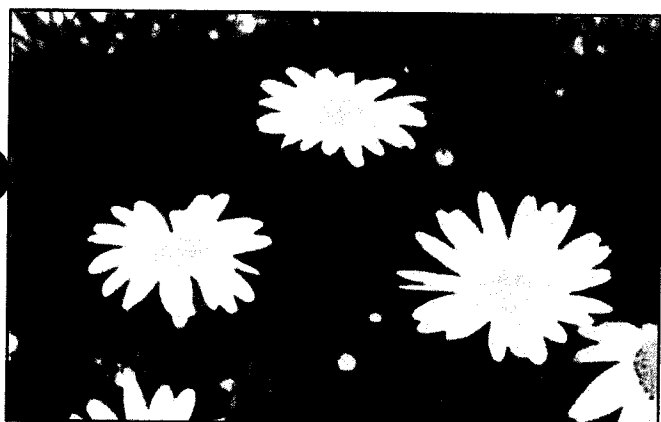


Aptenia cordifolia 'Red Apple' - Heartleaf
Iceplant (Aizoaceae)
Growth Form: prostrate trailing creeper
Vegetation color: light green
Flowers: pink to red
Height: 6 inches
Typical applications: groundcover
Water usage: moderate to low

**Behavioral Systems Southwest, Inc., Rubidoux, California
Landscape Palette**



Callistemon citrinus - Crimson Bottlebrush
(Myrtaceae)
Growth Form: upright shrub
Vegetation color: green
Flowers: red
Height: 15 tall & wide
Typical applications: shrub beds or specimen
Water usage: very low



Chrysanthemum frutescens - Marguerite
Daisy (Asteraceae)
Growth Form: rounded shrub
Vegetation color: green
Flowers: lavender-blue
Height: 4 feet tall & wide
Typical applications: flowering beds
Water usage: moderate to low

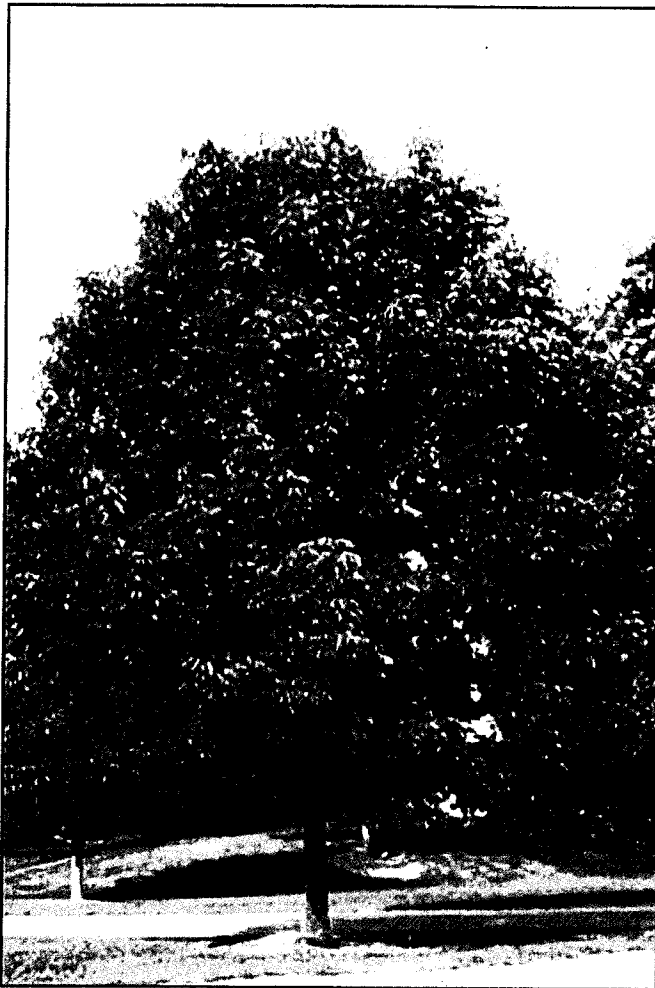


Citrus sinensis - Lemon or Lime (Rutaceae)
Growth Form: upright tree
Vegetation color: green
Flowers: white
Height: 12 feet tall x 15 feet wide
Typical applications: fruit and/or specimen tree
Water usage: moderate

**Behavioral Systems Southwest, Inc., Rubidoux, California
Landscape Palette**

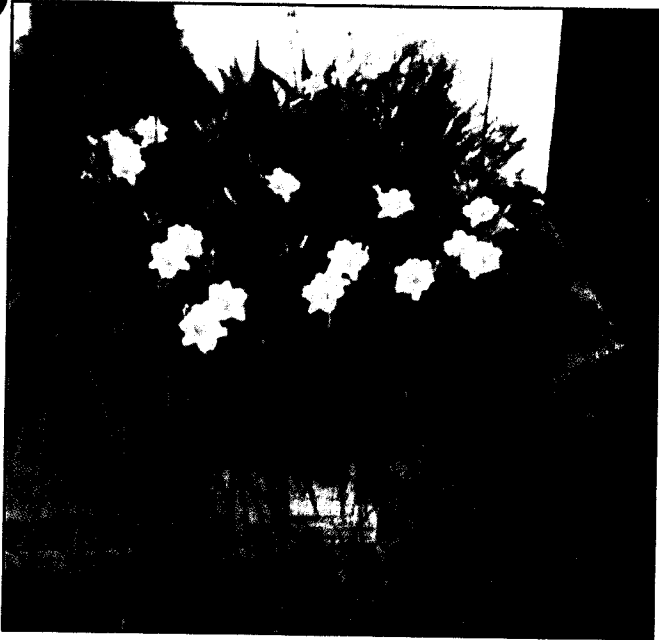


Crassula ovata - Jade plant (Crassulaceae)
Growth Form: upright succulent shrub
Vegetation color: green & red
Flowers: white to pale pink
Height: can reach 9 feet wide & tall, usually only 5 feet x 5 feet here
Typical applications: flowering beds
Water usage: very low



Fraxinus sp. - Ash (Oleaceae)
Growth Form: upright tree
Vegetation color: green
Flowers: green (has no petals)
Height: to 80 feet tall
Typical applications: shade or specimen tree
Water usage: moderate

**Behavioral Systems Southwest, Inc., Rubidoux, California
Landscape Palette**



Hemerocallis sp. - Daylily (Liliaceae)

Growth Form: small perennial

Vegetation color: green

Flowers: orange to yellow

Height: 3 feet tall x 2 feet wide

Typical applications: flowering beds

Water usage: moderate



**Hibiscus rosa-sinensis - Hibiscus
(Malvaceae)**

Growth Form: rounded shrub

Vegetation color: green

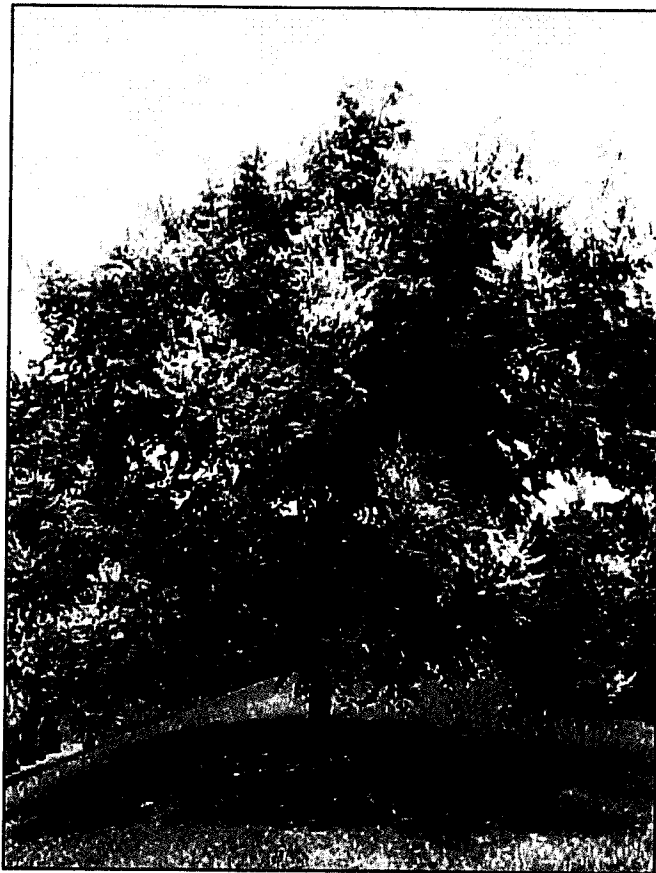
Flowers: red, orange, yellow

Height: 8-15 feet tall x 5-8 feet wide

Typical applications: flowering beds,
background vegetation

Water usage: moderate

**Behavioral Systems Southwest, Inc., Rubidoux, California
Landscape Palette**



Koelreuteria paniculata - Goldenrain tree
(Sapindaceae)
Growth Form: upright tree
Vegetation color: green
Flowers: yellow
Height: 20-25 feet tall x 25-40 feet wide
Typical applications: shade or specimen tree
Water usage: moderate to low



Lantana camara - Lantana (Verbenaceae)
Growth Form: rounded shrub
Vegetation color: green
Flowers: yellow, pink, and/or red
Height: to 6 feet tall (generally only 3 feet here)
by 6 feet wide
Typical applications: flowering beds
Water usage: moderate to low

Behavioral Systems Southwest, Inc., Rubidoux, California
Landscape Palette



Opuntia ficus-indica - Indian Fig cactus
(Cactaceae)

Growth Form: upright succulent

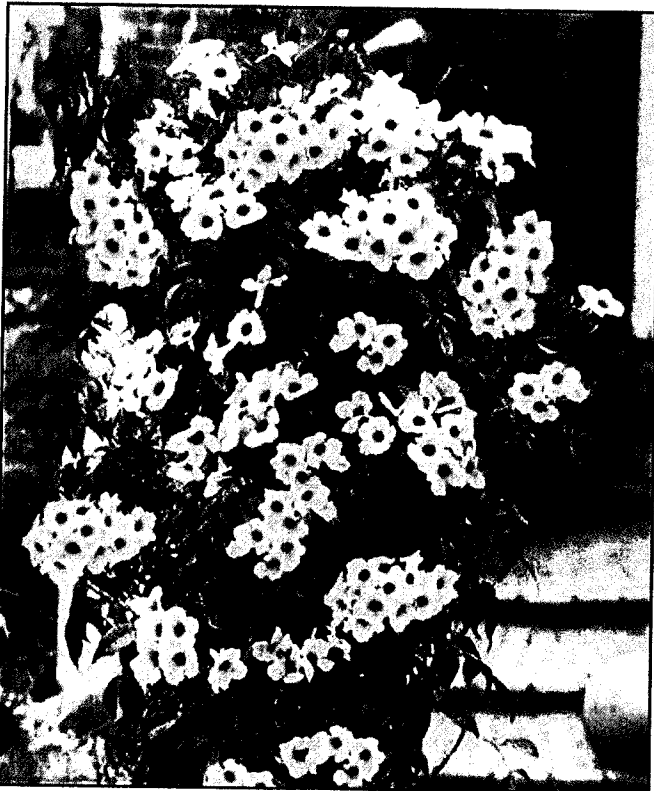
Vegetation color: green to blue-green

Flowers: yellow to orange

Height: 15 feet tall x 10 feet wide

Typical applications: barrier vegetation or
specimen plant

Water usage: very low



Pandorea jasminoides - Australian Bower
Vine (Bignoniaceae)

Growth Form: clamoring woody vine

Vegetation color: green

Flowers: pink

Height: stems to 20-30 feet long

Typical applications: usually trained onto trellis
or fence

Water usage: moderate

**Behavioral Systems Southwest, Inc., Rubidoux, California
Landscape Palette**



Robinia pseudo-acacia - Black Locust tree
(Fabaceae)

Growth Form: upright tree

Vegetation color: green

Flowers: yellow

Height: 40-75 feet tall x 30-60 feet wide

Typical applications: shade or specimen tree

Water usage: moderate to low



Rosa sinensis - Cultivated Rose (Rosaceae)

Growth Form: upright shrub

Vegetation color: green

Flowers: white, pink, red, yellow, orange

Height: 8-10 feet tall

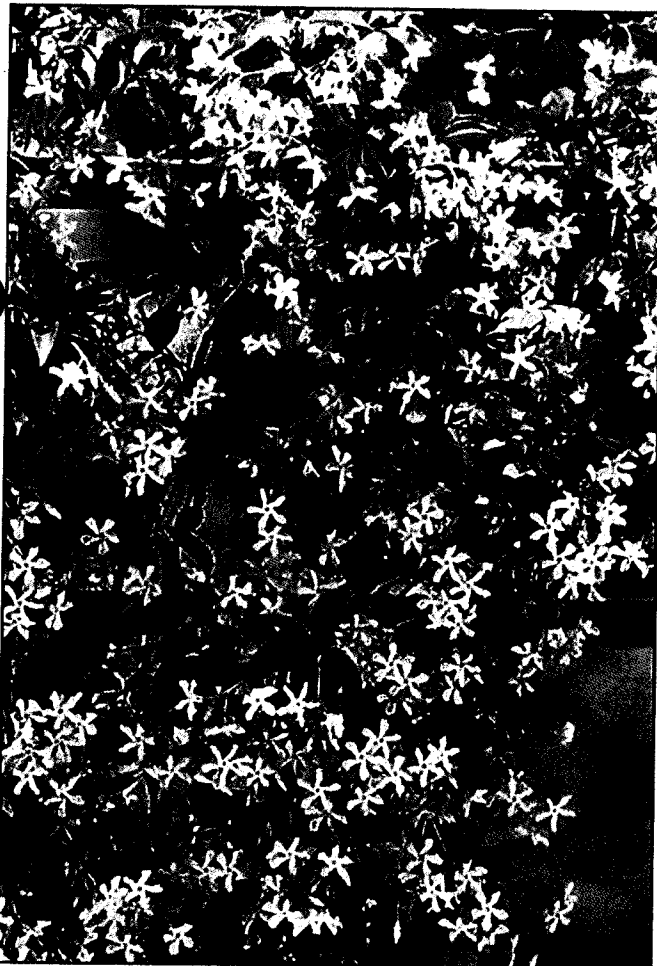
Typical applications: flowering beds

Water usage: moderate

**Behavioral Systems Southwest, Inc., Rubidoux, California
Landscape Palette**



Sambucus nigra ssp. caerulea -
Blue Elderberry (Adoxaceae)
Growth Form: upright tree
Vegetation color: blue-green
Flowers: creamy yellow
Height: 10-30 feet tall x 8-20 feet wide
Typical applications: shade or specimen tree
Water usage: moderate to low



Trachelospermum jasminoides -
Star jasmine (Apocynaceae)
Growth Form: clamoring vine
Vegetation color: green
Flowers: white
Height: stems 20-30 feet long
Typical applications: flowering beds or trained
onto a trellis
Water usage: moderate

**Behavioral Systems Southwest, Inc., Rubidoux, California
Landscape Palette**



Washingtonia filifera - California fan palm
(Arecaceae)
Growth Form: upright tree-like perennial
Vegetation color: green
Flowers: pale yellow
Height: 60 feet tall x 20 feet wide
Typical applications: rows or specimen plants
Water usage: very low (moderate when young)

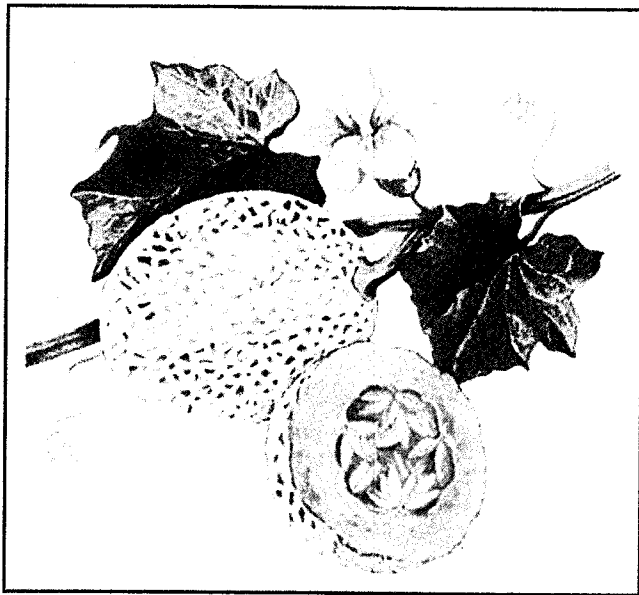
**Behavioral Systems Southwest, Inc., Rubidoux, California
Landscape Palette**

(These plants will be removed during the process of construction)



**Existing
Vegetable and Fruit Garden includes**

Citrullus lanatus - Watermelon
(Cucurbitaceae)
Growth Form: trailing vine
Vegetation color: green
Flowers: yellow-orange
Height: 1-2 feet tall x 8 feet wide
Typical applications: vegetable garden
Water usage: moderate



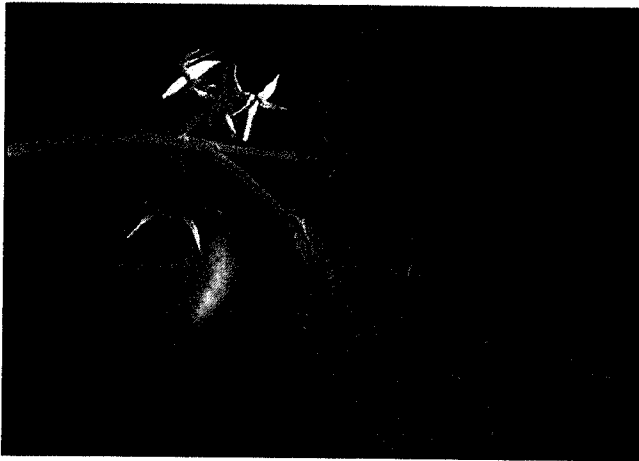
Cucumis melo cantalupensis - Cantaloupe
(Cucurbitaceae)
Growth Form: trailing vine
Vegetation color: green
Flowers: yellow-orange
Height: 1-2 feet tall x 4-6 feet wide
Typical applications: vegetable garden
Water usage: moderate

(These plants will be removed during the process of construction)

**Behavioral Systems Southwest, Inc., Rubidoux, California
Landscape Palette**



Cucurbita pepo - Summer squash
(Cucurbitaceae)
Growth Form: trailing vine
Vegetation color: green
Flowers: yellow-orange
Height: 1-2 feet tall x 4-6 feet wide
Typical applications: vegetable garden
Water usage: moderate



Lycopersicon esculentum - Tomatoes
(Solanaceae)
Growth Form: trailing vine
Vegetation color: green
Flowers: yellow
Height: 1-2 feet tall x 4-6 feet wide
Typical applications: vegetable garden, often
trained up on trellis
Water usage: moderate

(These plants will be removed during
the process of construction)

Proposed Landscape Plants

Cercidium (x Parkinsidium) 'Desert Museum' - Desert Museum Palo Verde (Pea family, Fabaceae)

Growth Form: upright tree with a broad arching canopy that casts light shade

Vegetation color: green

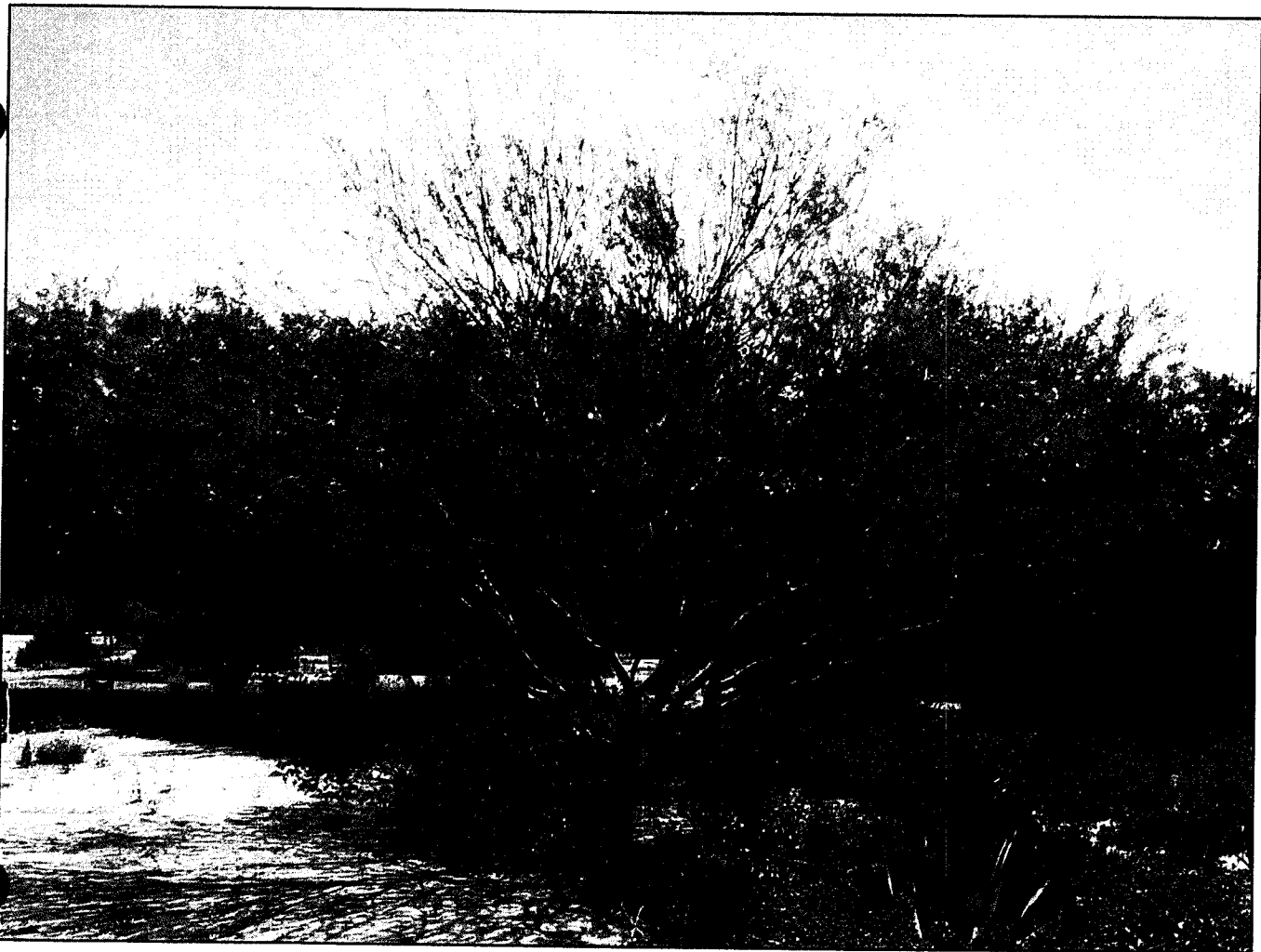
Flowers: bright yellow.

Height: up to 30 feet tall and up to 30-40 feet wide

Typical applications: accent tree, shade, floral beauty, wildlife attractant.

Water usage: Drought tolerant (once established [generally after two years], can survive without irrigation except during prolonged drought), though flower production in the fall is more substantial if watered 1-2 times per month during summer and fall.

A hybrid between three palo verde species: *Cercidium floridum*, *C. microphyllum*, and *Parkinsonia aculeata*. Unlike its parental species, it has no spines. It produces delicate bright yellow flowers from spring to fall. It is easily pruned to keep a desired shape and height.



**Behavioral Systems Southwest, Inc., Rubidoux, California
Landscape Palette**

Chilopsis linearis - Desert willow (Trumpet vine family, Bignoniaceae)

Growth Form: shrub-like tree

Vegetation color: green

Flowers: white to burgundy, striped with purple

Height: 12-20 feet tall with a canopy nearly equal to their height

Typical applications: accent shrub, floral beauty, wildlife attractant. Hummingbirds and larger butterflies nectar from it.

Water usage: Drought tolerant (once established [generally after two years], can survive without irrigation except during prolonged drought) to Moderate (water every 10-14 days throughout its life). Its flower production is more substantial if deep-watered every 3-4 weeks during summer.



**Behavioral Systems Southwest, Inc., Rubidoux, California
Landscape Palette**

Baileya multiradiata - Desert marigold (Sunflower family, Asteraceae)

Growth Form: small perennial

Vegetation color: gray-green

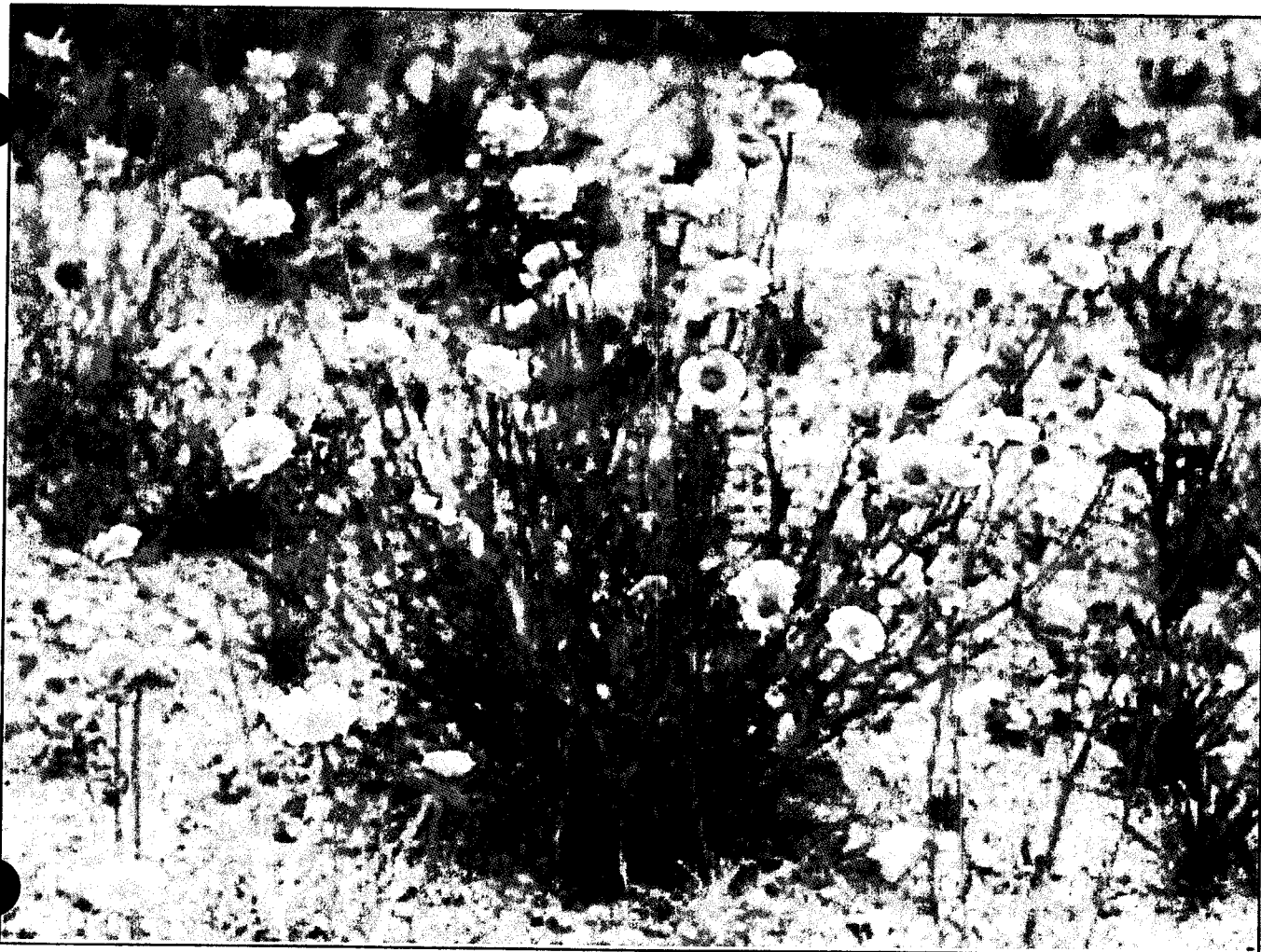
Flowers: yellow

Height: 1-2 feet tall x wide

Typical applications: flowering beds

Water usage: Moderate water (water every 10-14 days throughout its life), weekly during prolonged drought

A delightful annual or perennial (with appropriate water), upright to sprawling, 1-2 feet tall, covered with soft white hairs which make the plant look light grayish. Its flowers are bright yellow, about 1 inch in diameter, produced April-July, again in October after fall rains.



**Behavioral Systems Southwest, Inc., Rubidoux, California
Landscape Palette**

Encelia farinosa - Incienso, Brittlebush (Sunflower family, Asteraceae)

Growth Form: rounded shrub

Vegetation color: gray

Flowers: yellow & orange

Height: 3-4 feet tall & wide

Typical applications: flowering beds

Water usage: Drought tolerant (once established [generally after two years], can survive without irrigation except during prolonged drought) to occasional (water every 3-4 weeks).

Leaves oval to diamond-shaped, silvery-blue. Outer flowers bright yellow, inner ones yellow or brown-purple.



**Behavioral Systems Southwest, Inc., Rubidoux, California
Landscape Palette**

Eriogonum grande var. rubescens - Red-flowered buckwheat

(Buckwheat family, Polygonaceae)

Growth Form: low-growing shrub

Vegetation color: green

Flowers: pink to red

Height: 1-3 feet tall and wide

Typical applications: flowering beds

Water usage: Drought tolerant (once established [generally after two years], can survive without irrigation except during prolonged drought) to Occasional (water every 3-4 weeks).

Its tiny flowers are densely packed in pom-pom-like clusters that appear in summer-fall. Leaves soft, somewhat spatula-shaped, green above, covered with white hairs below.



**Behavioral Systems Southwest, Inc., Rubidoux, California
Landscape Palette**

Hyptis emoryi - Desert lavender (Mint family, Lamiaceae)

Growth Form: upright shrub

Vegetation color: gray-green to white

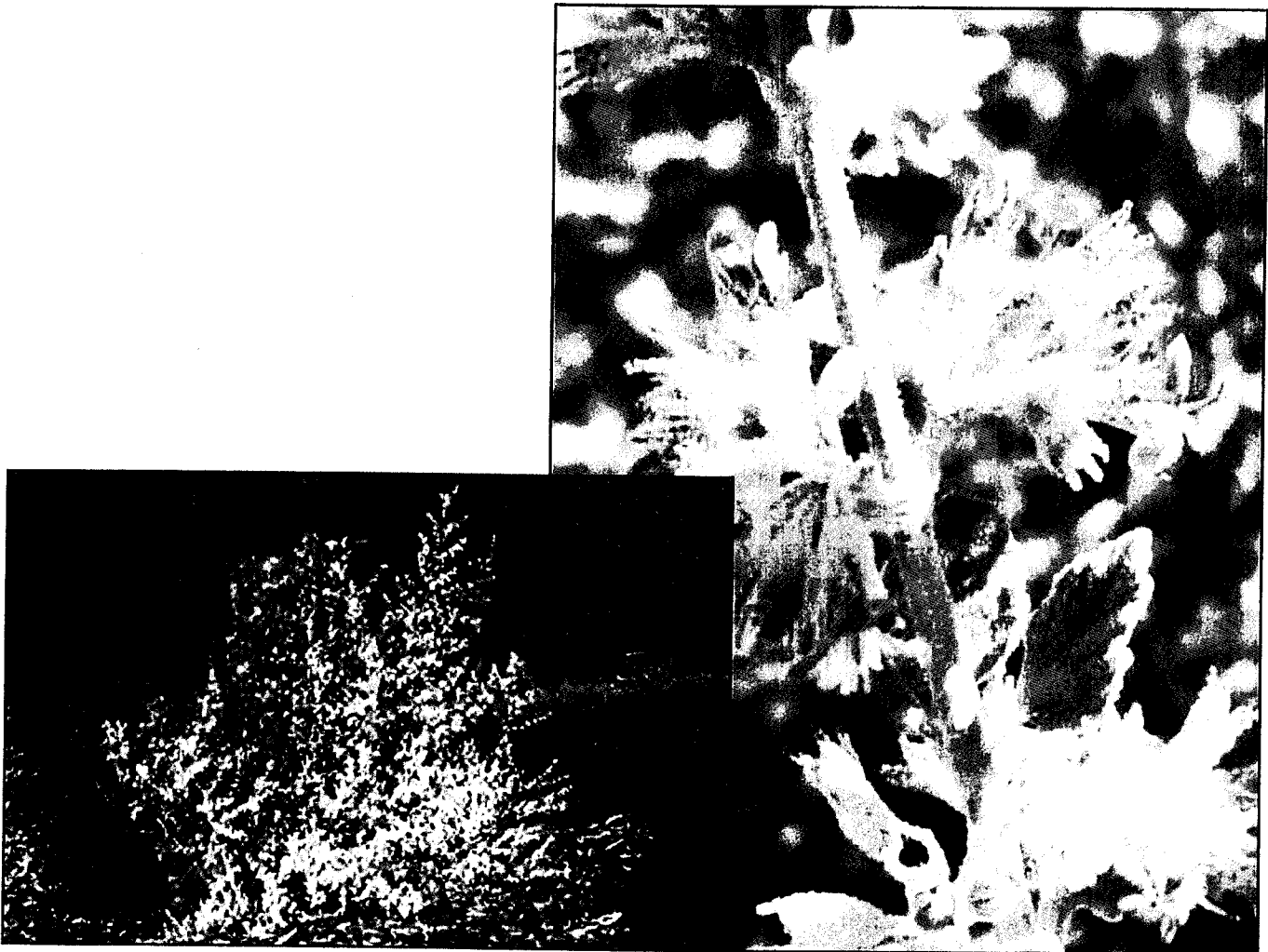
Flowers: lavender

Height: 3-10 feet tall, a bit narrow than its height, but easily pruned to size

Typical applications: flowering beds, foundation shrub

Water usage: Drought tolerant (once established [generally after two years], can survive without irrigation except during prolonged drought) to Infrequent (water every 4-6 weeks). Deep water once a month in summer keeps it looking its best.

Leaves are light grey to white, giving the entire plant a silvery appearance. Flowers lavender, in abundant clusters, appear in spring. Produces a lavender to grapefruit aroma, especially when brushed against.



**Behavioral Systems Southwest, Inc., Rubidoux, California
Landscape Palette**

Justicia californica - Chuparosa or Beloperone (Acanthus family, Acanthaceae)

Growth Form: small rounded shrub

Vegetation color: green

Flowers: red, orange, yellow

Height: 3 feet wide and tall

Typical applications: flowering beds, foundation shrub

Water usage: Drought tolerant (once established [generally after two years], can survive without irrigation except during prolonged drought) to occasional (water every 3-4 weeks).

Leaves 1-2 inches long, often oval, sparsely hairy, usually fall off while in flower. Flowers bright red (sometimes yellow to orangish), long, tubular, appear March-June. Often visited by many species of butterflies and hummingbirds. Prune in late summer or fall to remove oldest stems and thus promote full-flowering.



**Behavioral Systems Southwest, Inc., Rubidoux, California
Landscape Palette**

***Monardella linoides* var. *viminea* - Willowy mustang mint (Mint family, Lamiaceae)**

Growth Form: small shrub

Vegetation color: green

Flowers: pale purple to white

Height: 2 feet tall and wide

Typical applications: flowering beds

Water usage: Drought tolerant (once established [generally after two years], can survive without irrigation except during prolonged drought) to Moderate (water every 10-14 days throughout its life).

Native to the western edge of our deserts. Its slender leaves are up to 1.5 inches long, silvery green. Flowers pale purple to white, in clusters that encircle an upright stalk, appear spring-summer. Often visited by many species of butterflies and hummingbirds. The entire plant gives off a pleasantly minty scent.



**Behavioral Systems Southwest, Inc., Rubidoux, California
Landscape Palette**

Penstemon palmeri - Palmer's beardtongue (Plantain & Snapdragon family, Plantaginaceae)

Growth Form: small upright shrub

Vegetation color: green to blue-green

Flowers: pale pink

Height: 4 feet tall x 2-3 feet wide

Typical applications: accent shrub in flowering beds

Water usage: Drought tolerant (once established [generally after two years], can survive without irrigation except during prolonged drought) to Occasional (water every 3-4 weeks).

Native to the eastern Mojave desert but easily grown elsewhere. Leaves triangular and tooth-edged. Flowers trumpet-shaped, about 1.5 inches long, pale pink, and fragrant (like grape soda), appear in May-June. A favorite of hummingbirds and swallowtail butterflies.



**Behavioral Systems Southwest, Inc., Rubidoux, California
Landscape Palette**

***Simmondsia chinensis* - Jojoba** (Jojoba family, Simmondsiaceae)

Growth Form: large shrub

Vegetation color: green to blue-green

Flowers: pale yellow

Height: 6-10 feet tall & wide

Typical applications: foundation shrub

Water usage: Drought tolerant (once established [generally after two years], can survive without irrigation except during prolonged drought) to Occasional (water every 3-4 weeks).

A stiff-stemmed, rounded to upright evergreen shrub, to 6-10 feet tall (or more). Leaves 1-1.5 inches long, oval, flat green. Plants have flowers of only one sex, each flower small and yellow-green, in small clusters, appear March-May.



**Behavioral Systems Southwest, Inc., Rubidoux, California
Landscape Palette**

Sphaeralcea ambigua - Apricot mallow (Mallow family, Malvaceae)

Growth Form: medium shrub

Vegetation color: gray-green

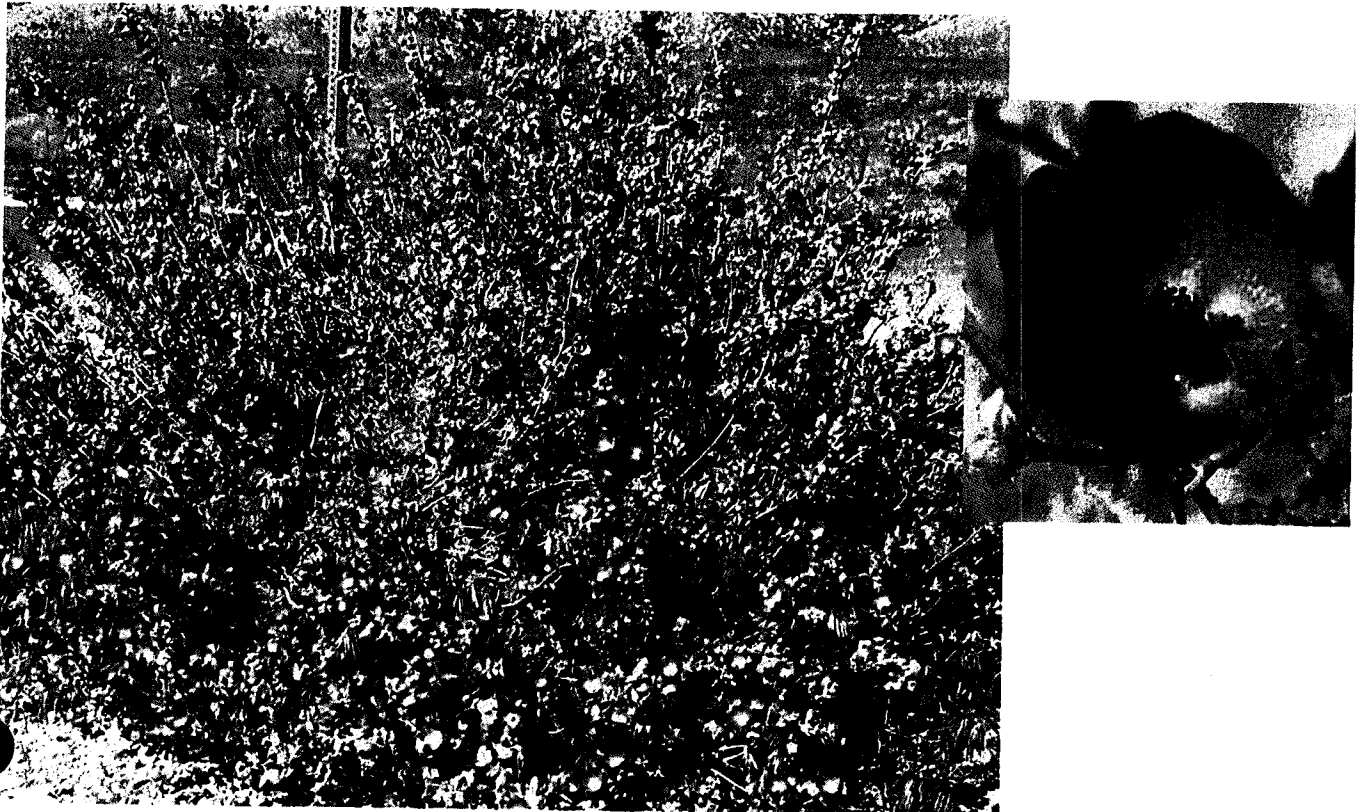
Flowers: apricot

Height: 2 feet tall & wide, up to 4 feet tall when in flower

Typical applications: flowering beds, specimen shrub

Water usage: Drought tolerant (once established [generally after two years], can survive without irrigation except during prolonged drought) to Occasional (water every 3-4 weeks, though it probably will produce more flowers with water every 2 weeks).

An upright to rounded shrub nearly two feet tall. When in flower, the stalks reach another 1-4 feet high, generously covered in apricot-colored bowl-shaped flowers. Leaves about 2 inches long, triangular in outline, grey-green, covered with star-shaped hairs. In flower nearly year-round. Prune to 6 inches tall after all flowers have senesced.



**Behavioral Systems Southwest, Inc., Rubidoux, California
Landscape Palette**

Sphaeralcea fendleri - Fendler's mallow (Mallow family, Malvaceae)

Growth Form: medium shrub

Vegetation color: green

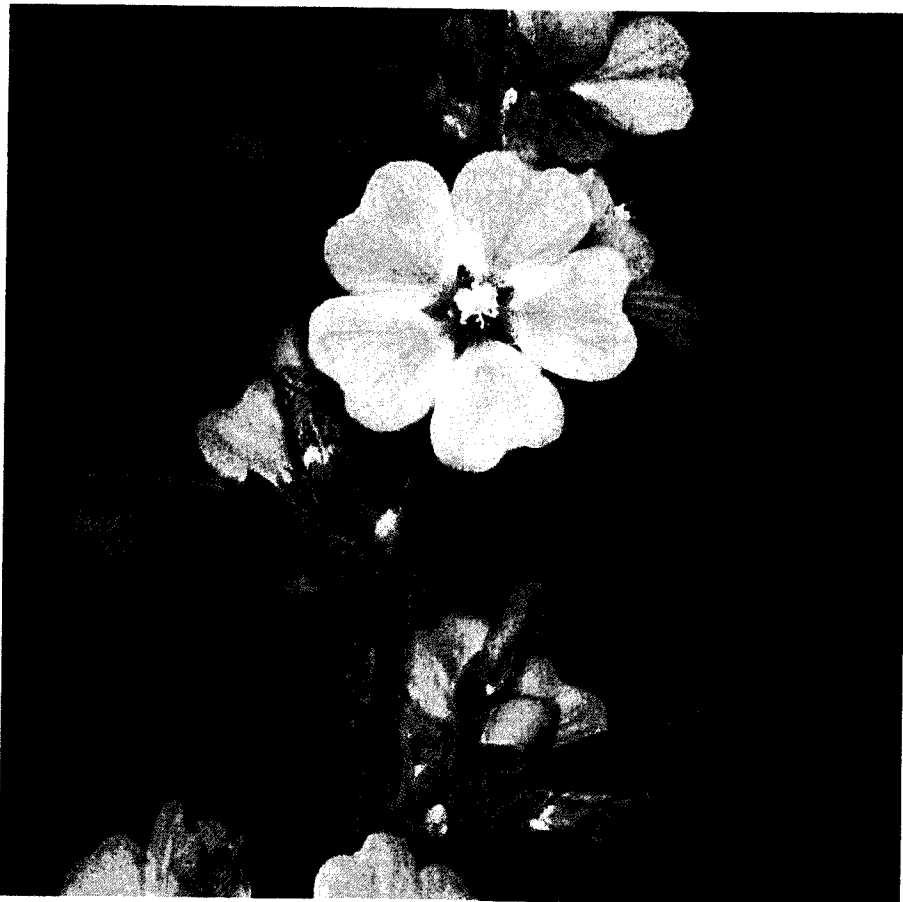
Flowers: pink

Height: 2 feet tall & wide, up to 4 feet tall when in flower

Typical applications: flowering beds, specimen shrub

Water usage: Drought tolerant (once established [generally after two years], can survive without irrigation except during prolonged drought) to Occasional (water every 3-4 weeks, though it probably will produce more flowers with water every 2 weeks).

Similar to apricot mallow (above) but has darker green leaves and pink flowers. Native to Arizona and Baja California.



**Behavioral Systems Southwest, Inc., Rubidoux, California
Landscape Palette**

Grasses

***Bouteloua gracilis* - Blue grama grass** (Grass family, Poaceae)

Growth Form: small perennial bunch grass

Vegetation color: green

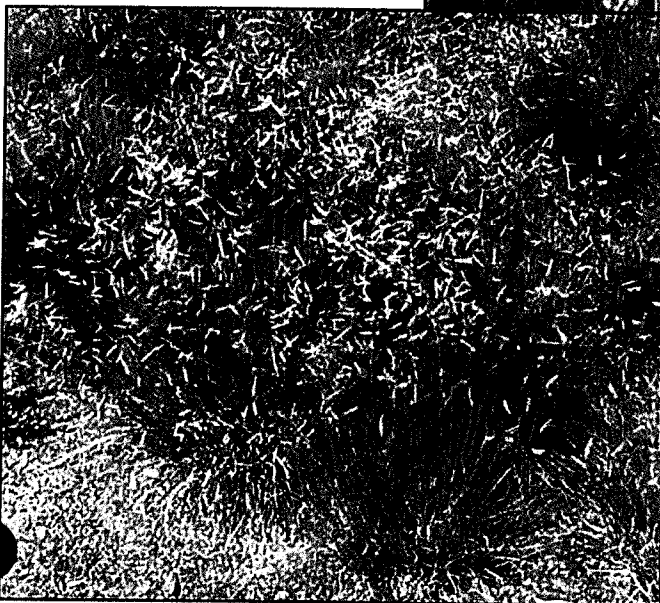
Flowers: pale cream & green

Height: 16-24 inches tall

Typical applications: specimen grass, lawn substitute (can be mowed)

Water usage: Drought tolerant (once established [generally after two years], can survive without irrigation except during prolonged drought) to Occasional (water every 3-4 weeks). Browns out in winter but will remain green longer if watered every other week.

A delicate-appearing bunch grass, to 16 inches tall. Its flower stalks may reach 2 feet, in spring-summer. A tough grass, tolerant of foot traffic and desert drought. We intend to use it in the turf block pavers for the driveway and parking area. To be mowed once a month, to three inches tall.



**Behavioral Systems Southwest, Inc., Rubidoux, California
Landscape Palette**

Sporobolus airoides - Alkali sacaton grass (Grass family, Poaceae)

Growth Form: medium perennial bunch grass

Vegetation color: green

Flowers: pale cream & green

Height: 1-3 feet tall

Typical applications: specimen grass, cut flower arrangements

Water usage: Drought tolerant (once established [generally after two years], can survive without irrigation except during prolonged drought) to Moderate (water every 10-14 days throughout its life).

An upright, perennial bunch grass. It produces tall, open, feathery stalks of flowers in late spring-summer.



**Behavioral Systems Southwest, Inc., Rubidoux, California
Landscape Palette**

Annuals

Eschscholzia californica - California poppy (Poppy family, Papaveraceae)

Growth Form: small annual, biennial, or perennial

Vegetation color: gray-green

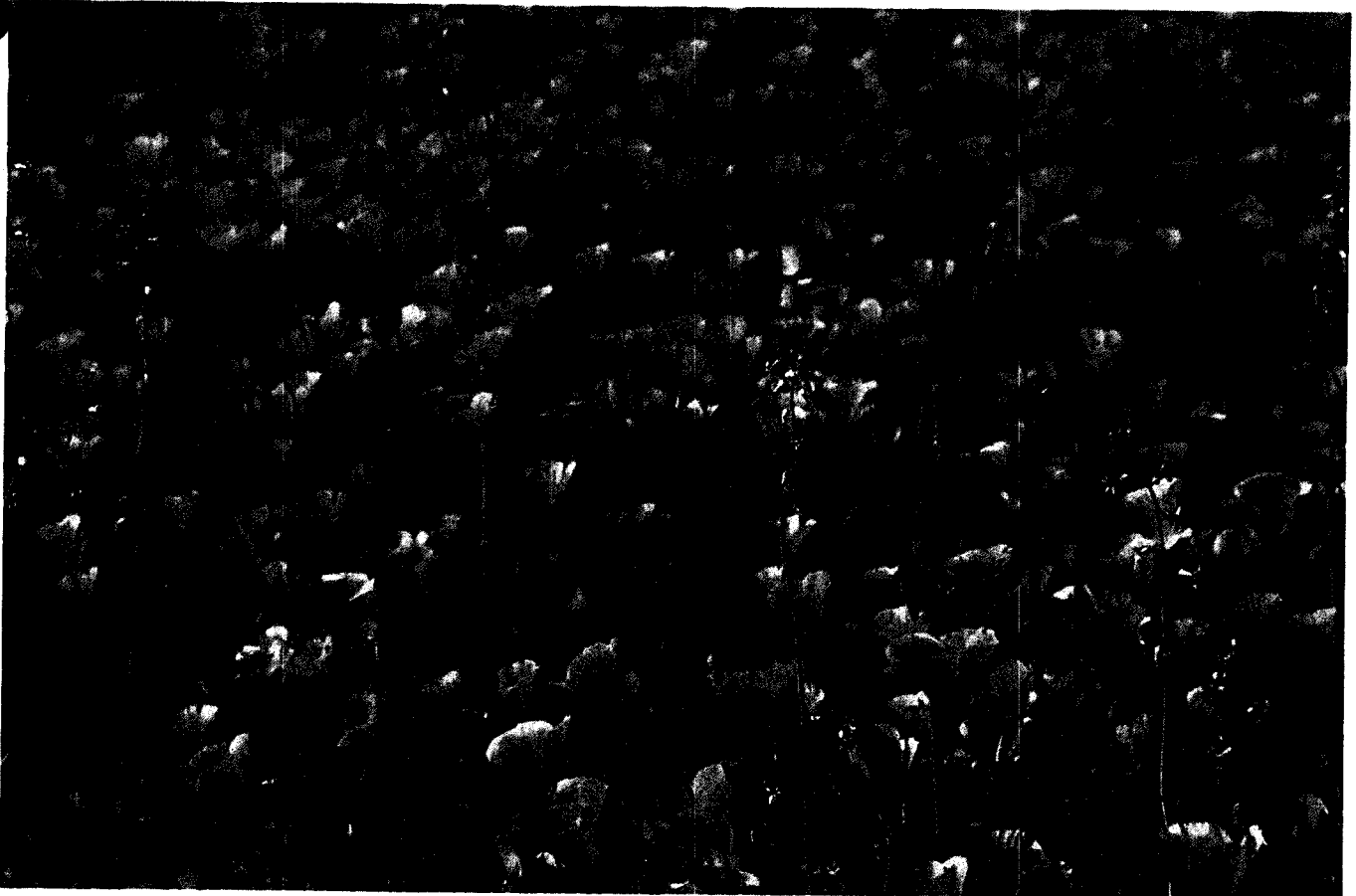
Flowers: orange

Height: 1-2 feet tall & wide

Typical applications: flowering beds

Water usage: moderate to low

A small annual, biennial, or perennial. It has intricately divided green to gray-green leaves, and bright orange bowl-shaped flowers. Grows in many situations and water regimes. State Flower of California.



**Behavioral Systems Southwest, Inc., Rubidoux, California
Landscape Palette**

***Gilia capitata* - Globe gilia** (Phlox family, Polemoniaceae)

Growth Form: small annual

Vegetation color: green

Flowers: light blue

Height: to 2 feet tall

Typical applications: flowering beds

Water usage: moderate to low

An upright annual up to 2 feet tall. Its leaves are bright green, finely divided. Flowers are light blue, in pom-pom-like clusters at the end of stalks. Grows in many situations and water regimes.



**Behavioral Systems Southwest, Inc., Rubidoux, California
Landscape Palette**

Vines

Clematis lasiantha - Chaparral clematis (Crow's foot family, Ranunculaceae)

Clematis ligusticifolia - Virgin's bower (Crow's foot family, Ranunculaceae)

Growth Form: clamoring vine

Vegetation color: green

Flowers: creamy yellow

Height: stems up to 20 feet long

Typical applications: trained up a trellis or onto a fence

Water usage: Drought tolerant (once established [generally after two years], can survive without irrigation except during prolonged drought) to Occasional (water every 3-4 weeks).

A woody vine with divided leaves. Flowers with 4-5 white to creamy yellow sepals (no petals) and many stamens. Chaparral clematis flowers in January-June, Virgin's bower June-September.



**Behavioral Systems Southwest, Inc., Rubidoux, California
Landscape Palette**

***Vitis californica* 'Roger's Red' - Roger's red grape (Grape family, Vitaceae)**

Growth Form: clamoring vine

Vegetation color: green

Flowers: pale yellow

Height: stems to 20-30 feet long

Typical applications: trained onto trellis, fence, arbor, or pergola

Water usage: Moderate (water every 10-14 days throughout its life) to Infrequent (every 4-6 weeks).

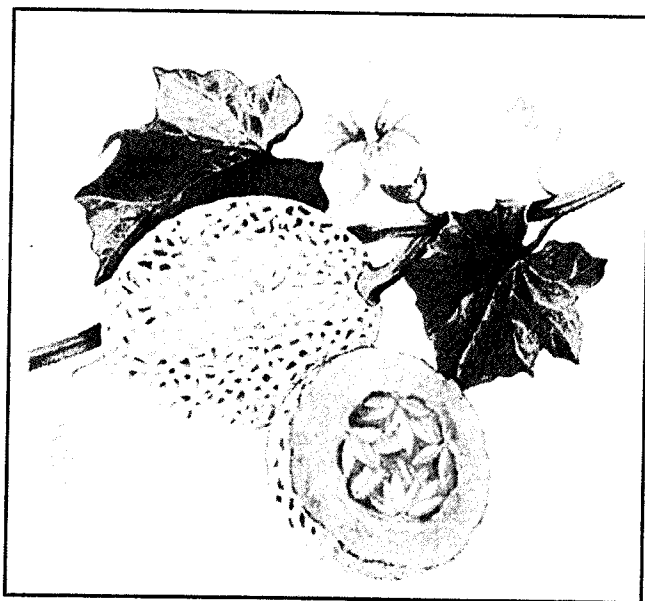
A woody vine with palm-shaped leaves that turn red-purple in fall. When mature, its stems are thick, twisted, and textured. Easily pruned to length and shape. Flowers very small, yellow-green, fragrant. Fruits small, eaten by many species of birds.



Vegetable and Fruit Garden includes



Citrullus lanatus - Watermelon
(Cucurbitaceae)
Growth Form: trailing vine
Vegetation color: green
Flowers: yellow-orange
Height: 1-2 feet tall x 8 feet wide
Typical applications: vegetable garden
Water usage: moderate

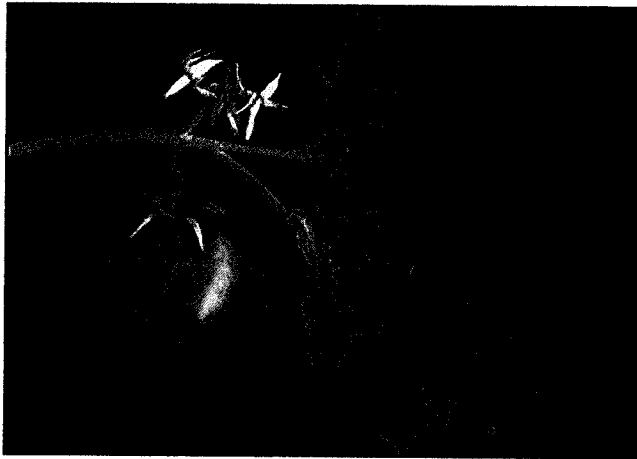


Cucumis melo cantalupensis - Cantaloupe
(Cucurbitaceae)
Growth Form: trailing vine
Vegetation color: green
Flowers: yellow-orange
Height: 1-2 feet tall x 4-6 feet wide
Typical applications: vegetable garden
Water usage: moderate

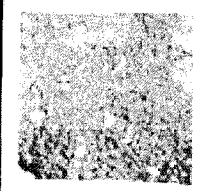
Behavioral Systems Southwest, Inc., Rubidoux, California (Examples of vegetables to be replaced into vegetable garden)
Landscape Palette



Cucurbita pepo - Summer squash
(Cucurbitaceae)
Growth Form: trailing vine
Vegetation color: green
Flowers: yellow-orange
Height: 1-2 feet tall x 4-6 feet wide
Typical applications: vegetable garden
Water usage: moderate



Lycopersicon esculentum - Tomatoes
(Solanaceae)
Growth Form: trailing vine
Vegetation color: green
Flowers: yellow
Height: 1-2 feet tall x 4-6 feet wide
Typical applications: vegetable garden, often trained up on trellis
Water usage: moderate



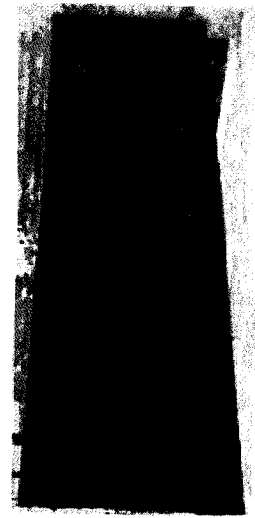
Top down
 ceiling detail



Person in dark area



Dark vertical structure



Dark rectangular object



Window with blinds



Hands



Person's face



Person's face

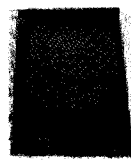
Person's face



Person's face



Person's face



Person's face



Person's face



Person's face

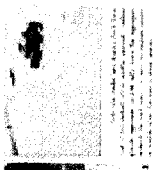
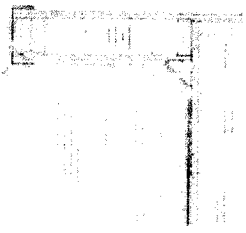


Person's face



Person's face

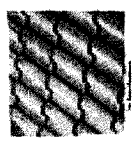
Person's face



Person's face



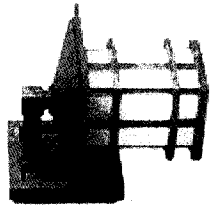
Person's face



Person's face

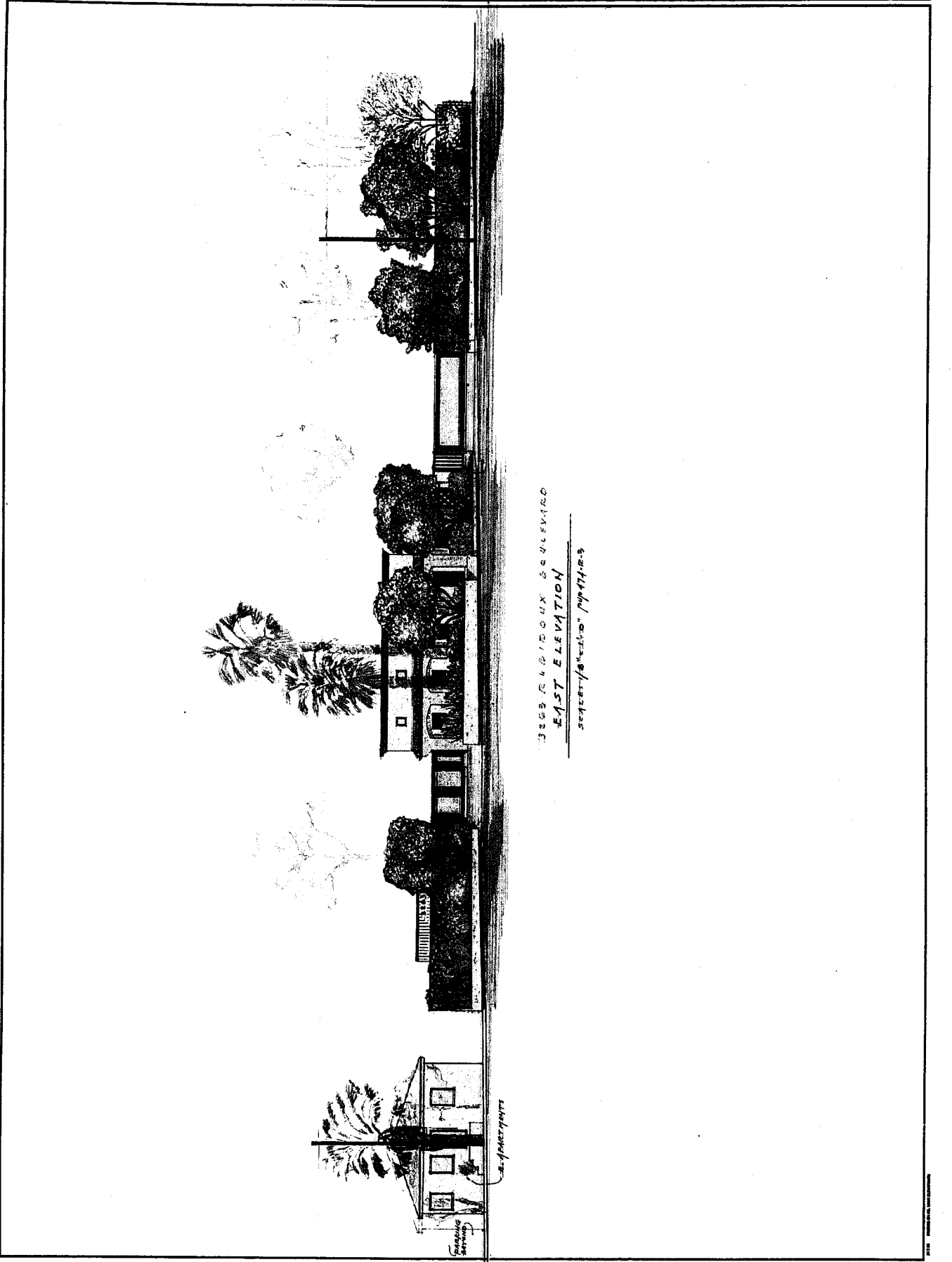


Person's face



Person's face

CASE: PUP00474R3, AMD. #1
EXHIBIT: M (Sheets 1-4)
DATED: 1/06/11
PLANNER: C. HINOJOSA



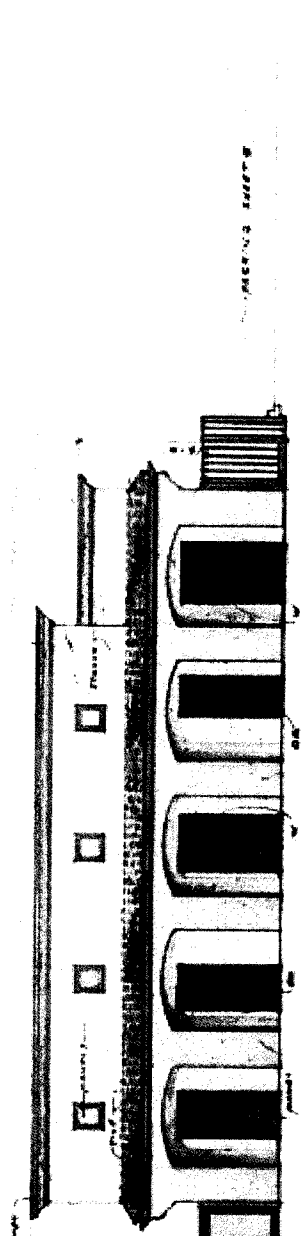
3265 RIVERSIDE BOULEVARD
EAST ELEVATION
SECTION/SECTION 10/10/77

3265 RIVERSIDE BOULEVARD

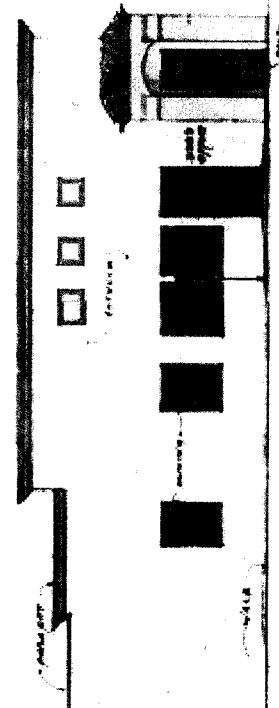
United States Department of Justice
 FEDERAL BUREAU OF INVESTIGATION
 400 RAYBURN BUILDING
 WASHINGTON, D. C. 20535

Case No. _____
 Date _____
 File No. _____

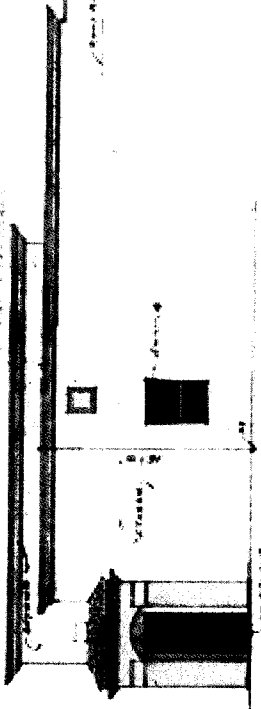
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 of _____



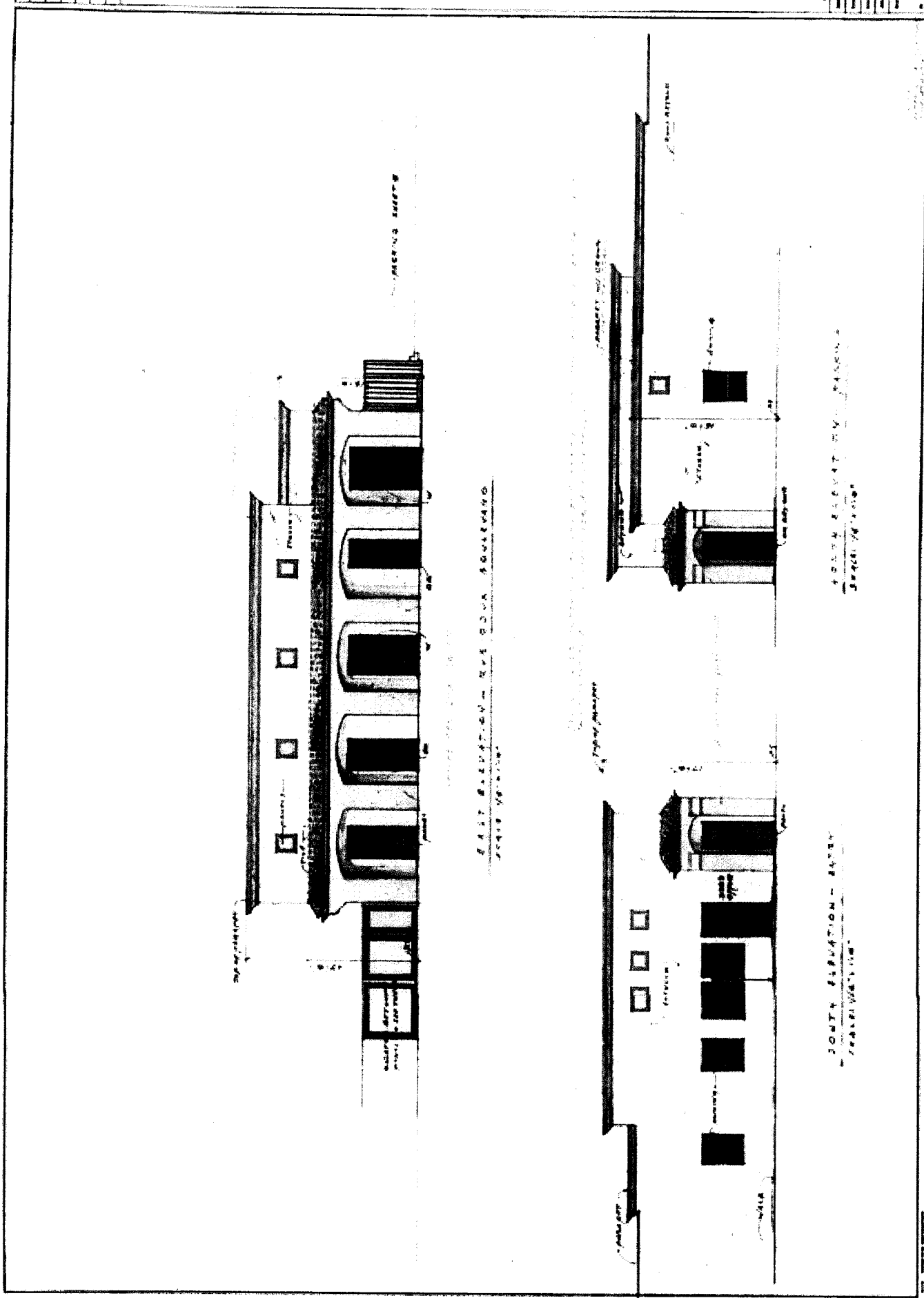
EAST WASHINGTON - RIVE ROUA SQUARE
 JAMES M. MURPHY



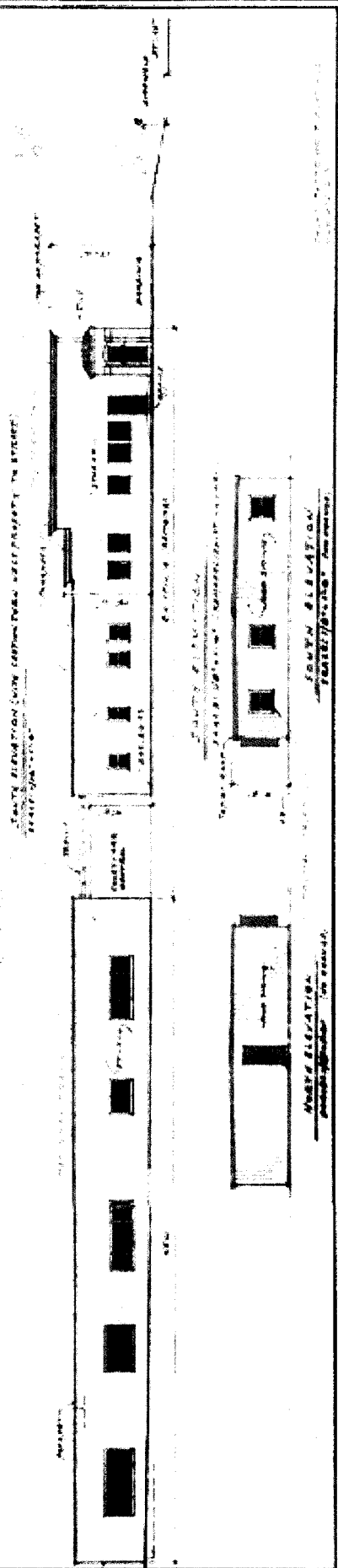
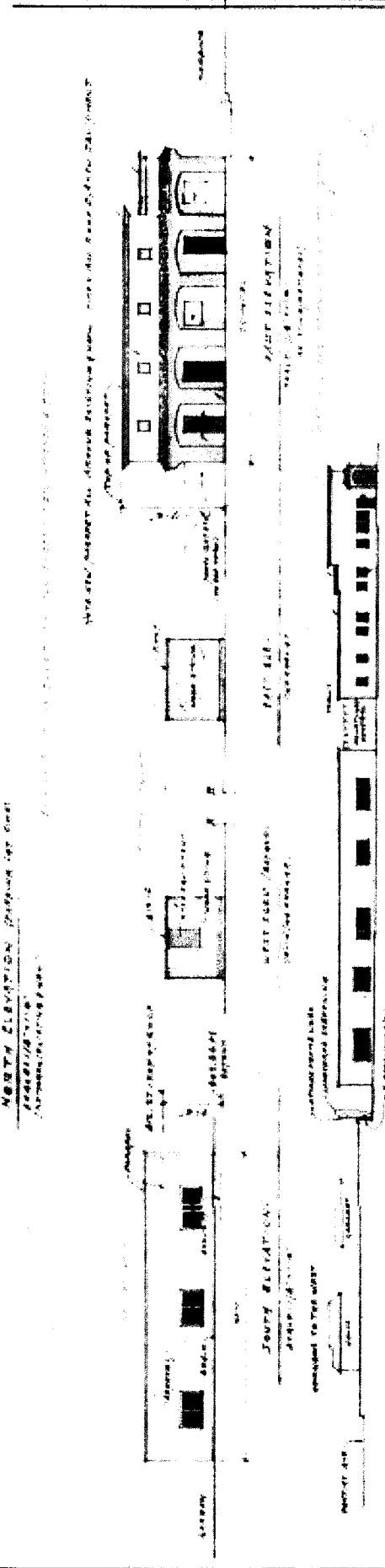
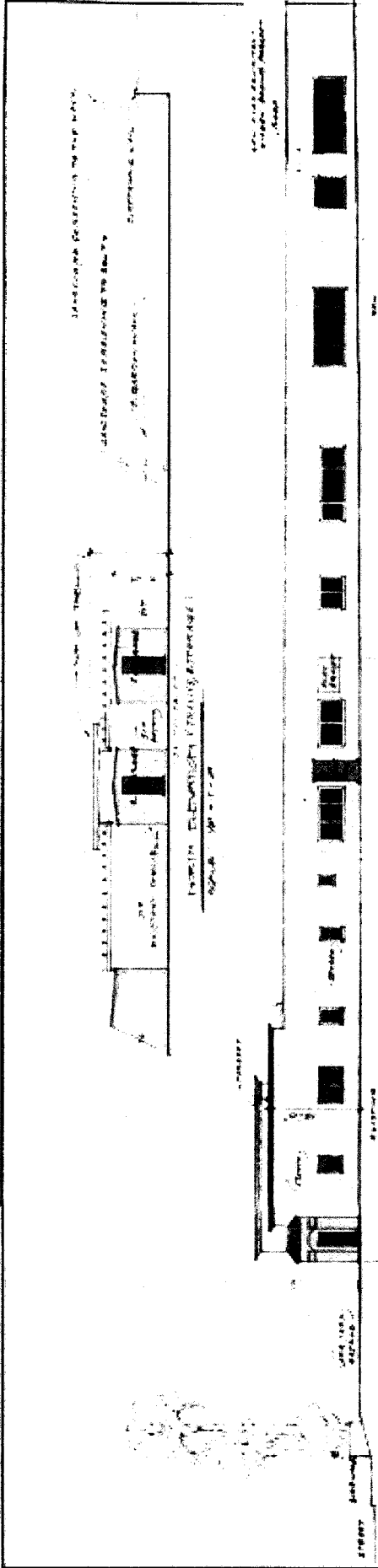
JONNY SIKSTON - BARRY
 FREDERICK'S



SOUTH RIVERSIDE - MURPHY
 JAMES M. MURPHY



NORTH ELEVATION
 SOUTH ELEVATION
 EAST ELEVATION
 WEST ELEVATION



Electrical Symbol List

Light Outlets
 1. 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

MISCELLANEOUS

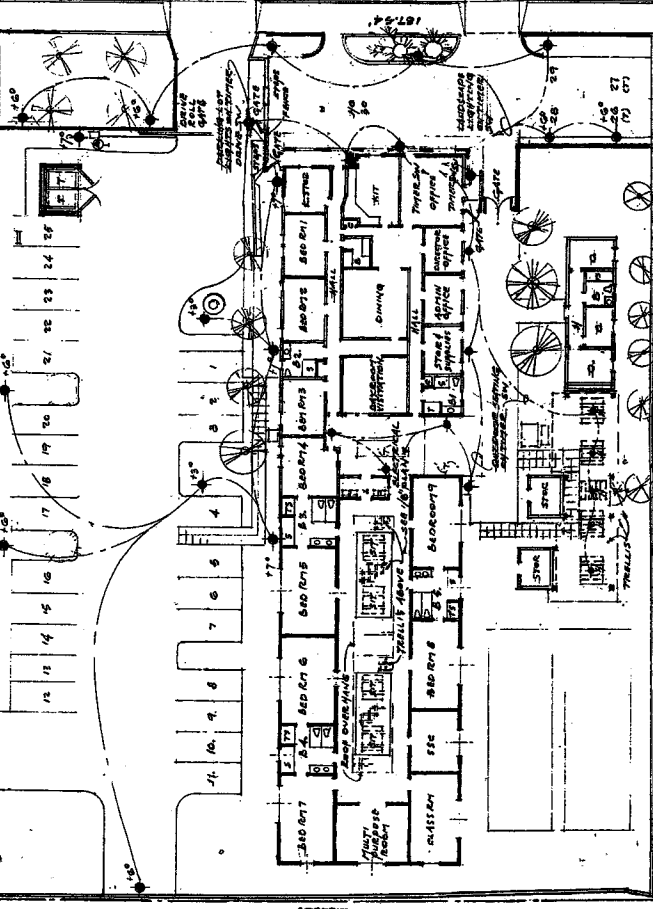
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SPECIAL PURPOSE OUTLETS

1. 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

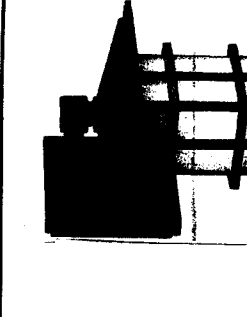
NOTEBOOK TO INSTALLATION OF CONDUIT, POTENTIAL THE ARCHITECT
 THE ELECTRICAL CONTRACTOR TO WALK THE JOB AND DETERMINE
 THE EXACT LOCATION OF THE ELECTRICAL CONTRACTOR TO WALK THE JOB AND DETERMINE
 THE EXACT LOCATION OF THE ELECTRICAL CONTRACTOR TO WALK THE JOB AND DETERMINE

Table 1.0 - Exterior Lighting Unit Power Allowance
 Unit Power Allowance
 1. 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.



SEE EXHIBIT P
 2014-11-18 1:04 PUP 474R3

Each room is equipped with a separate ground fault or
 the permitted run over the completed area when operating the
 at all times greater than 100 degrees and with more than 10
 All rooms shall be provided with 200 volt, 3 phase, 4 wire
 All rooms shall be provided with 200 volt, 3 phase, 4 wire
 All rooms shall be provided with 200 volt, 3 phase, 4 wire



Klöhler Cross Creek Outdoor Wall Lantern - 8.5H In. Aged Bronze

List Price \$149.00
 Sale Price \$100.00

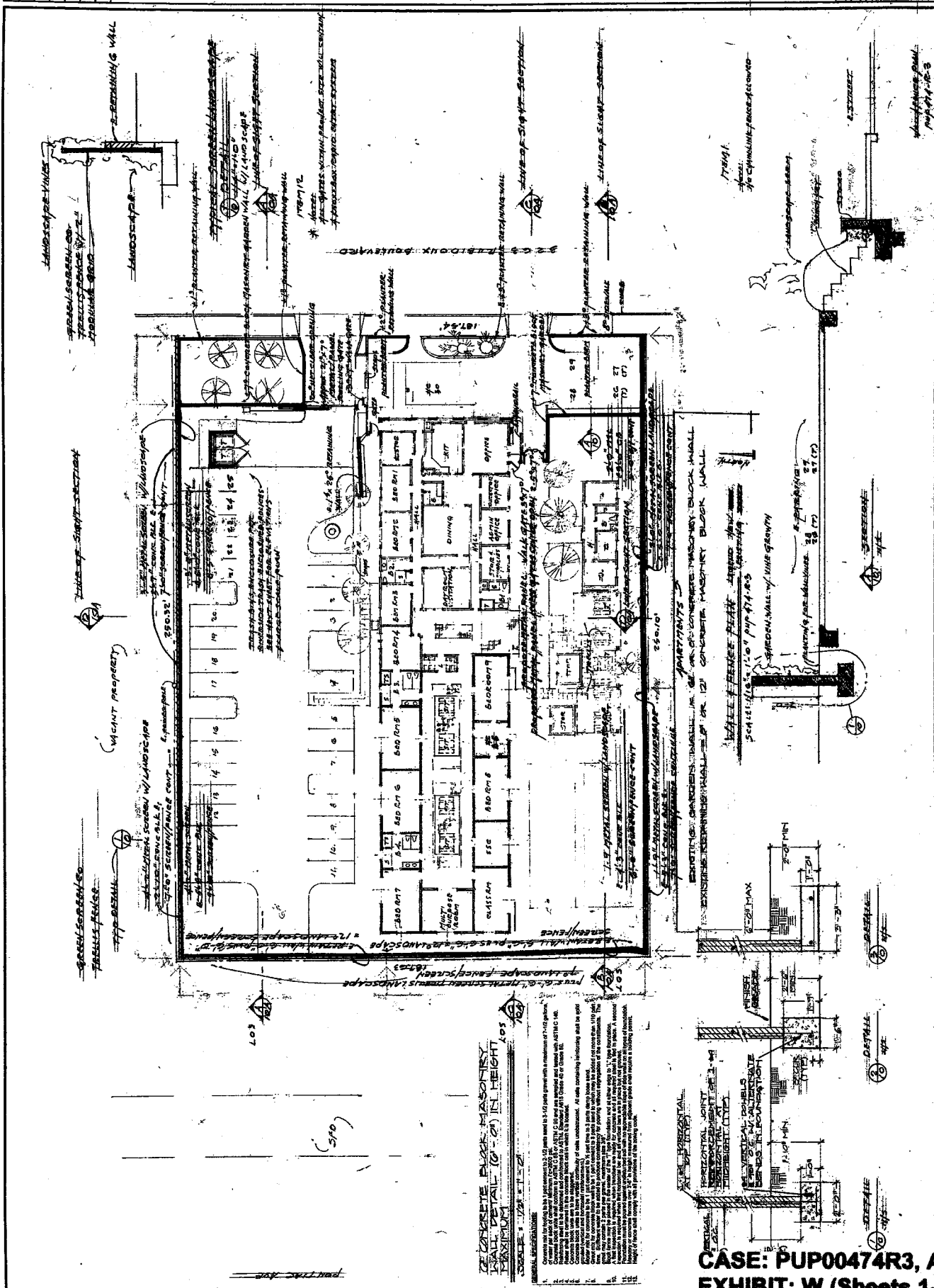
- UL listed safe for wet conditions
- Classic mission style adapts to many occasions
- Weather resistant, powder coated finish
- 7.5L x 8.5W x 8.5H inches
- Weight: 10.0 lbs

REVISIONS
 1. 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

CASE: PUP00474R3, AMD. #1
 EXHIBIT: P
 DATED: 1/06/11
 PLANNER: C. HINOJOSA

| | |
|-----|----------|
| NO. | REVISION |
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |
| 7 | |
| 8 | |
| 9 | |
| 10 | |

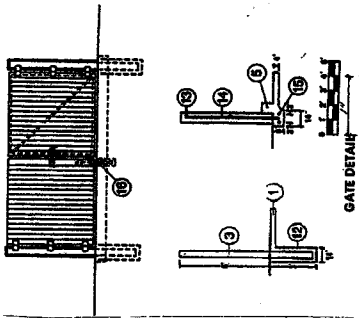
SOUTH WEST INC
 1995 Ohio Avenue #106
 3365 KENNEDY BOULEVARD
 CLEVELAND, OHIO 44115-2880
 TEL: 216-835-1100
 FAX: 216-835-1101
 WWW.SOUTHWESTINC.COM



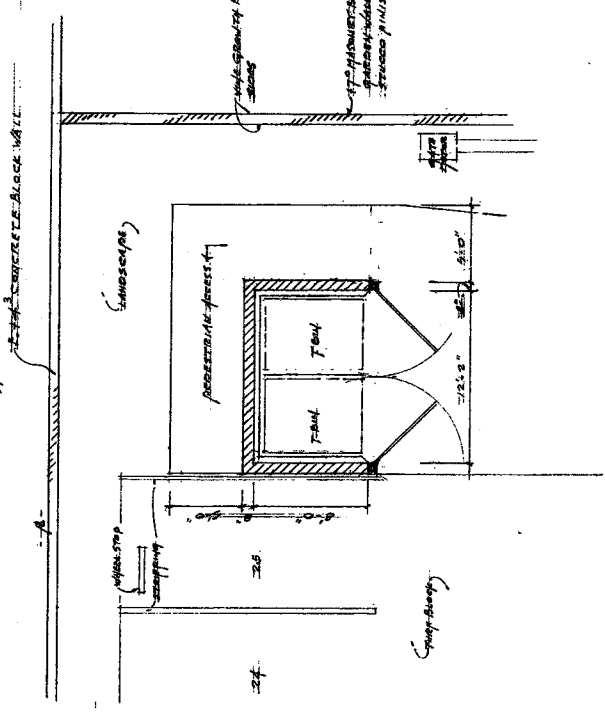
CONCRETE BLOCK MASONRY
WALL DETAIL (0'-0\"/>

ALL WALLS SHALL BE CONCRETE MASONRY BLOCK WALL WITH REINFORCING BARS. THE WALLS SHALL BE 8\"/>

CASE: PUP00474R3, AMD. #1
EXHIBIT: W (Sheets 1-2)
DATED: 1/06/11
PLANNER: C. HINOJOSA

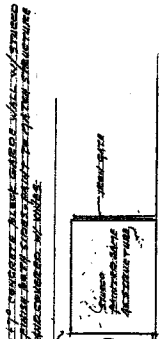


GATE ELEVATION
Scale: 1/2" = 1'-0"



- NOTES**
- 1. PCC foundation, extending 4' beyond enclosure walls, over 80%.
 - 2. 31P main pipe with slide bolt assembly welded in place (see detail).
 - 3. 4" x 4" x 1/2" CIP concrete base.
 - 4. 1/2" x 6" x 1/2" CIP concrete base.
 - 5. 1/2" x 6" x 1/2" CIP concrete base.
 - 6. 1/2" x 6" x 1/2" CIP concrete base.
 - 7. 1/2" x 6" x 1/2" CIP concrete base.
 - 8. 1/2" x 6" x 1/2" CIP concrete base.
 - 9. 1/2" x 6" x 1/2" CIP concrete base.
 - 10. 1/2" x 6" x 1/2" CIP concrete base.
 - 11. 1/2" x 6" x 1/2" CIP concrete base.
 - 12. 1/2" x 6" x 1/2" CIP concrete base.
 - 13. 1/2" x 6" x 1/2" CIP concrete base.
 - 14. 1/2" x 6" x 1/2" CIP concrete base.
 - 15. 1/2" x 6" x 1/2" CIP concrete base.
 - 16. 1/2" x 6" x 1/2" CIP concrete base.

TRAVIS ENGINEERING, INC.
 12015 RIVERVIEW AVE.
 SAN ANTONIO, TEXAS 78247



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 SAN ANTONIO, TEXAS 78247

10-10-68
 J. H. ...



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42309
Project Case Type (s) and Number(s): Public Use Permit No. 474, Revised Permit No. 3
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: Behavioral Systems Southwest, Inc.
Applicant's Address: 118 Avenida Victoria; San Clemente, CA 92672
Engineer's Name: KWC Engineers
Engineer's Address: 1880 Compton Avenue, Suite 100; Corona, CA 92881

I. PROJECT INFORMATION

A. Project Description:

This, the third Revised Permit to the approved Public Use Permit proposes to add 3,636 square feet of building area, 30 beds and 30 parking spaces to the existing permitted 5,091 square foot 30-bed Residential Reentry Center (RRC) facility for a total building area of 8,727 square feet and a total of 60 beds on a 1.08 gross acre site. The existing 609 square foot office and 2 storage buildings at 120 square feet each will remain. This Revised Public Use Permit additionally requests to have a life span of 30 additional years added to the existing expiration date (November 22, 2012) conditioned under the previous Revised Permit and would therefore expire on November 22, 2042.

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

C. Total Project Area: 1.08 Gross

| | | | |
|-------------------------------|------------------|-------------------------------------|--|
| Residential Acres: N/A | Lots: N/A | Units: N/A | Projected No. of Residents: N/A |
| Commercial Acres: 1.08 | Lots: 1 | Sq. Ft. of Bldg. Area: 8,727 | Est. No. of Employees: 18 |
| Gross | | | |
| Industrial Acres: N/A | Lots: N/A | Sq. Ft. of Bldg. Area: N/A | Est. No. of Employees: N/A |
| Landscape Area: 38% | | Sq. Ft. of LS. Area: 17,870 | |

D. Assessor's Parcel No: 179-093-022

E. Street References: northerly of 34th Street, southerly of State Highway 60, easterly of Rubidoux Boulevard and westerly of Pontiac Avenue

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 16, 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, south, east and west. Within the vicinity of the proposed project there is vacant land to the north, apartments to the south, vacant land and a church to the east and single family residences to the west. The site currently contains an existing 5,091 square foot 30-bed Residential Reentry Center (RRC)

facility. The topography of the project site is generally level with an elevation of approximately 820 feet above mean sea level over the majority of the property.

Public Use Permit No. 474 proposed a residential re-entry facility for "furloughees" from both Federal and State prisons on a 1.08 acre site approved by the West Area Planning Council on November 22, 1982. The life of Public Use Permit No. 474 was conditioned to terminate on November 22, 1992.

Public Use Permit No. 474, Revised Permit No. 123 (Revised Permit No. 1) proposed to legalize an existing 30-bed halfway house for Federal and State prison system offenders on a 1.10 acre site approved by the Riverside County Planning Commission on February 9, 1994. The life of Public Use Permit No. 474, Revised Permit No. 123 (Revised Permit No. 1) was conditioned to terminate on November 22, 2012.

Public Use Permit No. 474, Revised Permit No. 2 proposed the installation of five (5) 1,440 square foot modular units and 41 parking spaces to an existing half-way house on a 1.25 acre site denied by the Riverside County Planning Commission on October 6, 1999. The life of Public Use Permit No. 474, Revised Permit No. 2 was conditioned to terminate on November 22, 2022.

Public Use Permit No. 474, Substantial Conformance No. 1 proposed to add 200 square feet of office space to existing building approved by the Riverside County Planning Department on March, 2 2001.

Public Use Permit No. 474, Substantial Conformance No. 2 proposed to add a 616 square foot office trailer building placed on a permanent foundation approved by the Riverside County Planning Department on January, 16 2004.

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: Medium High Density Residential (CD: MHDR) (5 - 8 Dwelling Units per Acre) 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 project site is located in Airport Compatibility Zone D with a small portion of the property located within Airport Compatibility Zone E of the Flabob Airport Influence Area. The project is consistent with the standards of the Airport Land Use Plan. 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 Public Use Permit proposes to add 3,636 square feet of building area to the existing permitted 5,091 square foot Residential Reentry Center (RRC) facility for a total building area of 8,727 square feet with General Residential (R-3) 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 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): Medium High Density Residential (MHDR) (5 - 8 Dwelling Units per Acre)

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 and West: Medium High Density Residential (MHDR) (5 - 8 Dwelling Units per Acre)
To the East: Medium Density Residential (MDR) (2 - 5 Dwelling Units per Acre)

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: General Residential (R-3)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning:

To the North and South: General Residential (R-3)
To the East: Specific Plan (SP)
To the West: One-Family Dwelling (R-1)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input checked="" 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 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 checked="" 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 |
| <input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. |
| <input checked="" type="checkbox"/> 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. |
| <input type="checkbox"/> 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 |
| <input type="checkbox"/> 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. |
| <input type="checkbox"/> 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

March 29, 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 |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| AESTHETICS Would the project | | | | |
| 1. Scenic Resources | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Have a substantial effect upon a scenic highway corridor within which it is located? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

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 or view open to the public, as these features do not exist on the project site. Additionally, the proposed project will not result in the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Mt. Palomar Observatory | <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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Findings of Fact:

a) According to the GIS Database, the project site is located approximately 54.24 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.08 and 80.PLANNING.24 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 Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| 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.

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. Forest | <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"/> |

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

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 |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| 6. Air Quality Impacts | <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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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

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 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

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

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) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

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 a church, apartments and single family residences which are considered a sensitive receptor; however, 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: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| <u>Department of Fish and Game or U. S. Wildlife Service?</u> | | | | |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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.
- 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.

| 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.

CULTURAL RESOURCES Would the project

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| 8. Historic Resources | <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 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.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| 9. Archaeological Resources | <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"/> |

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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d) Restrict existing religious or sacred uses within the potential impact area?

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 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 is located within an area of High Paleontological sensitivity (High A). Therefore, this project will have a less than significant impact with mitigation on potential paleontological resources.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Mitigation: PRIOR TO ISSUANCE OF GRADING PERMITS: 1. The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). 2. The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP. (COA: 60.PLANNING.01). PRIOR TO BUILDING FINAL INSPECTION: The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories. (COA: 90.PLANNING.01).

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

GEOLOGY AND SOILS Would the project

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geotechnical Investigation Report (GEO No. 2220) prepared by Petra, dated August 18, 2010

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

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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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", Geotechnical Investigation Report (GEO No. 2220) prepared by Petra, dated August 18, 2010

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), Geotechnical Investigation Report (GEO No. 2220) prepared by Petra, dated August 18, 2010

Findings of Fact:

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.

| 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.

14. Landslide Risk

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

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

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

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", Geotechnical Investigation Report (GEO No. 2220) prepared by Petra, dated August 18, 2010

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.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

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

Source: Project Application Materials, Geotechnical Investigation Report (GEO No. 2220) prepared by Petra, dated August 18, 2010

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

a) The project site 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 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?

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?

| 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 S-6 "Engineering Geologic Materials Map", Flood Control review, Building and Safety Grading review, Project Application Materials, Geotechnical Investigation Report (GEO No. 2220) prepared by Petra, dated August 18, 2010

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.

| 19. Erosion | <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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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, 10.BS GRADE.20)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 20. Wind Erosion and Blowsand from project either | <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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on or off site.

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

21. Greenhouse Gas Emissions

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?

Source: Project Application Materials, Air Quality Report prepared by Sespe Consultant, Inc., dated June 3, 2010, Greenhouse Gas and Climate Change Analysis Report prepared by Michael Brandman & Associates, dated November 9, 2010

Findings of Fact:

a) Analysis by Michael Brandman Associates (November 9, 2010) indicates the project's annual GHG emissions will be 346 metric tons per year (MTY) of CO₂-equivalents (CO₂e). This total is below the threshold of 3,000 MTY CO₂e for residential and commercial project currently proposed 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.

b) To ensure reductions below the expected "Business As Usual" (BAU) scenario, the project will be subject to a variety of measures that will reduce the project's greenhouse gas emissions. These measures include the following:

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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a. 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.

b. The following additional GHG-reducing measures:

(1) Lighting: Low-pressure sodium vapor (LPSV) lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires shall be used on the project site. While used principally to reduce light pollution, these types of luminaires, particularly LPSV, are also extremely energy efficient. Where sodium lighting is not necessary or not advisable due to color, LED or other energy-efficient lighting shall be used, as appropriate.

(2) Bicycle Racks: To facilitate and encourage non-motorized transportation, bicycle racks shall be provided in convenient locations to facilitate bicycle access to the project area. 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.

(3) Recycling: To facilitate and encourage recycling to reduce landfill-associated emissions among others, the project shall provide trash enclosures that include additional enclosed area(s) for collection of recyclable materials. The recycling collection area(s) shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of 50% of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department.

(4) Water-Efficient Landscaping: All required landscape planting and irrigation shall be installed according to approved Landscaping, Irrigation and Shading Plans and be in a condition acceptable to the County. Landscaping and irrigation shall comply with County Ordinance No. 859, Water-Efficient Landscaping Standards. Reducing landscaping water use will conserve electricity, reducing GHG emissions associated with electricity production.

(5) Title 24: Use of equipment and fixtures that comply with applicable Title 24 energy conservation requirements.

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: 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. (COA: 80.PLANNING.24). Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval. 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

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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accordance with those plans. (COA: 80.PLANNING.17, 90.PLANNING.14). 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 minimum of six (6) feet in height and shall be made with masonry block with landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin. (COA: 90.PLANNING.19) 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. (COA: 80.PLANNING.05, 90.PLANNING.04) 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.26)

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

HAZARDS AND HAZARDOUS MATERIALS Would the project

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| 22. Hazards and Hazardous Materials | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would | <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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it create a significant hazard to the public or the environment?

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.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?

b) Require review by the Airport Land Use Commission?

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?

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?

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database, Project Application Materials, Riverside County Airport Land Use Commission (ALUC) review letter, dated July 13, 2010 from Edward C. Cooper, Director

Findings of Fact:

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|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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a), b) & c) The 1.08-acre property is located approximately 4,488 feet north/northeasterly of the northeasterly terminus of Runway 6-24 at Flabob Airport. The project site is located predominantly within Airport Compatibility Zone D with a small portion of the property located within Airport Compatibility Zone E of the Flabob Airport Influence Area.

The proposed finished floor elevation of the new building is 804.15 feet above mean sea level, and the elevations indicate a maximum building height of 17.5 feet. Therefore, the highest elevation at the top point of the structure is not expected to exceed 822 feet above mean sea level. The elevation of the runway at its northeasterly terminus is 760 feet above mean sea level. Due to the runway length, the relevant slope for notice purposes is a 50:1 surface. Given the site's distance from the runway, the surface is not exceeded, and Federal Aviation Administration review is not required. Review would be required at elevations exceeding 848 feet above mean sea level, and the conditions herein limit top point elevation to such a level.

Based on the adopted plan, the Riverside County Airport Land Use Commission (ALUC) staff found the proposed project consistent with the 2004 Flabob Airport Land Use Compatibility Plan with mitigation measures incorporated.

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: The project shall comply with the following mitigation measures, pursuant to the July 13, 2010 review of the Airport Land Use Commission: 1. Any outdoor lighting that is installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing. 2. The following uses shall be prohibited: (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator. (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport. (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, and construction and demolition debris facilities.) (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation. (e) Children's schools, hospitals, and nursing homes. 3. The attached notice shall be given to all future potential purchasers and lessees of the property, and shall be recorded as a deed notice. 4. The maximum elevation of the proposed structure shall not exceed 848 feet above mean sea level. 5. The maximum number of persons permitted in all of the structures on this property at any given time shall not exceed one hundred (100) persons. This limitation shall be posted in the reception area or any public space within the main structure on the property. (COA: 10.PLANNING.39)

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

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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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:

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"

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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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.
- 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 flows. (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) A preliminary project specific WQMP was submitted for this project. Grassy swales and 2 infiltration basins are proposed. However, the grassy swales may not function properly and efficiently as designed should the parking lot grading and roof runoff concentrate flows at the downstream end of the grassy swales. Flows from the grassy swales should be routed through the infiltration basins. This can be addressed in the final WQMP submitted during the plan check process. Detailed grading plans for the basins shall be included in the final WQMP. (COA: 10.FLOOD RI.01). Therefore, this project will have a less than significant impact with mitigation.

Mitigation: 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. (COA: 10.FLOOD RI.16). A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading 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. (COA: 60.FLOOD RI.02, 80.FLOOD RI.02). A copy of the project specific WQMP shall be submitted to the District for review and approval. (COA: 60.FLOOD RI.09, 80.FLOOD RI.05). The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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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: 90.FLOODRI.02, 90.FLOODRI.03, 90.FLOODRI.05).

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

26. Floodplains

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

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

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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| LAND USE/PLANNING Would the project | | | | |
| 27. Land Use | <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.

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 28. Planning | <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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Be compatible with existing surrounding zoning? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be compatible with existing and planned surrounding land uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 General Residential (R-3).
- b) The surrounding zoning is General Residential (R-3) to the north and south, Specific Plan (SP) to the east and One-Family Dwelling (R-1) to the west. The project will be compatible with the surrounding zoning classifications.
- c) The project site is designated Community Development: Medium High Density Residential (CD: MHDR) (5 - 8 Dwelling Units per Acre) in the Riverside County General Plan. Surrounding properties are also designated Community Development: Medium High Density Residential (CD: MHDR) (5 - 8 Dwelling Units per Acre) to the north, south and west and Community Development: Medium Density Residential (CD: MDR) (2 - 5 Dwelling Units per Acre) to the east.

| 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?

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?

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

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

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

Findings of Fact:

a) 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.

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map, Project Application Materials, Riverside County Airport Land Use Commission (ALUC) review letter, dated July 13, 2010 from Edward C. Cooper, Director

Findings of Fact:

a) The 1.08-acre property is located approximately 4,488 feet north/northeasterly of the northeasterly terminus of Runway 6-24 at Flabob Airport. The project site is located predominantly within Airport Compatibility Zone D with a small portion of the property located within Airport Compatibility Zone E of the Flabob Airport Influence Area. On July 13, 2010, the project was reviewed by the Riverside County Airport Land Use Commission (ALUC) staff and was found to be consistent with the 2004 Flabob Airport Land Use Compatibility Plan. Therefore, impacts are considered less than significant to people residing or working in the project area to excessive noise levels.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

| 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 C-1 "Circulation Plan", GIS database

Findings of Fact:

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 600 feet south of State Highway 60 which is elevated approximately 25 to 30 feet above the project site's elevation and has existing masonry block sound control barriers, approximately ten feet in height. Therefore, due to distance, a 25 to 30 foot elevation difference and existing noise control barriers 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?

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Project Application Materials, Riverside County General Plan Noise Element; Riverside County Noise Ordinance No. 847, Noise Impact Analysis prepared by Michael Brandman & Associates, dated August 4, 2010, Letter from the Department of Public Health Office of Industrial Hygiene, dated September 16, 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. (COA: 10.PLANNING.24). 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. (COA: 10.PLANNING.24). Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 35. Housing | <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"/> |

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| 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 businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element, Letter from Riverside County Economic Development Agency, dated June 1, 2010 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 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Source: Riverside County General Plan Safety Element

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| 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 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 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.32)

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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.32)

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.

38. Schools

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

Source: Jurupa Unified School District correspondence, GIS database

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.23) Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

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

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.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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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.32)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

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

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 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.32)

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"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

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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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Source: GIS database, 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.

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"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Riverside County Parks, Riverside County General Plan Figure C-7 "Trails and Bikeway System", Ord. No. 461

Findings of Fact:

The Jurupa Area Plan indicates that no trails are proposed to be constructed and dedicated along Rubidoux Boulevard.

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"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

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"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| 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"/> |
| d) Alter waterborne, rail or air traffic? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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"/> |
| 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"/> |
| g) Cause an effect upon circulation during the project's construction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

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.

44. Bike Trails

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

Source: Riverside County Parks, Riverside County General Plan Figure C-7 "Trails and Bikeway System", 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

45. Water

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

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

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.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| 46. Sewer | <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"/> |

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 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan))? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan, Letter from Riverside County Waste Management Department, dated October 7, 2010 from Sung Key Ma, Urban/ Regional Planner IV

Findings of Fact:

a) 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

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

60.PLANNING.14, 80.PLANNING.22 and 90.PLANNING.26 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.

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"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Project Application Materials

Findings of Fact:

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

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

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 degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

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"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| 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"/> |

Source: Staff review, Project Application Materials

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
- Geotechnical Investigation Report (GEO No. 2220), dated August 18, 2010
- Greenhouse Gas and Climate Change Analysis Report, dated November 9, 2010
- Riverside County Airport Land Use Commission (ALUC) letter, dated July 13, 2010
- Noise Impact Analysis, dated August 4, 2010
- Letter from the Department of Public Health Office of Industrial Hygiene, dated September 16, 2010
- Letter from Riverside County Economic Development Agency, dated June 1, 2010
- Letter from Riverside County Waste Management Department, dated October 7, 2010

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

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Significant
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Than
Significant
Impact | No
Impact |
|--------------------------------------|--|---------------------------------------|--------------|

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.

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PUBLIC USE PERMIT Case #: PUP00474R3

Parcel: 179-093-022

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is to add 3,636 square feet of building area, 30 beds and 30 parking spaces to the existing permitted 5,091 square foot 30-bed Residential Reentry Center (RRC) facility for a total building area of 8,727 square feet and a total of 60 beds on a 1.08 gross acre site. The existing 609 square foot office and 2 storage buildings at 120 square feet each will remain. The Revised Public Use Permit additionally requests to have a life span of 30 additional years added to the existing expiration date (November 22, 2012) conditioned under the previous Revised Permit and would therefore expire on November 22, 2042.

(Amended at Planning Commission on May 18, 2011)

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 PUBLIC 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 PUBLIC USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

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

The obligations imposed by this condition include, but are

PUBLIC USE PERMIT Case #: PUP00474R3

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10. GENERAL CONDITIONS

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

RECOMMND

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 Public Use Permit No. 474, Revised Permit No. 3 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Public Use Permit No. 474, Revised Permit No. 3, Amended No. 1, dated January 6, 2011.

APPROVED EXHIBIT B = Project Elevations (Sheets 1-6) for Public Use Permit No. 474, Revised Permit No. 3, Amended No. 1, dated January 6, 2011.

APPROVED EXHIBIT C = Floor Plans (Sheets 1-3) for Public Use Permit No. 474, Revised Permit No. 3, Amended No. 1, dated January 6, 2011.

APPROVED EXHIBIT G = Conceptual Grading Plan for Public Use Permit No. 474, Revised Permit No. 3, Amended No. 1, dated January 6, 2011.

APPROVED EXHIBIT H = Line of Sight Plan (Sheets 1-2) for Public Use Permit No. 474, Revised Permit No. 3, Amended No. 1, dated January 6, 2011.

APPROVED EXHIBIT L = Preliminary Landscaping Plans (Sheets 1-7) for Public Use Permit No. 474, Revised Permit No. 3, Amended No. 1, dated January 6, 2011.

APPROVED EXHIBIT L-1 = Preliminary Landscaping Color Plant Palette Booklet (Sheets 1-32) for Public Use Permit No. 474, Revised Permit No. 3, Amended No. 1, dated January 6, 2011.

APPROVED EXHIBIT M = Project Colors and Materials (Sheets 1-4) for Public Use Permit No. 474, Revised Permit No. 3,

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10. GENERAL CONDITIONS

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

RECOMMND

Amended No. 1, dated January 6, 2011.

APPROVED EXHIBIT P = Photometric Plan for Public Use Permit No. 474, Revised Permit No. 3, Amended No. 1, dated January 6, 2011.

APPROVED EXHIBIT W = Wall Plan (Sheets 1-2) for Public Use Permit No. 474, Revised Permit No. 3, Amended No. 1, dated January 6, 2011.

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.

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Parcel: 179-093-022

10. GENERAL CONDITIONS

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.

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. 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. 12 USE - SLOPE SETBACKS RECOMMND

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

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10. GENERAL CONDITIONS

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 Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify

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11:10

Riverside County LMS
CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

10.BS GRADE. 20

USE - NPDES INSPECTIONS (cont.)

RECOMMND

compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

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Parcel: 179-093-022

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 RCSD WATER AND SEWER SERVICE

RECOMMND

This property is currently being served water and sewer service from Rubidoux Community Services District (RCSD).

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VB construction per the 2010 CBC and Building(s) having a fire sprinkler system.

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

RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located not less than 25 feet or more than 250 feet from any portion of the building as measured along approved vehicular travel ways.

10.FIRE. 4 USE-#25-GATE ENTRANCES

RECOMMND

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

10.FIRE. 5 USE-#88A-AUTOMATIC GATES

RECOMMND

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry

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10. GENERAL CONDITIONS

10.FIRE. 5 USE-#88A-AUTOMATIC GATES (cont.) RECOMMND

system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Public Use Permit 00474, Revised No 3, is a proposal to add a building, parking area and landscaping to an existing Residential Reentry Center facility on an approximately 1-acre site. The site is located in the Rubidoux area on the west side of Rubidoux Boulevard north of 34th Street.

Except for nuisance nature local runoff, the site is considered free from ordinary storm flood hazard. Improvements from the surrounding developments and street improvements should protect the site from any offsite runoff. However, a storm of unusual magnitude could cause damage. Any offsite runoff entering the site should not be obstructed. Any grading should perpetuate the existing drainage patterns of the area and new construction shall comply with all applicable ordinances.

This proposal requires the submittal of a project specific Water Quality Management Plan (WQMP) because it creates more than 5,000 square feet of impervious surface on the existing developed site. However, the amount of impervious surfaces resulting from this 'Significant Redevelopment' proposal is less than 50% of the existing impervious surface of the existing developed site and therefore only has to provide water quality mitigation for the new construction.

A preliminary project specific WQMP was submitted for this project. Grassy swales and 2 infiltration basins are proposed. The proposed mitigation measures are acceptable. However, the grassy swales may not function properly and efficiently as designed should the parking lot grading and roof runoff concentrate flows at the downstream end of the grassy swales. Flows from the grassy swales should be routed through the infiltration basins. This can be addressed in the final WQMP submitted during the plan check

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10. GENERAL CONDITIONS

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

process. Detailed grading plans for the basins shall be included in the final WQMP.

10.FLOOD RI. 14 USE SUBMIT FINAL WQMP>PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.rcflood.org under Programs and Services, Stormwater Quality.

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

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the

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10. GENERAL CONDITIONS

10.FLOOD RI. 14 USE SUBMIT FINAL WQMP>PRELIM (cont.) RECOMMND

BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 16 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

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 as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

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10. GENERAL CONDITIONS

10.PLANNING. 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.

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 - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2) Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - LC LANDSCAPE REQUIREMENT (cont.)

RECOMMND

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

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

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

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

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

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

10.PLANNING. 5 USE - GEO02220

RECOMMND

County Geologic Report (GEO) No. 2220 submitted for this project (PUP00474R3) was prepared by Petra and is entitled "Geotechnical Investigation, Proposed Building Addition and Parking Lot Expansion, 3263 Rubidoux Boulevard, Riverside (Rubidoux Area), Riverside County, California", dated August 18, 2010. In addition, Petra prepared "Response to Riverside County Planning Department Review Comments, County Geologic Report No. 2220, 3263 Rubidoux Boulevard, Rubidoux Area of Riverside County, California", dated November 10, 2010. This document is herein incorporated as a part of GEO02220.

GEO02220 concluded:

1.No known active faults have been identified on the site. The closest active fault to the site is the San Jacinto - San Bernardino fault located approximately 7.3 miles to the

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - GEO02220 (cont.)

RECOMMND

northeast.

2.The potential for active fault rupture at the site is considered to be very low.

3.Secondary effects of seismic activity such as landslides or lurching is considered unlikely at the site.

4.The alluvial soils located below the site are not susceptible to liquefaction.

5.Tsunamis and seiches are considered unlikely.

GEO02220 recommended:

1. The proposed building addition should be designed and constructed to resist the effects of seismic ground motions as provided in Section 1613 of the 2007 CBC.

2.The existing ground in the building area should be overexcavated to a depth of 5 feet and the soils replaced as compacted fill.

GEO02220 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02220 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 6 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. 7 USE - FEES FOR REVIEW

RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan,

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10. GENERAL CONDITIONS

10.PLANNING. 7 USE - FEES FOR REVIEW (cont.) RECOMMND

building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 8 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. 9 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 12 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), home for the aged, sanitariums, convalescent homes, children's homes, asylums, and nursing homes or similar institutions: 1 space per 3 employees, PLUS 1 space per 3 beds, AND 1 space per vehicle owned and operated by the institution.

The project will have 18 employees, 60 beds and 1 vehicle owned and operated by the institution that requires 27 parking spaces. The project is providing a total of 30 parking spaces.

10.PLANNING. 13 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.

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10. GENERAL CONDITIONS

10.PLANNING. 14 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 20 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. 21 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 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. 22 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this public 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. 23 USE - MAINTAIN ACCREDITATION RECOMMND

At all times during the conduct of the permitted use, the permittee shall maintain and keep in effect, valid accreditation from the American Correctional Association, only as required by the contracting agency.

10.PLANNING. 24 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,

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10. GENERAL CONDITIONS

10.PLANNING. 24 USE - EXTERIOR NOISE LEVELS (cont.)

RECOMMND

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).

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.

3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.

4. When feasible, try to coordinate the noisiest operations simultaneously in the construction program to avoid prolonged periods of annoyance.

5. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.

6. Shield with a noise protection barrier any stationary combustion equipment such as pumps and generators.

7. Prior to the start of grading operations, the existing back wall on the southwest sides of the project site shall be raised to a minimum 6 feet in height above ground elevation and the wall on the northwest side of the project site shall be raised to a minimum 7 feet in height above ground elevation.

10.PLANNING. 26 USE - VOID RELATED PROJECT

RECOMMND

Any approval for use of or development on this property that was made pursuant to Public Use Permit No. 474, Public Use Permit No. 474, Revised Permit No. 123 (Revised Permit No. 1), Public Use Permit No. 474, Substantial Conformance No. 1 and Public Use Permit No. 474, Substantial Conformance No. 2 shall become null and void

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10. GENERAL CONDITIONS

10.PLANNING. 26 USE - VOID RELATED PROJECT (cont.) RECOMMND

upon final approval of Public Use Permit No. 474,
Revised Permit No. 3 by the County of Riverside.

10.PLANNING. 27 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. 28 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. 34 USE - ORD 810 O S FEE (1) RECOMMND

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

10.PLANNING. 36 USE - 2ND DIST LS GUIDELINES RECOMMND

The permit holder shall comply with the intent of the
"DESIGN AND LANDSCAPE GUIDELINES FOR DEVELOPMENT IN THE
SECOND SUPERVISORIAL DISTRICT (Revised)", approved by the
Board of Supervisors, September 15, 1998, and revised
October 23, 1998 to APPROVED EXHIBITS B, L and M.

Note: In the event of a conflict between the Design
Guidelines and Approved Landscape Plans, the Approved Plans
shall take precedence.

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10. GENERAL CONDITIONS

10.PLANNING. 38 USE - BUSINESS LICENSING

RECOMMND

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

10.PLANNING. 39 USE - ALUC MITIGATION

RECOMMND

The project shall comply with the following mitigation measures, pursuant to the July 13, 2010 review of the Airport Land Use Commission:

1.Any outdoor lighting that is installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

2.The following uses shall be prohibited:

(a)Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b)Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c)Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, and construction and demolition debris facilities.)

(d)Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

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10. GENERAL CONDITIONS

10.PLANNING. 39 USE - ALUC MITIGATION (cont.)

RECOMMND

(e)Children's schools, hospitals, and nursing homes.

3.The attached notice shall be given to all future potential purchasers and lessees of the property, and shall be recorded as a deed notice.

4.The maximum elevation of the proposed structure shall not exceed 848 feet above mean sea level.

5.The maximum number of persons permitted in all of the structures on this property at any given time shall not exceed one hundred (100) persons. This limitation shall be posted in the reception area or any public space within the main structure on the property.

10.PLANNING. 40 USE - FACILITY STDS OF OPERAT

RECOMMND

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

1. Accept only persons from federal prison or similar facilities into the program and do not accept any validated prison gang members or sex offenders, as the facility is located across the street from a pre-school.

2. Have a minimum of two on-site security personnel around the clock (24/7) and have controlled access with persons re-entering the facility going through a screening process on entry to assure no contraband items including drugs or alcohol are brought into the facility.

3. Conduct random, drug-testing to assure no use of drugs or alcohol by residents of the facility.

4.Provide case managers for all the clients with individual programs of classes and training for literacy, jobs vocational skills and re-entry skills such as budgeting, money management and communication skills.

Any significant modifications of the standards of operation of the facility, now or in the future, shall obtain approval of a revised permit.

(Added at Planning Commission on May 18, 2011)

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

The life of Public Use Permit No. 474, Revised Permit No. 3 shall terminate on November 22, 2042. This permit shall thereafter be null and void and of no effect whatsoever.

(Amended at Planning Commission on May 18, 2011)

20.PLANNING. 4 USE - EXPIRATION DATE-PUP RECOMMND

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 4 USE - EXPIRATION DATE-PUP (cont.)

RECOMMND

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.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

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

60.BS GRADE. 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

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading 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. 9 USE SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

employed.

10. Identification of the permanent repository to receive any recovered fossil material. * The County of Riverside must be consulted on the repository/museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

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

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

60.PLANNING. 11 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Public Use Permit No. 474, Revised Permit No. 3, 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 - 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 public use permit, in compliance

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 12 USE - GRADING PLAN REVIEW (cont.) RECOMMND

with County Ordinance No. 457, and the conditions of approval.

60.PLANNING. 13 USE - PLANNING DEPT REVIEW RECOMMND

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

60.PLANNING. 14 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 October 7, 2010, summarized as follows:

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

TRANS DEPARTMENT

60.TRANS. 1 USE-SUBMIT/APVD GRADING PLAN RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

Obtain an application from the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA to submit application for the required annexation per condition of approval 80.TRANS.1 and 90.TRANS.2

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6527.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building 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. 5 USE SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 5 USE - LC LANDSCAPE PLOT PLAN

RECOMMND

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

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

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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.

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 6 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. 9 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. 10 USE - CONFORM TO FLOOR PLANS

RECOMMND

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

80.PLANNING. 11 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. 17 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. 22 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 October 7, 2010, summarized as follows:

PRIOR TO ISSUANCE OF A BUILDING PERMIT OR DEMOLITON 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. Arrangements can be made through the franchise hauler.

80.PLANNING. 23 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 24 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. 25 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Public Use Permit No. 474, Revised Permit No. 3, 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 26

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 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. 1

USE-ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Raised median landscaping along Rubidoux Boulevard.
- (2) Traffic signals located on Rubidoux Boulevard at intersection of 34th Street and Rubidoux Boulevard at intersection of 30th Street.

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE*G4.3PAVING INSPECTIONS

RECOMMND

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

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

Install a complete fire sprinkler system per NFPA 13 2010 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

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

90.FIRE. 3 USE-#83-AUTO/MAN FIRE ALARM

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 4 USE-#27-EXTINGUISHERS

RECOMMND

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

90.FIRE. 5 USE-#36-HOOD DUCTS

RECOMMND

(FOR COMMERICAL EQUIPMENT)

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (* separate fire alarm plans must be submitted for connection)

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION

RECOMMND

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 USE IMPLEMENT WQMP

RECOMMND

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

90.FLOOD RI. 5 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. 1 USE - PALEO MONITORING REPORT

RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 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. 3 USE - LC LNDSCP INSPCT REQMNTS

RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 4 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,

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - LC COMPLY W/ LNDSCP/ IRR (cont.) RECOMMND

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.

90.PLANNING. 7 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of thirty (30) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 8 USE - ACCESSIBLE PARKING RECOMMND

A minimum of three (3) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

In addition to the above requirements, the surface of each

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 8 USE - ACCESSIBLE PARKING (cont.) RECOMMND

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. 12 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. 14 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. 15 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. 16 USE - CURBS ALONG PLANTERS RECOMMND

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

90.PLANNING. 19 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 minimum of six (6) feet in height and shall be made with

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 19 USE - TRASH ENCLOSURES (cont.) RECOMMND

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

90.PLANNING. 22 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

90.PLANNING. 23 USE - WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 26 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 October 7, 2010, summarized as follows:

1. PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.

2. PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permit.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 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. 31 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 Public Use Permit No. 474, Revised Permit No. 3 is calculated to be 1.05 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. 32 USE - ORD NO. 659 (DIF)

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 32 USE - ORD NO. 659 (DIF) (cont.) RECOMMND

development. The Project Area for Public Use Permit No. 474, Revised Permit No. 3 has been calculated to be 1.05 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.

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF RECOMMND

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

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

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

- (1) Raised median landscaping along Rubidoux Boulevard.
- (2) Traffic signals located on Rubidoux Boulevard at intersection of 34th Street and Rubidoux Boulevard at intersection of 30th Street.

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

DATE: May 19, 2010

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Environmental Health Dept. – Ind. Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety - Grading
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Trails Section-K. Lovelady
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Riv. Co. EDA – Redevelopment
Riv. Co. ALUC – John Guerin
Flabob Airbort – Gen. Manager

2nd District Supervisor
2nd District Planning Commissioner
Jurupa Unified School Dist.
Rubidoux Community Service Dist.
Southern California Edison
Southern California Gas Co.
U.S. Postal Service (San Bernardino)

PUBLIC USE PERMIT NO. 474, REVISED PERMIT NO. 3 – EA42309 – Applicant: Behavioral Systems Southwest, Inc. – Engineer/Representative: KWC Engineers – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Medium High Density Residential (CD: MHDR) (5 - 8 Dwelling Units per Acre) – Location: easterly of Rubidoux Boulevard and westerly of Pontiac Avenue – 1.02 Gross Acres – Zoning: General Residential (R-3) – **REQUEST: The Revised Public Use Permit proposes to add 3,629 square feet of building area, 36 parking spaces and 16,296 square feet (37%) of landscaping area to the existing permitted 4,701 square foot Residential Reentry Center (RRC) facility for a total building area of 8,330 square feet. – APN: 179-093-022 – Related Cases: PUP00474, PUP00474R1, PUP00474R2, PUP00474S1 and PUP00474S2**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on June 24, 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.

City of Jurupa Valley

City Council Elect:

Laura Roughton, Chair . Verne Lauritzen, Vice Chair . Micheal Goodland . Frank Johnston . Brad Hancock

May 16, 2011

Mr. Christian Hinojosa, Project Planner
Riverside County Planning Department
P. O. Box 1409
Riverside, CA 92502-1409

Subject: Continued Public Hearing for May 17, 2011 for Public Use Permit No. 474, Revision No. 3, Applicant: Behavioral Systems Southwest, Inc. – Expansion of Residential Reentry Center Facility, located at 3263 Rubidoux Blvd. in the new City of Jurupa Valley

Dear Mr. Hinojosa:

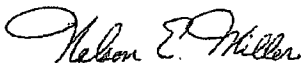
The proposed facility is in the new City of Jurupa Valley. Interim staff from the City of Jurupa Valley had the opportunity to review the proposed project and on May 16, met with the applicant and discussed expansion of their proposed facility. Mr. Christopher S. Lindholm, President of Behavioral Systems Southwest, Inc. described their operations and plans. We were impressed with their description and would like to be assured that their standards of operation will be continued for the duration of the period of use requested.

We would request consideration be given to adding a condition requiring that any significant modification of the standards of operation of the facility, now or in the future, be required to obtain approval of a revised permit. Mr. Lindholm included the following significant operational standards in his description of their use:

1. They accept only persons from federal prison facilities into their program and do not accept any gang members or sex offenders, as they are located across the street from a pre-school
2. They have a minimum of two on-site security personnel around the clock (24/7) and have controlled access with persons re-entering the facility going through a screening process on entry to assure no contraband items including drugs or alcohol are brought into the facility.
3. They conduct random, drug-testing to assure no use of drugs or alcohol by residents of the facility.
4. They provide case managers for all the clients with individual programs of classes and training for literacy, jobs vocational skills and re-entry skills such as budgeting, money management and communication skills.

Thank you for consideration of our request and also to the applicant Behavioral Systems Southwest, Inc. for their consideration.

Sincerely,



Nelson E. Miller, Interim Planning Staff

cc: City Council Elect, Steve Harding, John Field, Dan Ruiz, Christopher S. Lindholm

City of Jurupa Valley

City Council Elect:

Laura Roughton, Chair . Verne Lauritzen, Vice Chair . Micheal Goodland . Frank Johnston . Brad Hancock

May 11, 2011

Mr. Gregory A. Neal
Deputy Director
Riverside County Planning Department
Riverside Office, 4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

Dear Mr. Neal:

Thank you for forwarding Riverside County Public Use Permit 474, Revised Permit No. 3. (The Project) to the City of Jurupa Valley City Council Elect, for review and comment. The Project is an application to expand an existing Residential Re-Entry Center (Half Way House) located at 3263 Rubidoux Blvd in the Rubidoux area of Jurupa Valley, CA. As indicated in your letter dated April 25, 2011, at their April 20, 2011 meeting, the Riverside County Planning Commission continued the public hearing for the Project to allow the City of Jurupa Valley to review and comment on the application, prior to the Planning Commission taking action on the application.

City of Jurupa Valley staff has reviewed the project description, plans, and staff report provided as attachments to your letter dated April 25, 2011, and has prepared a list of comments/questions regarding the Project as follows:

1. The April 20, 2001 Riverside Planning Commission Meeting was held at the City of La Quinta City Council Chambers located in La Quinta, CA. Recognizing that the area potentially impacted by the Project, would be those properties in the vicinity of the project, why was the application not scheduled for a hearing before the Planning Commission when they meet at the Riverside County Offices, a distance of less than 5 miles from the project site, rather than the La Quinta City Hall which is over 76 miles from the project site? Asking property owners/residents to travel over one hour to attend a public hearing on an application that they might have concerns about, as contrasted to a travel time of approximately 5 minutes, seems to pose an unnecessary burden on those property owners/residents.
2. As outlined in Riverside County Ordinance 348 (Land Use Ordinance), Section 18.29; a public use permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety or general welfare of the community. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety or general welfare of the community.

City of Jurupa Valley

The County of Riverside Planning Department staff report on the Project concludes that, "5. The public's health, safety and general welfare are protected through project design" and "6. The proposed project is clearly compatible with the present and future logical development of the area". In addition the staff report includes Findings that state that "the facility is compatible in scale and design with surrounding land uses", and that "the public's health, safety and general welfare are protected through project design"

In reviewing the County staff report, Jurupa Valley staff was unable to identify any discussion within the staff report that would support the conclusions and findings outlined above. Issues we believe should be addressed in the staff report include:

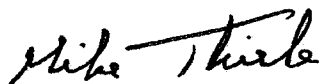
- What is it about the project design that will protect the public's health, safety, and general welfare?
 - Recognizing that the facility has been in place since 1982, has County staff researched any documentation regarding complaints, crime reports, etc regarding the facility and surrounding area? Any such documentation would be helpful in assessing the compatibility of the use with the surrounding area.
 - With regard to the finding that "the facility is compatible in scale and design with surrounding land uses", based upon the plans submitted, the proposed building architecture does not appear to be consistent with either the high density residential uses or single family homes within the immediate area. Whereas most of the residential structures in the area have pitched roofs and some building articulation, the proposed Residential Re-Entry Center has a flat roof and long continuous elevations with no building articulation.
 - The proposed building is only setback 10 feet from the rear property line which abuts single family homes. Although the City of Jurupa Valley recognizes that the R-3 zone allows rear yard setbacks of only 10 feet, we believe that a setback of 20 feet is warranted for the proposed facility so as to provide a larger buffer area for the single family homes along Pontiac Avenue.
3. Public Use Permit 474, as originally permitted, was conditioned to terminate on November 22, 1992. Public Use Permit 474, Revised Permit No. 1 was conditioned to terminate on November 22, 2012. The City of Jurupa Valley requests that the staff report be revised to include some discussion regarding the reasoning for the condition. Knowing the County's reasoning for the imposition of the termination condition may assist the City of Jurupa Valley in assessing the compatibility of the use with the surrounding area.
 4. Condition 10. Planning. 40 for Use Permit 474, Revised Permit No 3, references County Ordinance No 449.239, AN URGENCY INTERIM ORDINANCE OF THE COUNTY OF RIVERSIDE PROHIBITING PAROLEE-PROBATIONER HOMES, and requires that the developer/owner of the project adhere to the ordinance. It would appear that the proposed use falls under the definition of Parolee-Probationer home as outlined in Ordinance No 449.239, and consequently should not be permitted. Please clarify?

City of Jurupa Valley

5. The staff report, under the heading INFORMATIONAL ITEMS: indicates that the project site is located within: "d. A Circulation Element Right-Of-Way (Arterial 128" ROW)". However, the conditions on the project do not appear to include any requirement for the project to dedicate right of way, or make improvements to the right of way to bring the roadway into conformance with the Circulation Element. Please indicate how the County of Riverside plans to address the issue of the project site being within a Circulation Element Right-Of-Way?

Thank you for providing the City of Jurupa Valley the opportunity to comment on Use Permit 474, Revised Permit No 3. We look forward to the County's response to our comments/questions regarding the application.

Sincerely,



Michael Thiele, Interim Planning Director
City of Jurupa Valley.

cc: City Council Elect



MEMORANDUM

RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

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: January 5, 2011

SUBJECT: **COMPREHENSIVE PLANNING REVIEW**
Comments

Case: Public Use Permit 474, Revision No. 3, Amended No. 1 [Residential Re-entry
Center - Rubidoux]

Site Visit: June 1, 2010

PROJECT DESCRIPTION AND LOCATION:

Public Use Permit 474, Revision No. 3, Amended No. 1 proposes the addition of 3,629 sq. ft., 36 new parking stalls, and 16,296 sq. ft. of landscaping area to an existing 4,701 sq. ft. Residential Re-entry Center. The proposed project currently houses 30 beds and is proposing an additional 45 new beds. The proposed project consists of 1.02 acres located easterly of Rubidoux Boulevard and westerly of Pontiac Avenue. There are currently multiple structures on the proposed site. The zoning classification for the proposed project is General Residential (R-3) and the land use designation is Medium High Density Residential. The surrounding land uses include single family residences to the north and west, a religious institution to the south, and a preschool to the east.

REDEVELOPMENT PROJECT AREA(S)

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

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 by recommending approval of projects that meet the highest standards of quality possible. 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



MEMORANDUM

RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

Robert Field
Assistant County Executive Officer/EDA

Comprehensive Planning Review Comments

Re: Public Use Permit 474, Revision No. 3, Amended No. 1

January 5, 2011

Page 2

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

The plant list is compliant with the *County of Riverside's Guide to California Friendly Landscaping (December 2009)*.

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

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

DATE: May 19, 2010

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Environmental Health Dept. – Ind. Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety - Grading
Regional Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Trails Section-K. Lovelady
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Riv. Co. EDA – Redevelopment
Riv. Co. ALUC – John Guerin
Flabob Airbort – Gen. Manager

2nd District Supervisor
2nd District Planning Commissioner
Jurupa Unified School Dist.
Rubidoux Community Service Dist.
Southern California Edison
Southern California Gas Co.
U.S. Postal Service (San Bernardino)

PUBLIC USE PERMIT NO. 474, REVISED PERMIT NO. 3 – EA42309 – Applicant: Behavioral Systems Southwest, Inc. – Engineer/Representative: KWC Engineers – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Medium High Density Residential (CD: MHDR) (5 - 8 Dwelling Units per Acre) – Location: easterly of Rubidoux Boulevard and westerly of Pontiac Avenue – 1.02 Gross Acres – Zoning: General Residential (R-3) – REQUEST: The Revised Public Use Permit proposes to add 3,629 square feet of building area, 36 parking spaces and 16,296 square feet (37%) of landscaping area to the existing permitted 4,701 square foot Residential Reentry Center (RRC) facility for a total building area of 8,330 square feet. – APN: 179-093-022 – Related Cases: PUP00474, PUP00474R1, PUP00474R2, PUP00474S1 and PUP00474S2

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on June 24, 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: June 23, 2010

SIGNATURE: 

PLEASE PRINT NAME AND TITLE: Pam Lauzon, Asst Superintendent, Business Services

TELEPHONE: 951-360-4157

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.



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

October 7, 2010

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

**RE: Public Use Permit (PUP) No. 474, Revised Permit No. 3, Amended No. 1
Add 3,629 Square Feet of Building Area, 30 Parking Spaces, and 17,979
Square Feet of Landscaping Area to Existing Permitted 4,701-Square
Foot Residential Re-entry Center (APN: 179-093-022)**

Dear Mr. Hinojosa:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project, located westerly of Pontiac Avenue and easterly of Rubidoux Boulevard within the Jurupa Area Plan. The RCWMD recommends the following conditions for approval of PUP 474R3A1:

1. **PRIOR TO ISSUANCE OF A GRADING PERMIT**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT**, 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. Should construction of new buildings or structures and/or removal of existing buildings or structures be necessary for project approval and implementation, the following conditions shall apply:
 - a) **PRIOR TO ISSUANCE OF A BUILDING PERMIT OR DEMOLITION 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. Arrangements can be made through the franchise hauler.

- 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 Riverside County Waste Management Department in order to clear the project for occupancy permit.
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 determination, transportation, 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) 486-3283.

Sincerely,



Sung Key Ma
Urban/Regional Planner IV

**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**



July 13, 2010

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

Robin Lowe
Hemet

John Lyon
Riverside

Glen Holmes
Hemet

Greg Pettis
Cathedral City

STAFF

Director
Ed Cooper

Russell Brady
John Guerin
Barbara Santos

County Administrative Center
4080 Lemon St., 9th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Mr. Christian Hinojosa, Urban Regional Planner III
County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

HAND DELIVERY

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1016FL10
Related File No.: Public Use Permit No. 474, Revised Permit No. 3
APN: 179-093-022

Dear Mr. Hinojosa:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC), staff reviewed the above referenced proposal for expansion of a residential re-entry center (halfway house for federal and state prison system offenders) located at 3263 Rubidoux Boulevard, on the westerly side of Rubidoux Boulevard, northerly of 34th Street and southerly of State Highway Route 60. The 1.02-acre property is located approximately 4,488 feet north/northeasterly of the northeasterly terminus of Runway 6-24 at Flabob Airport. The property is located predominantly within Airport Compatibility Zone D of the Flabob Airport Influence Area. (A small portion of the property is located within Airport Compatibility Zone E.)

The proposed finished floor elevation of the new building is 804.15 feet above mean sea level, and the elevations indicate a maximum building height of 17.5 feet. Therefore, the highest elevation at the top point of the structure is not expected to exceed 822 feet above mean sea level. The elevation of the runway at its northeasterly terminus is 760 feet above mean sea level. Due to the runway length, the relevant slope for notice purposes is a 50:1 surface. Given the site's distance from the runway, the surface is not exceeded, and Federal Aviation Administration review is not required. Review would be required at elevations exceeding 848 feet above mean sea level, and the conditions herein limit top point elevation to such a level.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2004 Flabob Airport Land Use Compatibility Plan, subject to the following conditions:

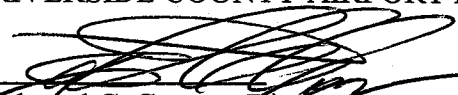
CONDITIONS:

1. Any outdoor lighting that is installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:

- (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, and construction and demolition debris facilities.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, hospitals, and nursing homes.
3. The attached notice shall be given to all future potential purchasers and lessees of the property, and shall be recorded as a deed notice.
 4. The maximum elevation of the proposed structure shall not exceed 848 feet above mean sea level.
 5. The maximum number of persons permitted in all of the structures on this property at any given time shall not exceed one hundred (100) persons. This limitation shall be posted in the reception area or any public space within the main structure on the property.

If you have any questions, please contact John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

JJGJG:bks

Attachments: Notice of Airport in Vicinity

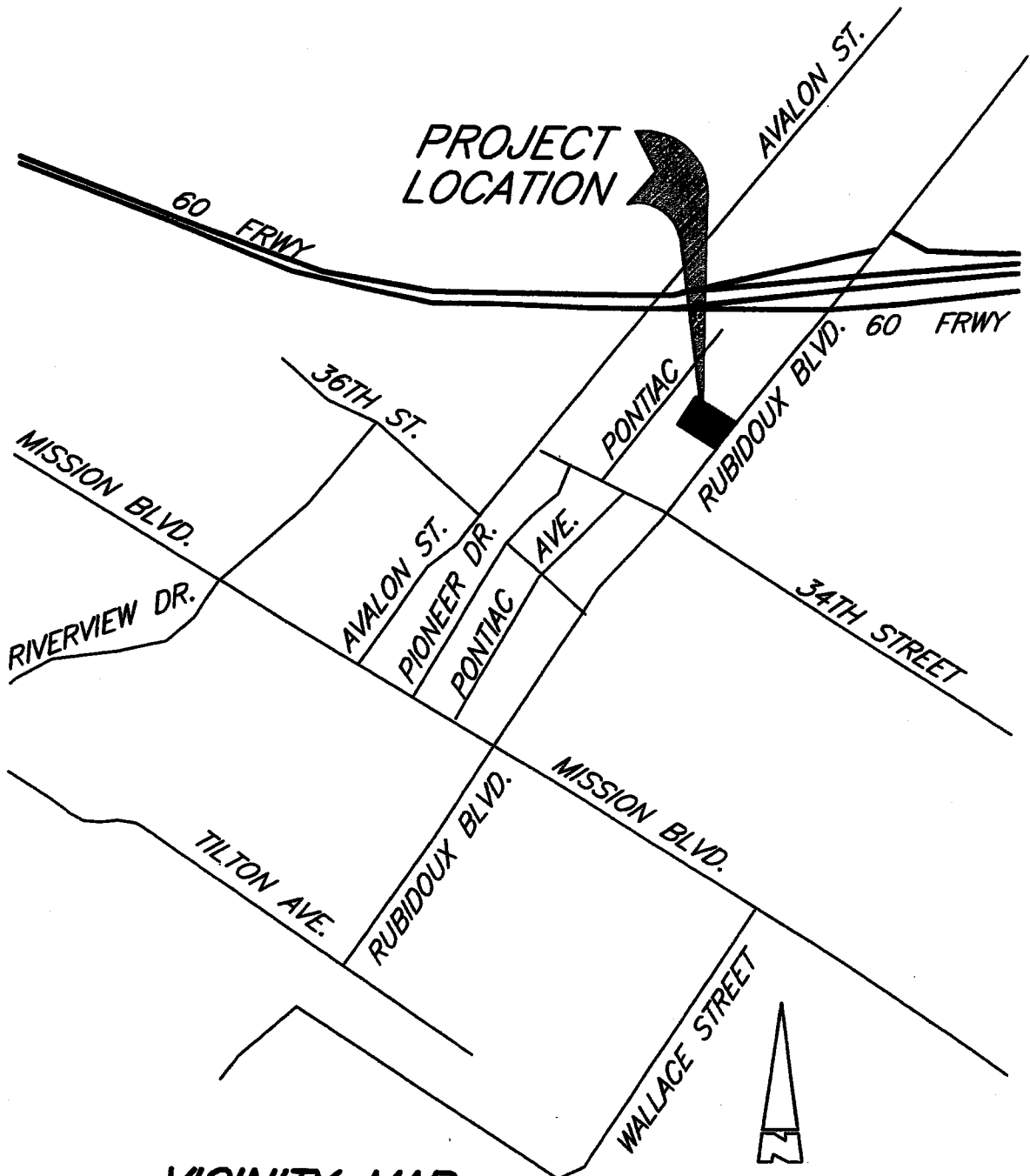
cc: ALUC Staff
Behavioral Systems Southwest, Inc. /Rube Inc. (San Clemente)
KWC Engineers (Attn.: Dan Ruiz)
Flabob Airport (Attn.: Leo Doiron)

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influent area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

PUP 00474R3

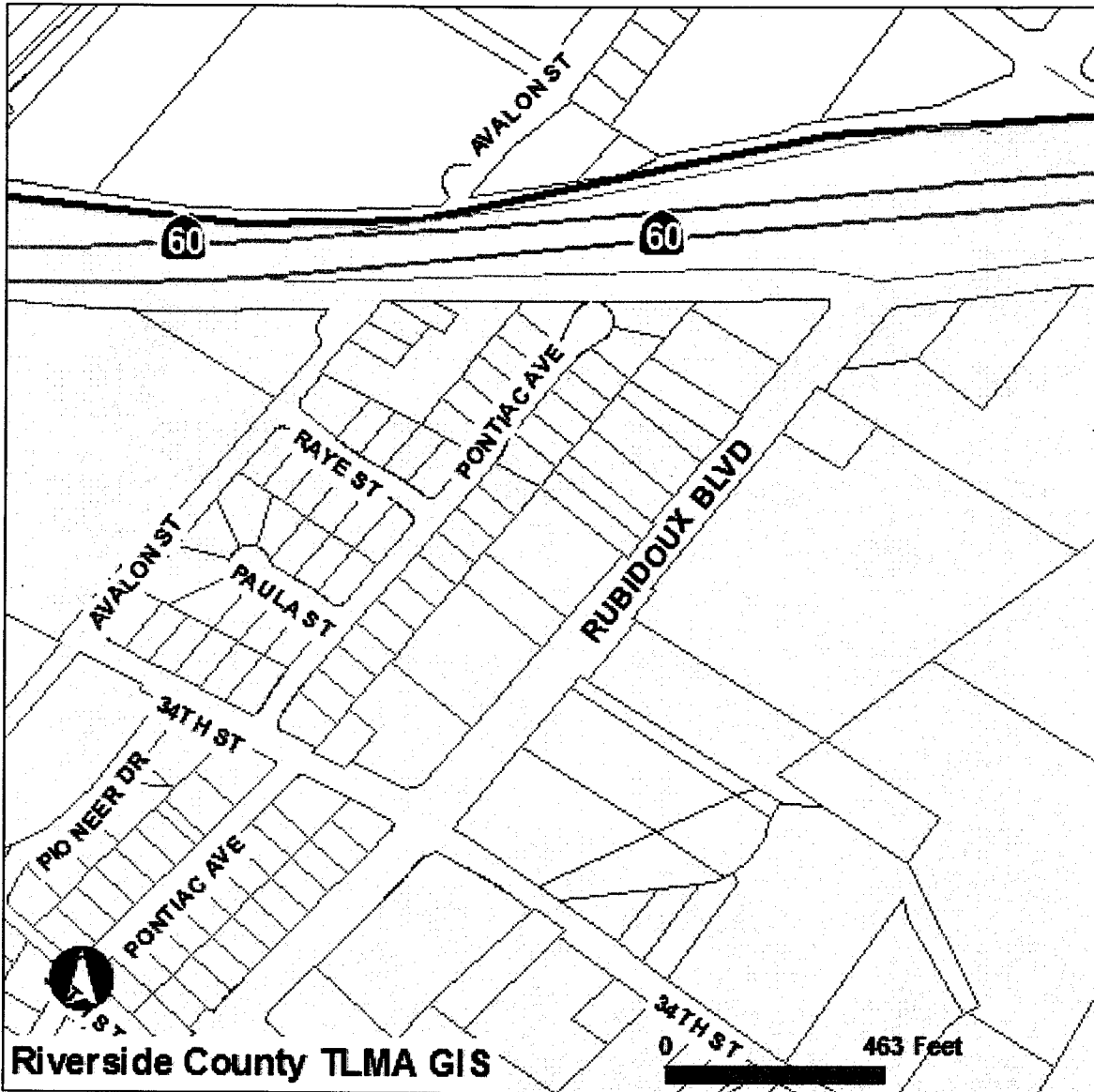
ALUC #2AP1016FL10



VICINITY MAP

NOT TO SCALE

RIVERSIDE COUNTY GIS



AIRPORTS

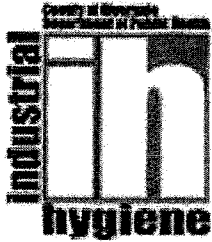
- CASE
- AIRPORT INFLUENCE AREAS
-  INTERSTATES
-  COMPATIBILTY ZONE D
-  HIGHWAYS
-  COMPATIBILTY ZONE E
- PARCELS

IMPORTANT

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.

REPORT PRINTED ON...Mon Apr 11 08:21:21 2011

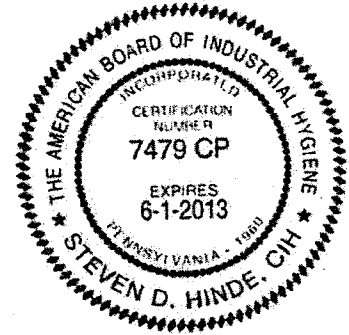
Version 101221



Dedicated to delivering state-of-the-art occupational and environmental consultation to businesses, governmental agencies and communities of Riverside County

Date: September 16, 2010
To: Christian Hinojosa
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, California 92502
Fax: (951) 955-3157

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



Project Reviewed: PUP 474R3

Reference Number: 96674

Applicant: Christopher Lindholm
Behavioral Systems Southwest, Inc.
118 Avenida Victoria
San Clemente, CA 92672

Noise Consultant: Michael Brandman & Associates
621 East Carnegie Drive, Suite 100
San Bernardino, CA 92408

Review Stage: First Review

Information Provided:

"Noise Impact Analysis, Public Use Permit No. 474, County of Riverside", dated August 4, 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:

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

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).
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 under taken 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.
3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.
4. When feasible, try to coordinate the noisiest operations simultaneously in the construction program to avoid prolong periods of annoyance.
5. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.
6. Shield with a noise protection barrier an stationary combustion equipment such as pumps and generators.
7. Prior to the start of grading operations, the existing back wall on the southwest sides of the project site shall be raised to a minimum 6 feet in height above ground elevation and the wall on the northwest side of the project site shall be raised to a minimum 7 feet in height above ground elevation.



NET ID: 1000577

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

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PUP474R3 DATE SUBMITTED: 4-22-10

APPLICATION INFORMATION

Applicant's Name: Behavioral Systems Southwest, Inc E-Mail: bssregionalvp@sbcglobal.net

Mailing Address: 6747 Odessa Avenue, Suite 201-D

| | | |
|---------------------|------------------------------------|--------------------|
| <u>Van Nuys</u> | <small>Street</small>
<u>CA</u> | <u>91406</u> |
| <small>City</small> | <small>State</small> | <small>ZIP</small> |

Daytime Phone No: (818) 989-0001 Fax No: (818) 989-0090

Engineer/Representative's Name: KWC Engineers (Dan Ruiz) E-Mail: druiz@kwcengineers.com

Mailing Address: 1880 Compton Avenue, Suite 100

| | | |
|---------------------|------------------------------------|--------------------|
| <u>Corona</u> | <small>Street</small>
<u>CA</u> | <u>92881</u> |
| <small>City</small> | <small>State</small> | <small>ZIP</small> |

Daytime Phone No: (951) 734-2130 x219 Fax No: (951) 272-3308

Property Owner's Name: Rube, Inc. E-Mail: _____

Mailing Address: 118 Avenida Victoria

| | | |
|---------------------|------------------------------------|--------------------|
| <u>San Clemente</u> | <small>Street</small>
<u>CA</u> | <u>92672</u> |
| <small>City</small> | <small>State</small> | <small>ZIP</small> |

Daytime Phone No: (818) 989-0001 Fax No: (818) 989-0090

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

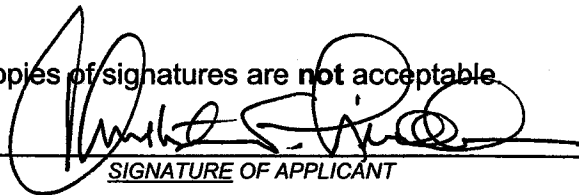
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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.

Christopher S. Lindholm

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

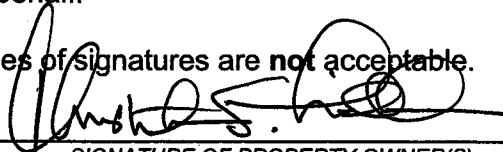
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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.

Christopher S. Lindholm

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): 179-093-022

Section: 16 Township: 2S Range: 5W

Approximate Gross Acreage: 1.02 acres

General location (nearby or cross streets): North of 34th Street, South of 60 Freeway, East of Pontiac Avenue, West of Rubidoux Blvd.

Thomas Brothers map, edition year, page number, and coordinates: 685 D-1

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):

3,629 sq. ft. addition to existing building

Related cases filed in conjunction with this request:

None

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

If yes, provide Case No(s). PUP474R1 (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: approximately 300 c.y.

Estimated amount of fill = cubic yards approximately 300 c.y.

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

Import _____ Export _____ Neither X

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) 3,629 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

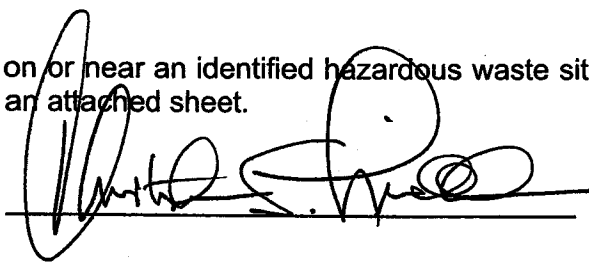
Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application 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

4-22-10

Owner/Representative (2)

Date

APPLICATION FOR LAND USE AND DEVELOPMENT

| Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region¹ | |
|--|---|
| Project File No. | |
| Project Name: | Behavioral Systems Southwest, Inc. |
| Project Location: | 3263 Rubidoux Blvd. |
| Project Description: | Addition to existing facility |
| Project Applicant Information: | Behavioral Systems Southwest, Inc. |
| Proposed Project Consists of, or includes: | YES NO |
| Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety. | <input checked="" type="checkbox"/> <input 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 ² 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 ³ 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 ⁴ . "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"/> |
| ¹ Includes San Jacinto River watershed.
² Land area is based on acreage disturbed.
³ 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 www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf .
⁴ The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html . | |
| DETERMINATION: Circle appropriate determination. | |
| If any question answered "YES" | Project requires a project-specific WQMP. |
| If all questions answered "NO" | Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions. |



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

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

PUBLIC USE PERMIT NO. 474, REVISED PERMIT NO. 3 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Behavioral Systems Southwest, Inc. – Engineer/Representative: KWC Engineers – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Medium High Density Residential (CD: MHDR) (5 - 8 Dwelling Units per Acre) – Location: easterly of Rubidoux Boulevard and westerly of Pontiac Avenue – 1.02 Gross Acres – Zoning: General Residential (R-3) – **REQUEST:** This, the third Revised Permit to the approved Public Use Permit proposes to add 3,636 square feet of building area and 30 parking spaces to the existing permitted 5,091 square foot Residential Reentry Center (RRC) facility for a total building area of 8,727 square feet. The existing 609 square foot office and 2 storage buildings at 120 square feet each will remain. The Revised Public Use Permit additionally requests to have a life span of 20 additional years from the existing expiration date (November 22, 2012) conditioned under the previous Revised Permit and will expire on November 22, 2032. (Quasi-judicial)

TIME OF HEARING: 9:30 a.m. or as soon as possible thereafter.
DATE OF HEARING: April 20, 2011
PLACE OF HEARING: City of La Quinta
Council Chambers
78-495 Calle Tampico
La Quinta, CA 92247

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

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
Attn: Christian Hinojosa
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/3/2011,

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

APN (s) or case numbers PUP00474R3 For

Company or Individual's Name Planning Department,

Distance buffered 600'

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

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

NAME: Vinnie Nguyen ✓ *V. Calderon*

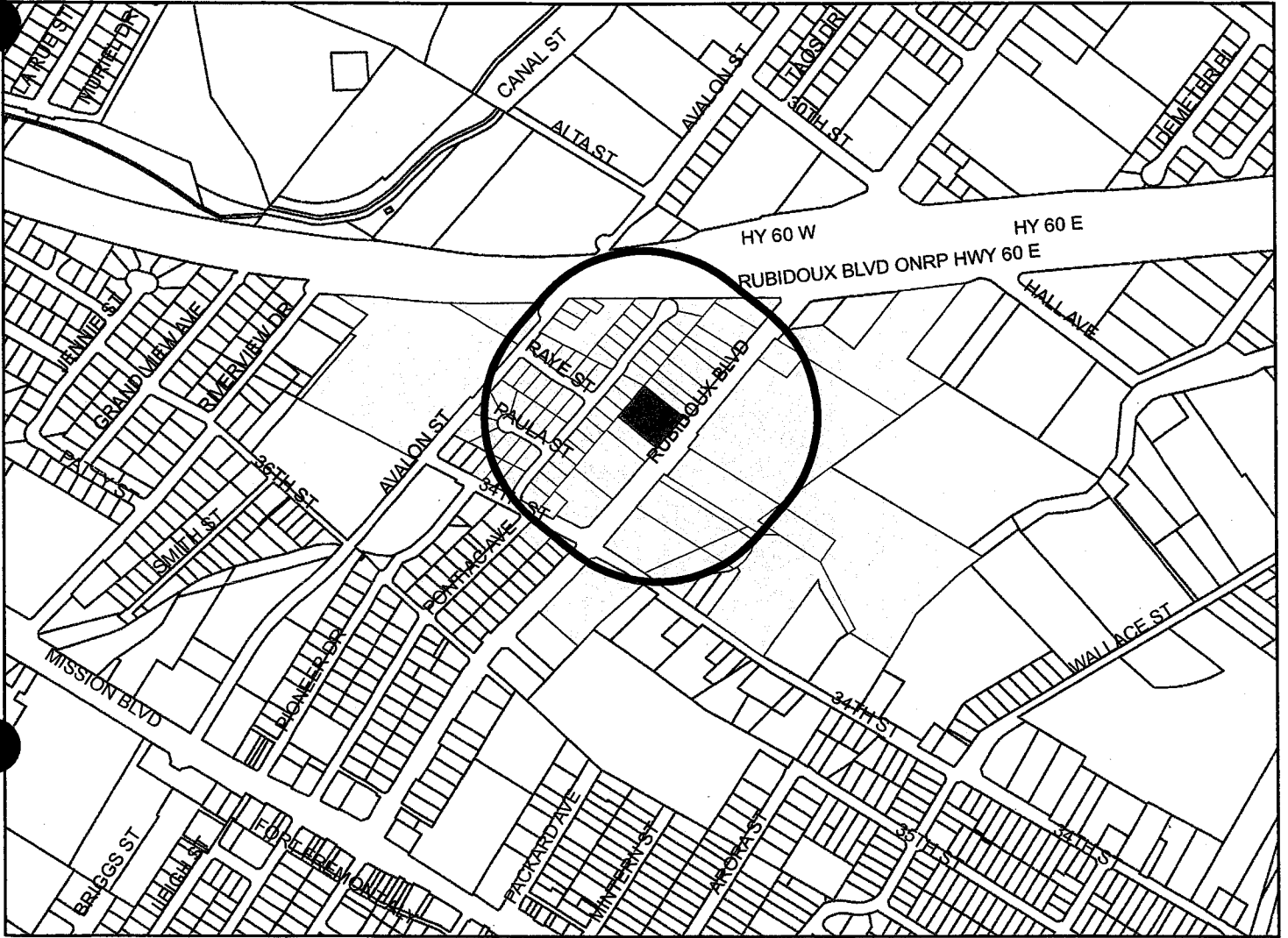
TITLE GIS Analyst *Exp: 1/11*

ADDRESS: 4080 Lemon Street 2nd Floor *7.3.2011*

Riverside, Ca. 92502 *[Signature]*

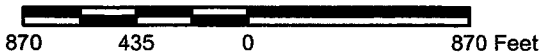
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

600 feet buffer



Selected Parcels

| | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 179-092-005 | 179-082-009 | 179-103-021 | 179-060-009 | 179-140-008 | 179-140-016 | 179-092-019 | 179-083-013 | 179-082-005 | 179-082-008 |
| 179-083-003 | 179-092-001 | 179-082-010 | 179-092-018 | 179-092-014 | 179-092-010 | 179-092-017 | 179-092-012 | 179-091-004 | 179-103-001 |
| 179-093-019 | 179-093-018 | 179-083-002 | 179-092-004 | 179-140-017 | 179-140-015 | 179-140-011 | 179-140-013 | 179-092-007 | 179-093-010 |
| 179-093-011 | 179-093-005 | 179-091-005 | 179-092-011 | 179-083-006 | 179-093-007 | 179-093-009 | 179-082-003 | 179-091-003 | 179-091-002 |
| 179-104-007 | 179-092-020 | 179-083-009 | 179-083-011 | 179-083-008 | 179-140-021 | 179-093-025 | 179-140-014 | 179-083-010 | 179-140-020 |
| 179-083-012 | 179-093-008 | 179-092-016 | 179-140-005 | 179-091-001 | 179-092-006 | 179-092-003 | 179-092-008 | 179-082-006 | 179-082-001 |
| 179-082-012 | 179-082-013 | 179-092-013 | 179-093-004 | 179-093-020 | 179-083-001 | 179-093-006 | 179-083-007 | 179-130-003 | 179-093-022 |
| 179-083-018 | 179-083-016 | 179-093-001 | 179-083-005 | 179-092-015 | 179-082-007 | 179-093-002 | 179-130-004 | 179-130-007 | 179-170-020 |
| 179-092-009 | 179-092-002 | 179-060-008 | 179-093-003 | 179-083-004 | | | | | |



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: 179092005, ASMT: 179092005
ADAM LOPEZ, ETAL
2085 SAN MARINO AVE
SAN MARINO CA 91108

APN: 179083013, ASMT: 179083013
DANIEL FRED ALFARO
3191 RUBIDOUX BLV
RIVERSIDE CA. 92509

APN: 179082009, ASMT: 179082009
ANTONIO TORRES, ETAL
3219 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179082005, ASMT: 179082005
DAVID ANTHONY PASILLAS
3257 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179103021, ASMT: 179103021
ARTURO VALLE BENITEZ
3423 RUBIDOUX BLV
RIVERSIDE CA. 92509

APN: 179082008, ASMT: 179082008
DAVID PASILLAS, ETAL
3233 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179060009, ASMT: 179060009
AVALON MHP
C/O KEN WATERHOUSE
500 GUISEPPE CT NO 2
ROSEVILLE CA 95678

APN: 179083003, ASMT: 179083003
EDWARD CARTER
1465 W CERRITO AVE NO 19
ANAHEIM CA 92802

APN: 179140008, ASMT: 179140008
BEI GROUP
C/O BEI GROUP
5753G SANTA ANA CYN 5600
ANAHEIM CA 92807

APN: 179092001, ASMT: 179092001
ESMERALDA YOGUEZ
5678 RAYE ST
RIVERSIDE CA. 92509

APN: 179140016, ASMT: 179140016
BEI GROUP
5753 E SANTA ANA CANYON G
ANAHEIM CA 92807

APN: 179082010, ASMT: 179082010
FERNANDO MELENDEZ
3201 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179092019, ASMT: 179092019
BERNARDINO MARTINEZ
5657 34TH ST
RIVERSIDE CA. 92509

APN: 179092018, ASMT: 179092018
FRANCISCO J ZARAGOZA
5653 34TH ST
RIVERSIDE CA. 92509

● APN: 179092010, ASMT: 179092010
G & A IMAGE MANAGEMENT SYSTEMS CO
C/O GEORGE W GRIFFITH
1980 GRATTON ST
RIVERSIDE CA 92504

APN: 179140013, ASMT: 179140013
HOUSING AUTHORITY OF COUNTY OF RIVERS
3640 9TH ST
RIVERSIDE CA 92501

APN: 179092017, ASMT: 179092017
GEORGE G JONES, ETAL
8513 BELLMORE ST
RIVERSIDE CA 92509

APN: 179092007, ASMT: 179092007
JESUS GARCIA, ETAL
5653 PAULA ST
RIVERSIDE CA. 92509

APN: 179091004, ASMT: 179091004
GREGORY L ZUCCOLOTTO, ETAL
4368 CENTRAL AVE
RIVERSIDE CA 92506

APN: 179093010, ASMT: 179093010
JESUS GARCIA, ETAL
10703 GRAMERCY PL
RIVERSIDE CA 92505

● APN: 179103001, ASMT: 179103001
GREGORY WALTER TIMMONS
4654 PORTOFINO CIR
CYPRESS CA 90630

APN: 179093011, ASMT: 179093011
JESUS SANTOS
3260 PONTIAC AVE
RIVERSIDE CA 92501

APN: 179093018, ASMT: 179093018
GROUP II AZUSA PROP
4900 SANTA ANITA NO 2C
EL MONTE CA 91731

APN: 179093005, ASMT: 179093005
JOAQUIN VILLANUEVA
3332 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179083002, ASMT: 179083002
GUADALUPE C ALVARADO, ETAL
3200 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179091005, ASMT: 179091005
JORGE LOZA
5653 RAYE ST
RIVERSIDE CA. 92509

● APN: 179092004, ASMT: 179092004
HILARIO OROZCO, ETAL
5664 RAYE ST
RIVERSIDE CA. 92509

APN: 179092011, ASMT: 179092011
JORGE R VILLASENOR, ETAL
5673 PAULA ST
RIVERSIDE CA. 92509

APN: 179083006, ASMT: 179083006
JOSE ARROYO, ETAL
3246 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179092020, ASMT: 179092020
LAURA ELENA THOMPSON
5663 34TH ST
RIVERSIDE CA. 92509

APN: 179093007, ASMT: 179093007
JUAN MEDINA, ETAL
3308 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179083011, ASMT: 179083011
LIFE CHURCH OF GOD IN CHRIST
3349 RUBIDOUX BLV
RIVERSIDE CA 92509

APN: 179093009, ASMT: 179093009
JUAN MONREAL
3282 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179083008, ASMT: 179083008
LIFE CHURCH OF GOD IN CHRIST
3259 RUBIDOUX BLV
RIVERSIDE CA. 92509

APN: 179082003, ASMT: 179082003
JUAN RIVAS, ETAL
3220 AVALON ST
RIVERSIDE CA. 92509

APN: 179140020, ASMT: 179140020
LIFE CHURCH OF GOD IN CHRIST INC
3349 RUBIDOUX BLV
RIVERSIDE CA 92509

APN: 179091003, ASMT: 179091003
JUANITA OROZCO
5663 RAYE ST
RIVERSIDE CA. 92509

APN: 179083012, ASMT: 179083012
LINDA J JUNEZ, ETAL
C/O JESS NUNEZ
8085 GOLDEN STAR AVE
RIVERSIDE CA 92506

APN: 179091002, ASMT: 179091002
JULIO SALGADO
5667 RAYE ST
RIVERSIDE CA. 92509

APN: 179093008, ASMT: 179093008
MARCELINO ORTIZ, ETAL
3294 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179104007, ASMT: 179104007
KAHN IGNAT II
C/O CLIFFORD KAHN
2 VIA DEL TESORO
SAN CLEMENTE CA 92673

APN: 179092016, ASMT: 179092016
MARGARET GUZZETTA
5658 PAULA ST
RIVERSIDE CA. 92509

● APN: 179140005, ASMT: 179140005
MARIA G RAMIREZ
5557 34TH ST
RIVERSIDE CA 92509

APN: 179092013, ASMT: 179092013
PEDRO BARRERAS VELAZQUEZ, ETAL
5674 PAULA ST
RIVERSIDE CA. 92509

APN: 179091001, ASMT: 179091001
MARIA M ORTEGA, ETAL
C/O BENNY J ORTEGA
4121 ESTRADA DR
RIVERSIDE CA 92509

APN: 179093004, ASMT: 179093004
RICHARD MIRAMONTES, ETAL
3344 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179092006, ASMT: 179092006
MARTILLIE RICH
5654 RAYE ST
RIVERSIDE CA. 92509

APN: 179093020, ASMT: 179093020
ROBERT M GARDNER, ETAL
C/O GAYLE F GARDNER
315 SANTA ISABEL AVE
COSTA MESA CA 92627

● APN: 179092003, ASMT: 179092003
MICHAEL J RHODES, ETAL
6354 43RD ST
RIVERSIDE CA 92509

APN: 179083001, ASMT: 179083001
RODOLFO ESPINOZA, ETAL
3192 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179092008, ASMT: 179092008
MIGUEL ANGEL CAMPOS
5657 PAULA ST
RIVERSIDE CA. 92509

APN: 179093006, ASMT: 179093006
ROGELIO SANCHEZ, ETAL
25216 BILLIE DR
MORENO VALLEY CA 92553

APN: 179082006, ASMT: 179082006
MIGUEL BALTAZAR, ETAL
3249 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179083007, ASMT: 179083007
RONNIE L JONES, ETAL
3254 PONTIAC AVE
RIVERSIDE CA. 92509

● APN: 179082013, ASMT: 179082013
PATRICK D BAILEY, ETAL
P O BOX 33299
RIVERSIDE CA 92519

APN: 179130003, ASMT: 179130003
RTE 60
C/O TOM THORN
1770 N BUFFALO DR STE 101
LAS VEGAS NV 89128

APN: 179093022, ASMT: 179093022
 RUBE INC
 C/O BEHAVIORAL SYSTEMS S W INC
 118 AVENIDA VICTORIA
 SAN CLEMENTE CA 92672

APN: 179093002, ASMT: 179093002
 SERGIO CERVANTES, ETAL
 3370 PONTIAC AVE
 RIVERSIDE CA. 92509

APN: 179083018, ASMT: 179083018
 RUBIDOUX ENTERPRISES INC
 C/O FAHIM S TANIOS
 1518 CASCANTE CT
 REDLANDS CA 92373

APN: 179170020, ASMT: 179170020
 SUNCAL EMERALD MEADOWS
 C/O BRUCE V COOK
 2392 MORSE AVE
 IRVINE CA 92614

APN: 179083016, ASMT: 179083016
 RUBIDOUX VILLAS
 C/O EDWARD HARDING
 P O BOX 2189
 CAPISTRANO BEACH CA 92624

APN: 179092009, ASMT: 179092009
 TRINIDAD MACEDO, ETAL
 5663 PAULA ST
 RIVERSIDE CA. 92509

APN: 179093001, ASMT: 179093001
 SAMUEL GALVEZ
 23329 OLD VALLEY DR
 MORENO VALLEY CA 92553

APN: 179092002, ASMT: 179092002
 URIEL TORRES, ETAL
 5674 RAYE ST
 RIVERSIDE CA. 92509

APN: 179083005, ASMT: 179083005
 SANTIAGO LOPEZ RAYA
 3238 PONTIAC AVE
 RIVERSIDE CA. 92509

APN: 179060008, ASMT: 179060008
 WILLIAM G SNYDER
 3271 AVALON ST
 RIVERSIDE CA. 92509

APN: 179092015, ASMT: 179092015
 SARA PATRICIA MARTINEZ
 5664 PAULA ST
 RIVERSIDE CA. 92509

APN: 179093003, ASMT: 179093003
 YOLANDA CORTEZ
 3358 PONTIAC AVE
 RIVERSIDE CA. 92509

APN: 179082007, ASMT: 179082007
 SAULO MONTALVO
 3241 PONTIAC AVE
 RIVERSIDE CA. 92509

APN: 179083004, ASMT: 179083004
 YVETTE M GURROLA
 3228 PONTIAC AVE
 RIVERSIDE CA. 92509

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

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 Managment,
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

Applicant:

Christopher S. Lindholm
Behavioral Systems Southwest, Inc.
118 Avenida Victoria
San Clemente, CA 92672

Engineer:

Dan Ruiz
KWC Engineers
1880 Compton Avenue, Suite 100
Corona, CA 92881

Owner:

Christopher S. Lindholm
Rube, Inc,
118 Avenida Victoria
San Clemente, CA 92672



**Riverside County Board of Supervisors
Request to Speak**



Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Chris Lindholm

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: (949) 492-3574

Date: 6/28/11 **Agenda #** 1.4

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

X **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.