

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



3013

FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 19, 2012

SUBJECT: GENERAL PLAN AMENDMENT NO. 1052 / CHANGE OF ZONE NO. 7718 /
CONDITIONAL USE PERMIT NO. 3629 - Applicant: AMS Group, LLC -
Engineer/Representative: Cozad & Fox, Inc. - Location: Northerly of Brookside Avenue and
easterly of Nancy Avenue - Zoning: Light Agriculture 1 Acre Minimum (A-1-1) - REQUEST: The
General Plan Amendment proposes to amend the Riverside County General Plan Land Use
Element for the subject property from Rural Community: Very Low Density Residential (RC:
VLDR) Foundation Component and Land Use Designation to Community Development:
Commercial Retail (CD: CR). The Change of Zone proposes to amend the zoning classification
for the subject property from Light Agriculture - 1 Acre Minimum (A-1-1) to General Commercial
(C-1/C-P). The Conditional Use Permit proposes two (2) phase mini-warehouse facility.

RECOMMENDED MOTION:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL
ASSESSMENT NO. 42206**, 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,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1052, amending the Land
Use Designation for the subject property from Rural Community: Very Low Density Residential
(RC:VLDR) Foundation Component and Land Use Designation to Community Development:
Commercial Retail (CD:CR); based on the findings and conclusions incorporated in the staff
report; pending final adoption of the General Plan Amendment Resolution by the Board of
Supervisors; and,

Carolyn Syms Luna
Carolyn Syms Luna
Planning Director

Initials:
CSL:pr/dm

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: November 20, 2012
xc: Planning(2), Applicant, Co.Co.

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

Prev. Agn. Ref.

District: 5/5

Agenda Number:

16.3

REVIEWED BY EXECUTIVE OFFICE

DATE 9/12/12 Tina Grande

Departmental Concurrence

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

The Honorable Board of Supervisors

Re: GENERAL PLAN AMENDMENT NO. 1051 / CHANGE OF ZONE NO. 7718 /

CONDITIONAL USE PERMIT NO. 3629

Page 2 of 2

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7718, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3629**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

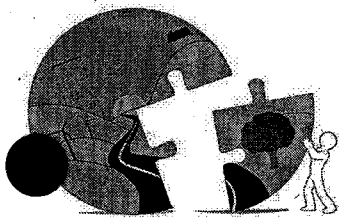
BACKGROUND:

On July 18, 2012, the Riverside County Planning Commission voted to recommend approval of this project (Vote 4-1 [Roth]). Planning staff introduced a memo to the Commission identifying two letters of concern from the City of Beaumont and Beaumont Unified School District, an e-mail of opposition from Daniel and Anita Kolly, and an amendment to the staff report findings.

The applicant, Marianne Cordova, requested the removal of two conditions of approval:

- 80. Planning. 5 (Acoustical Study); and,
- 10. Fire. 9 (Auto/Man Gates).

The Planning Commission removed the Planning Department's condition (80. Planning. 5) for the requirement of the Acoustical Study. After discussing the safety requirements for the automatic gate with the representative from the Fire Department, the Commission stated that the condition (10. Fire. 9) was kept as a matter of public safety.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

301 B

DATE: September 10, 2012

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *D.M.*

SUBJECT: General Plan Amendment No. 1052 (GPA1052)/Change of Zone No. 7718 (CZ7718)/
Conditional Use Permit No. 3629 (CUP3629)

(Charge your time to these case numbers)

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

- | | |
|--|--|
| <input type="checkbox"/> Place on Administrative Action <small>(Receive & File; EOT)</small> | <input checked="" type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small> |
| <input type="checkbox"/> Labels provided If Set For Hearing
<input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | <input checked="" type="checkbox"/> Publish in Newspaper:
(5th Dist) Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions; Ordinances; PNC)</small> | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small> | <input type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(5th Dist) Press Enterprise

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

Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG5559)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

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"

RCED SEP27'12 AM10:20



**PLANNING COMMISSION
4080 LEMON STREET, RIVERSIDE
MINUTE ORDER JULY 18, 2012**

I. AGENDA ITEM 3.3

**GENERAL PLAN AMENDMENT NO. 1052 / CHANGE OF ZONE NO. 7718 /
CONDITIONAL USE PERMIT NO. 3629** – Intent to Adopt a Mitigated Negative Declaration – Applicant: AMS Group, LLC – Engineer/Representative: Cozad & Fox, Inc. – Fifth/Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum), Cherry Valley Policy Area – Location: Northerly of Brookside Avenue and easterly of Nancy Avenue – 18.44 Gross Acres – Zoning: Light Agriculture - 1 Acre Minimum (A-1-1)

II. PROJECT DESCRIPTION:

The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) Foundation Component and Land Used Designation to Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) on 18.44 gross acres. The Change of Zone proposes to amend the zoning classification for the subject property from Light Agriculture - 1 Acre Minimum (A-1-1) to General Commercial (C-1/C-P) on 18.44 gross acres. The Conditional Use Permit proposes a two (2) phase mini-warehouse facility on 5.94 acres of a 18.44 gross acre site. The development for Phase I includes sixteen (16) multi-unit storage buildings totaling 84,025 square feet, 8,865 square feet of carport storage for approximately 18 vehicles, 35,100 square feet of gravel based outside storage area for approximately 81 vehicles and seven (7) parking spaces. The development for Phase II includes a 5,500 square foot multi-unit storage building. The existing 2,450 square foot single family residence shall be converted into a 500 square foot office and a 1,950 square foot caretaker's unit. The existing 1,320 square foot single family residence and 350 square foot barn are proposed for demolition. (Legislative)

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Christian Hinojosa at (951) 955-0972 or email chinojos@rctlma.org.

Speakers in favor of the subject proposal:

Marianne Cordova, Cherry Valley (626) 922-6343 mcordova@amstorage.com

Tom Breen, 4758 Rodeo, La Verne, CA (909) 392-3934 tombreen@live.com

Danny Cherry, Cherry Valley (951) 675-9133

Gail Cherry was present but did not speak



**PLANNING COMMISSION
4080 LEMON STREET, RIVERSIDE
MINUTE ORDER JULY 18, 2012**

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42206**, 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,

TENTATIVELY APPROVED GENERAL PLAN AMENDMENT NO. 1052, amending the Riverside County General Plan Land Use Element from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) Foundation Component and Land Used Designation to Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) in accordance with Exhibit #6; based on the findings and conclusions incorporated in the staff report, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVED CHANGE OF ZONE NO. 7718, amending the zoning classification for the subject property from Light Agriculture - 1 Acre Minimum (A-1-1) to General Commercial (C-1/C-P) in accordance with Exhibit #3; based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVED CONDITIONAL USE PERMIT NO. 3629, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

ADOPTED a **RESOLUTION RECOMMENDING ADOPTION** of General Plan Amendment No. 1052 to the Riverside County Board of Supervisors.

(Motion by Zuppardo, 2nd by Petty (Vote 4-1 (Roth)))

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

Agenda Item No.:
Area Plan: The Pass
Zoning District: Cherry Valley
Supervisory District: Fifth/Fifth
Project Planner: Christian Hinojosa
Planning Commission: July 18, 2012

GENERAL PLAN AMENDMENT NO. 1052
CHANGE OF ZONE NO. 7718
CONDITIONAL USE PERMIT NO. 3629
Environmental Assessment No. 42206
Applicant: AMS Group, LLC
Engineer/Representative: Cozad & Fox, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) Foundation Component and Land Use Designation to Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) on the subject site's 18.44 gross acres.

The Change of Zone proposes to amend the zoning classification for the subject property from Light Agriculture - 1 Acre Minimum (A-1-1) to General Commercial (C-1/C-P) on 18.44 gross acres.

The Conditional Use Permit proposes an 851 unit mini-warehouse/business records storage/boat-trailer-RV-vehicle storage facility on 5.94 acres of a 18.44 gross acre site in two (2) phases. The development for Phase I includes sixteen (16) multi-unit storage buildings totaling 84,025 square feet, 8,865 square feet of carport storage for approximately 18 vehicles, 35,100 square feet of gravel based outside storage area for approximately 81 vehicles and seven (7) parking spaces. The development for Phase II includes a 5,500 square foot multi-unit storage building. The existing 2,450 square foot single family residence shall be converted into a 500 square foot office and a 1,950 square foot caretaker's unit. The existing 1,320 square foot single family residence and 350 square foot barn are proposed for demolition.

The project site is located northerly of Brookside Avenue and easterly of Nancy Avenue.

BACKGROUND:

The General Plan Amendment was scheduled on the August 12, 2008 Planning Commission agenda for General Plan Amendment initiation proceeding comments. The Planning Commission commented that the Board of Supervisor's should issue an order of initiation of proceedings for the Amendment. On December 16, 2008, the Amendment received an adoption of an order initiating General Plan Amendment proceedings from the Board of Supervisors.

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------|--|
| 1. Existing Land Use (Ex. #1): | Single family residences and vacant land |
| 2. Surrounding Land Use (Ex. #1): | Single family residences to the north and west, single family residence and the Brookside Elementary School to the south and single family residence and the Beaumont High School to the east. |
| 3. Existing Zoning (Ex. #3): | Light Agriculture - 1 Acre Minimum (A-1-1) |
| 4. Surrounding Zoning (Ex. #3): | Light Agriculture - 1 Acre Minimum (A-1-1) to the north and west and Light Agriculture - 1 Acre Minimum (A-1-1) and the City of Beaumont to the |

5. General Plan Land Use (Ex. #6): south and east.
Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum), Cherry Valley Policy Area
6. Surrounding General Plan Land Use (Ex. #6): Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to the north and west and Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) and the City of Beaumont to the south and east.
7. Project Data:
Total Acreage: 18.44 Gross (5.94 for CUP03629)
Total Proposed Phases: 2
Total Proposed Number of Buildings: 18
Total Proposed Building Square Footage: 88,525
Total Proposed Parking Spaces: 7
8. Environmental Concerns: See attached Environmental Assessment No. 42206

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42206**, 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,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 1052**, amending the Riverside County General Plan Land Use Element from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) Foundation Component and Land Used Designation to Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) in accordance with Exhibit #6; based on the findings and conclusions incorporated in the staff report, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7718**, amending the zoning classification for the subject property from Light Agriculture - 1 Acre Minimum (A-1-1) to General Commercial (C-1/C-P) in accordance with Exhibit #3; based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3629**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

ADOPTION of a **RESOLUTION RECOMMENDING ADOPTION** of General Plan Amendment No. 1052 to the Riverside County Board of Supervisors.

CONCLUSIONS:

1. The proposed project is in conformance with the proposed Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) land use designation, and with all other elements of the Riverside County General Plan including the applicable Policy Area.

2. The proposed project is consistent with the applicable policies of the Cherry Valley Policy Area.
3. The proposed project is consistent with the proposed General Commercial (C-1/C-P) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
4. The public's health, safety and general welfare are protected through project design.
5. The proposed project is clearly compatible with the present and future logical development of the area.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
7. The proposed project will not have a significant effect on the environment.

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

1. The project site is proposing a designation of Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) and is located within the Cherry Valley Policy Area, on The Pass Area Plan.
2. The Community Development: Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses, and the Cherry Valley Policy Area is intended to maintain the predominantly rural community nature of this area. The mini-warehouse facility is a commercial land use and is consistent with the applicable policies of the Cherry Valley Policy Area.
3. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to the north and west and Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) and the City of Beaumont to the south and east.
4. In order to support the proposed General Plan Amendment, it must be established that the proposal could possibly satisfy certain required findings. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation and Agriculture. Each category has distinct required findings.

The General Plan Amendment falls into the Foundation Amendment category, because it is changing between Foundation-Components.

The Administration Element of the General Plan explains a Planning Commission resolution recommending approval of a regular Foundation Component Amendment and a Board of Supervisors resolution approving a regular Foundation Component Amendment shall include findings, based on substantial evidence, that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with

the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.

Consideration Analysis:

- i) There is substantial evidence that new conditions or circumstances justify the proposed change.

The Land Use Element of the General Plan argues that development should be clustered around community centers and that leapfrog development should be discouraged. The proposed Amendment is adjacent to residential neighborhoods which have very few commercial use developments within their vicinity. The proposed Amendment is consistent with the pattern of approved development along Cherry Valley Boulevard and Beaumont Avenue. The findings can be made that the proposed Amendment contributes to the purposes of the General Plan.

- ii) The proposed change does not conflict with the overall Riverside County Vision.

The appropriate finding for the proposed Amendment is "An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County." The proposed Amendment is consistent with the existing General Plan as commercial/retail employment options are few for the residents that surround the proposed project and the County.

The Pass Area Plan Circulation Plan identifies the following additional findings that support the proposed General Plan. PAP 10.3.b "Support the development of regional transportation facilities and services (such as high-occupancy vehicle lanes, express bus service, and fixed transit facilities), which will encourage the use of public transportation and ride-sharing for longer distance trips." The project site is bordered by Brookside Avenue, Cherry Valley Boulevard and Beaumont Avenue. The proposed project meets with all applicable circulation policies of the General Plan. With the improvements to existing streets, residences in the area will be provided with greater opportunities for local jobs and shopping thereby increasing the opportunities for reduced reliance on automobiles for transportation and offering opportunities for pedestrian and bicycle use. Adequate circulation facilities exist, and are under construction or will be constructed as part of the proposed project to serve the project and the surrounding area. These findings are made for the proposed Amendment.

- iii) The proposed change does not create an internal inconsistency among the Elements of the General Plan.

The proposed General Plan Amendment would not create an internal inconsistency among the elements of the General Plan.

5. The current zoning for the subject site is Light Agriculture - 1 Acre Minimum (A-1-1).
6. The proposed zoning for the subject site is General Commercial (C-1/C-P).

7. In accordance with Section 9.1. a.(59), b.(18) & d.(9), the proposed uses, on-site operator's residence, trailer and boat storage and mini-warehouse, are permitted subject to approval of a conditional use permit in the General Commercial (C-1/C-P) zone.
8. The proposal, as designed, is consistent with the development standards set forth in the General Commercial (C-1/C-P) zone.
9. The project site is surrounded by properties which are zoned Light Agriculture - 1 Acre Minimum (A-1-1) to the north and west and Light Agriculture - 1 Acre Minimum (A-1-1) and the City of Beaumont to the south and east.
10. Residential and educational uses have been constructed and are operating in the project vicinity.
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. 42206 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Cultural Resources
 - c. Geology/Soils
 - d. Greenhouse Gas Emissions
 - e. Hydrology/Water Quality
 - f. Noise

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. The Stephen's Kangaroo Rat Fee Area (Ordinance No. 663.10);
 - b. An Agriculture Preserve;
 - c. A City Sphere of Influence;
 - d. An Airport Influence Area;
 - e. A Redevelopment Area;
 - f. A WRCMSHCP Criteria Cell;
 - g. A High Fire area; or,
 - h. A Dam Inundation Area.
3. The project site is located within:
 - a. The Mt. Palomar Lighting Ordinance No. 655 (Zone B);
 - b. An WRCMSHCP Fee Area (Ordinance No. 810);
 - c. A Development Impact Fee Area (Ordinance No. 659);
 - d. The Beaumont-Cherry Valley Water District;
 - e. The Cherry Valley #27 County Service Area;

- f. The Cherry Valley Policy Area;
 - g. A Circulation Element Right-Of-Way (Secondary 100' ROW);
 - h. An Undetermined Paleontological Potential;
 - i. A County Fault Zone;
 - j. A Flood Zone;
 - k. An Area Low Liquefaction Potential;
 - l. An Area Susceptible to Subsidence; and,
 - m. The boundaries of the Beaumont Unified School District.
4. The subject site is currently designated as Assessor's Parcel Numbers 405-230-002, 405-230-006 and 405-230-010.

4
5 **RESOLUTION**
6 **RECOMMENDING ADOPTION OF**
7 **GENERAL PLAN AMENDMENT NO. 1052**

8 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a
9 public hearing was held before the Riverside County Planning Commission in Riverside, California on
10 July 18, 2012 to consider the above-referenced matter; and,

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

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

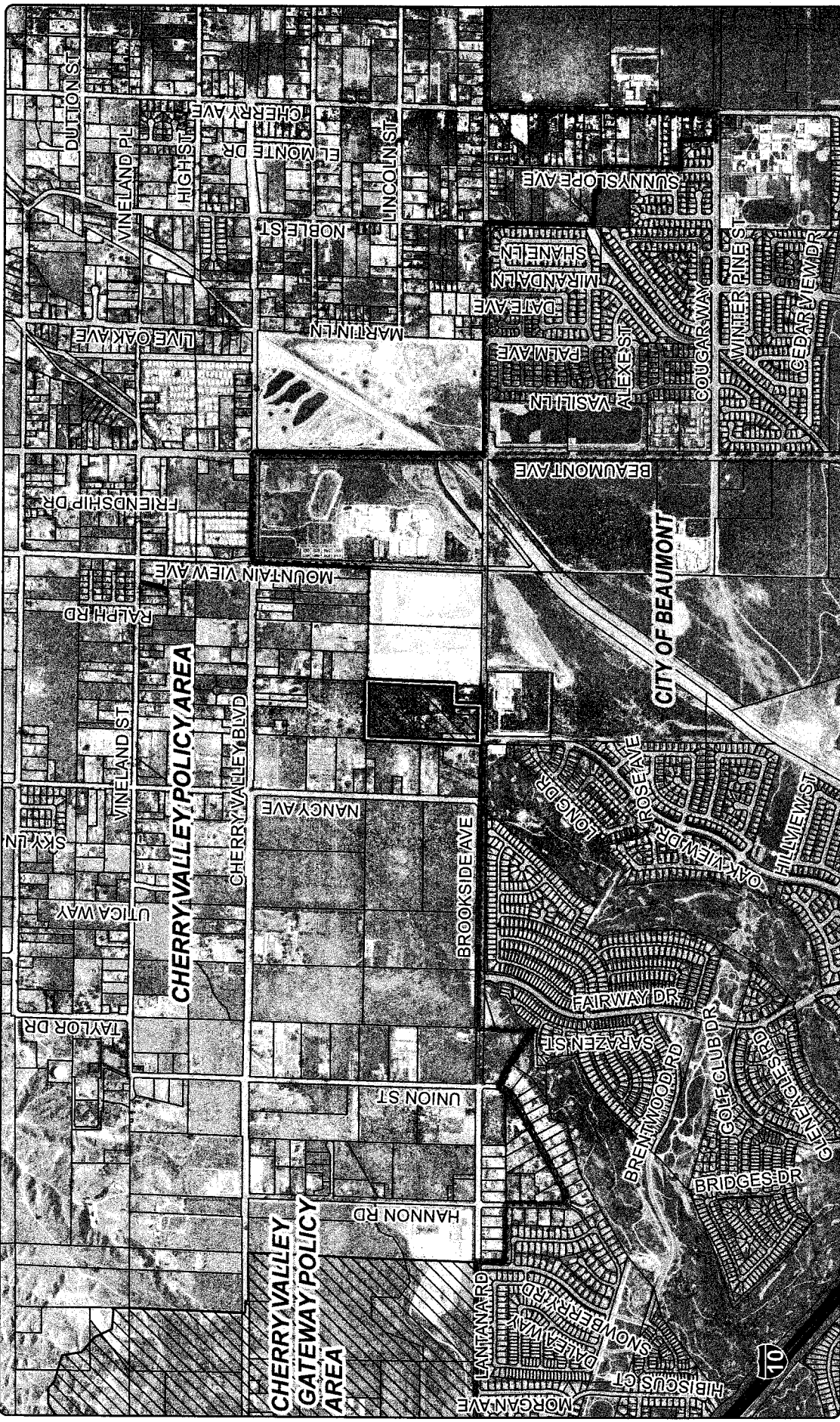
18 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
19 Commission of the County of Riverside, in regular session assembled on July 18, 2012, that it has
20 reviewed and considered the environmental document prepared or relied on and recommends the
21 following based on the staff report and the findings and conclusions stated therein:
22

23 **ADOPTION/CERTIFICATION** of the environmental document, and **ADOPTION** of
24 General Plan Amendment No. 1052.
25
26
27
28

**RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01052 CZ07718 CUP03629
VICINITY/POLICY AREAS**

Supervisor Ashley
District 5

Date Drawn: 05/02/2012
Vicinity Map



Assessors Bk. Pg. 405-23
Thomas Bros. Pg. 690 G5
Edition 2011



Zoning District: Cherry Valley
Township/Range: T2SR1W
Section: 28

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) 955-4200 (Western County) or in Ingle at (760) 863-8277 (Eastern County) or website at <http://www.co.riverside.ca.us/index.html>



RIVERSIDE COUNTY PLANNING DEPARTMENT

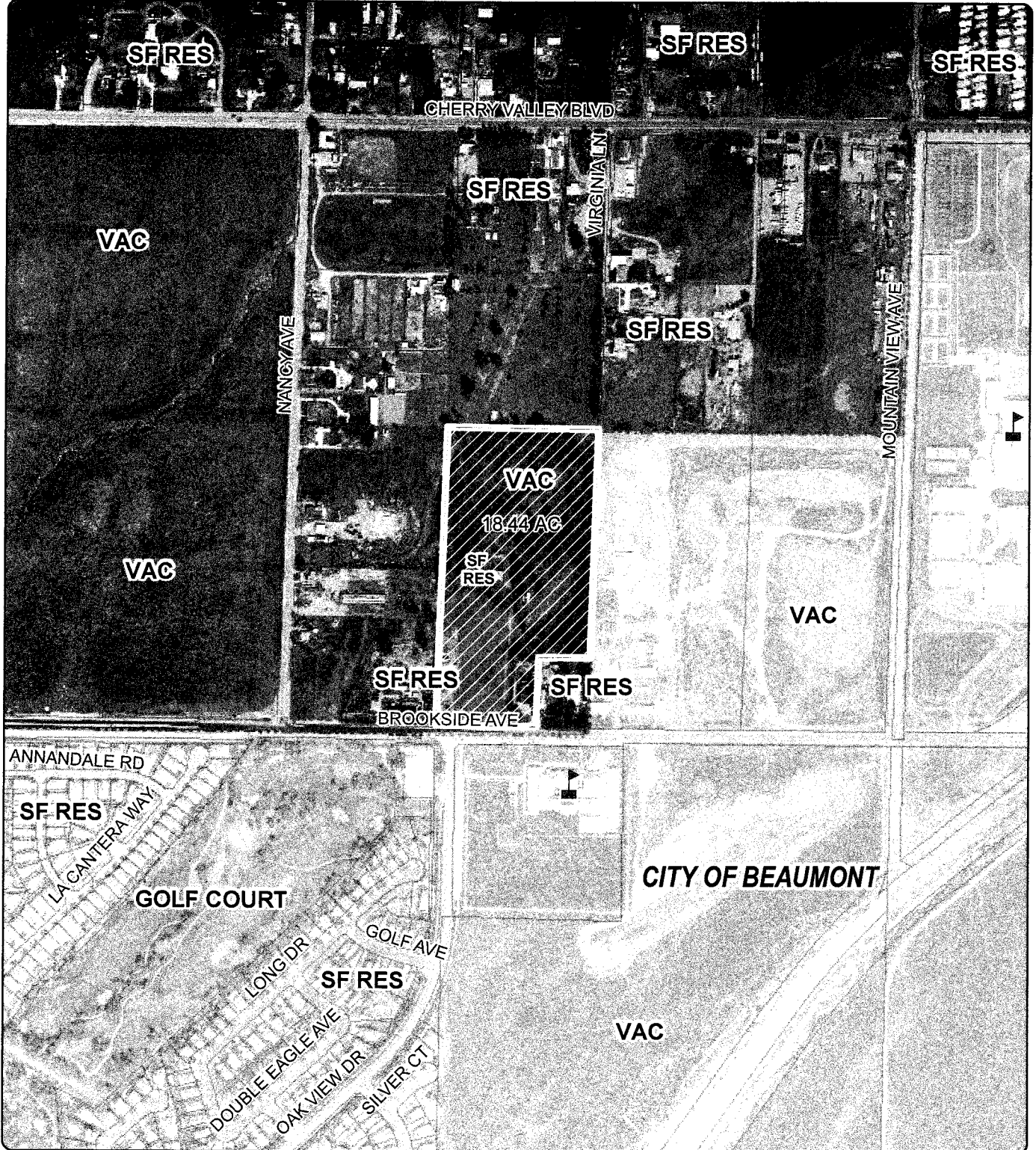
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LAND USE

Date Drawn: 05/02/2012

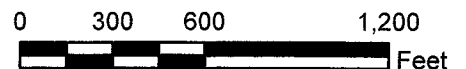
Exhibit 1

Supervisor Ashley
District 5



Zoning District: Cherry Valley
Township/Range: T2SR1W
Section: 28

Assessors Bk. Pg. 405-23
Thomas Bros. Pg. 690 G5
Edition 2011



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RIVERSIDE COUNTY PLANNING DEPARTMENT

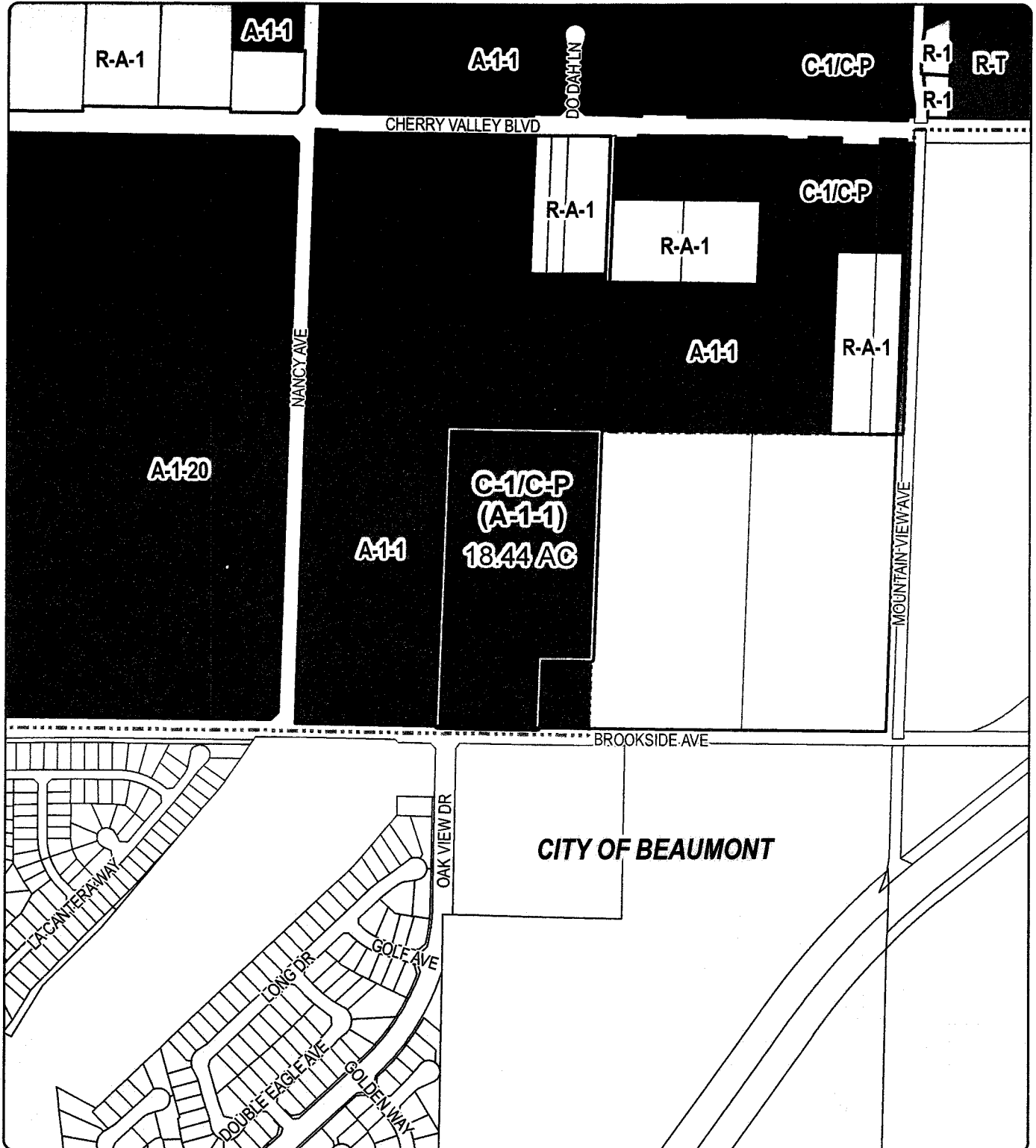
GPA01052 CZ07718 CUP03629

Date Drawn: 05/02/2012

Supervisor Ashley
District 5

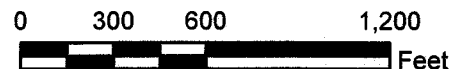
PROPOSED ZONING

Exhibit 3



Zoning District: Cherry Valley
Township/Range: T2SR1W
Section: 28

Assessors Bk. Pg. 405-23
Thomas Bros. Pg. 690 G5
Edition 2011



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RIVERSIDE COUNTY PLANNING DEPARTMENT

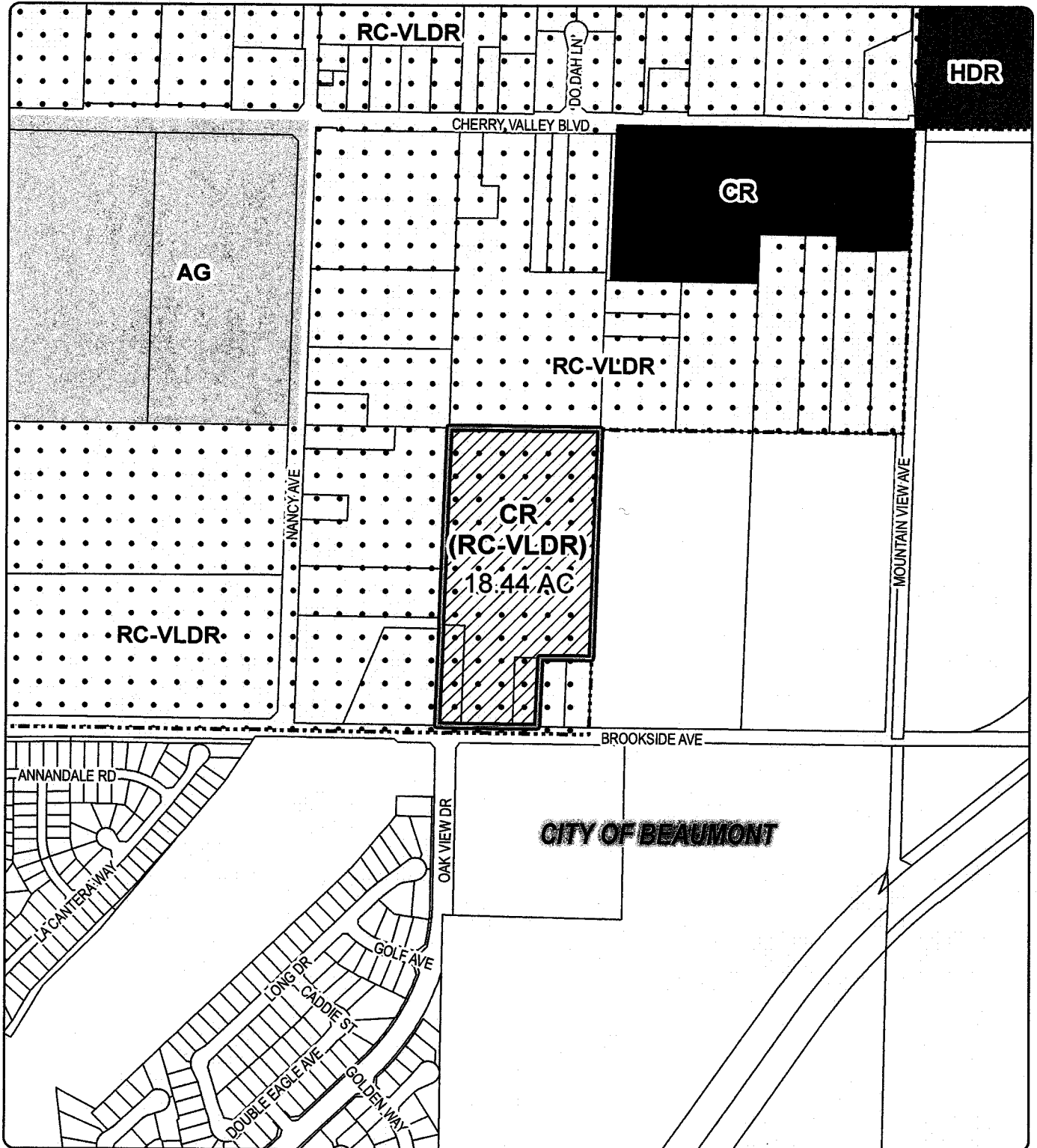
GPA01052 CZ07718 CUP03629

PROPOSED GENERAL PLAN

Date Drawn: 05/02/2012

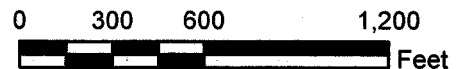
Exhibit 6

Supervisor Ashley
District 5



Zoning District: Cherry Valley
Township/Range: T2SR1W
Section: 28

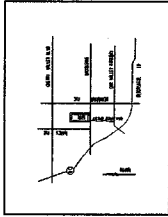
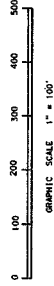
Assessors Bk. Pg. 405-23
Thomas Bros. Pg. 690 G5
Edition 2011



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.rtpa.co.riverside.ca.us/index.html>



SCALE 1" = 100'



VICINITY MAP

GENERAL INFORMATION

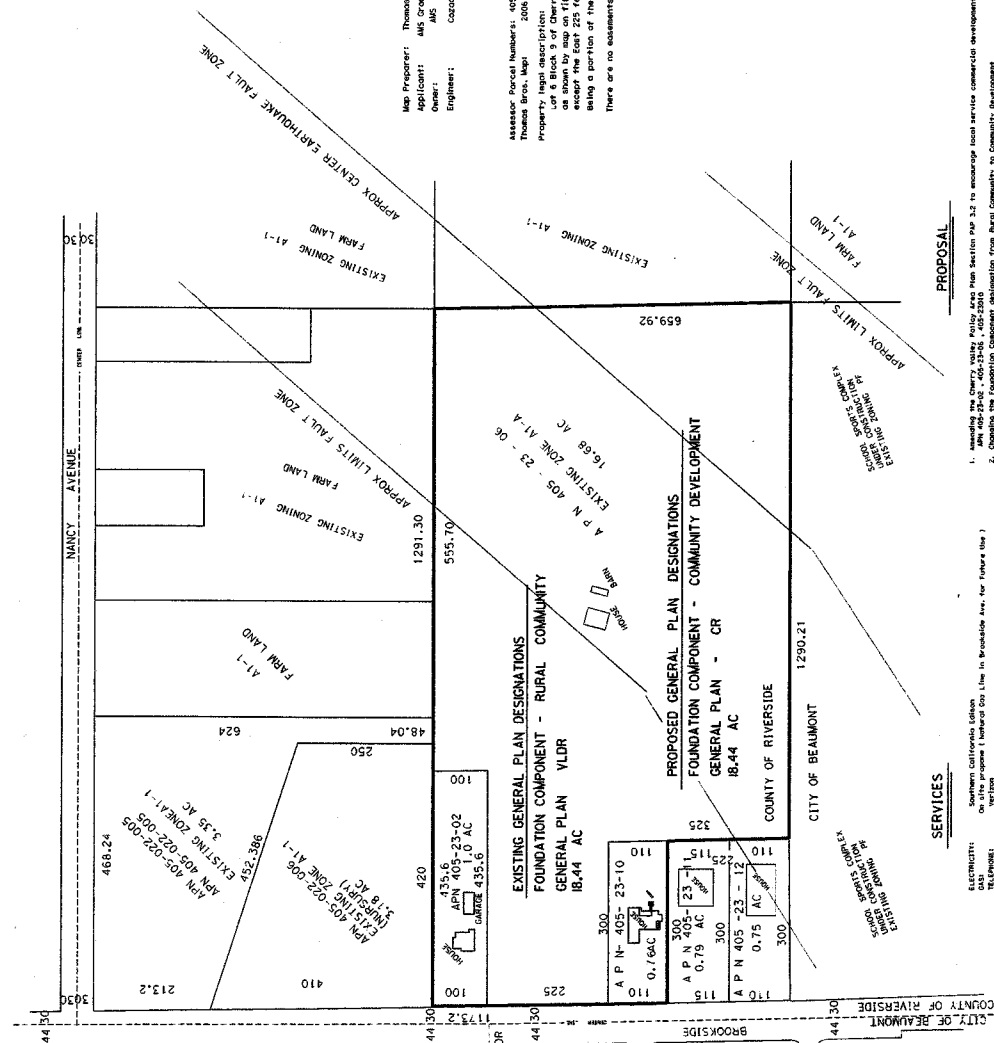
Map Preparer: Thomas Breen 4758 Rodde Loop, La Verne CA, 91750 (951) 437-8523
 Applicant: AMS Group, LLC 781 E. San Bernardino Rd, Covina, CA 91723 (626) 332-5211
 Owner: AMS Group, LLC 781 E. San Bernardino Rd, Covina, CA 91723 (626) 332-5211
 Engineer: Costello & Fox, Inc. 151 S. Grand St., Hemet, CA 93244 (951) 682-4454

Map Preparer: Thomas Breen 4758 Rodde Loop, La Verne CA, 91750 (951) 437-8523
 Applicant: AMS Group, LLC 781 E. San Bernardino Rd, Covina, CA 91723 (626) 332-5211
 Owner: AMS Group, LLC 781 E. San Bernardino Rd, Covina, CA 91723 (626) 332-5211
 Engineer: Costello & Fox, Inc. 151 S. Grand St., Hemet, CA 93244 (951) 682-4454

Assessor's Parcel Numbers: 405-023-002, 405-023-005, and 405-023-010
 Thomas Bros. Map 2006 Edition Page 600 D-5

Property legal description:
 Lot 6 Block 9 of Cherry Valley West Addition, in the County of Riverside, State of California, as shown by map on file in Book 6 Page 35 of Maps, Records of Riverside County, California, being a portion of the E1/2-S1/4-SE1/4-S28-T2S-R1W-SB BM.

There are no assessments of record against or pertaining to said property.



GENERAL PLAN AMENDMENT NO. 1052

CHERRY VALLEY CALIFORNIA
 A PORTION OF E1/2 SW1/4 SE1/4 SEC 28 T2S R1W SB B and M
 RIVERSIDE COUNTY

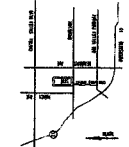
DRAWN BY: TMS
A M S GROUP, LLC
 781 E SAN BERNARDINO ROAD
 COVINA CALIFORNIA 91723
 SCALE 1" = 100'
 MARCH 2012
 SHEET 1 OF 1

PROPOSAL

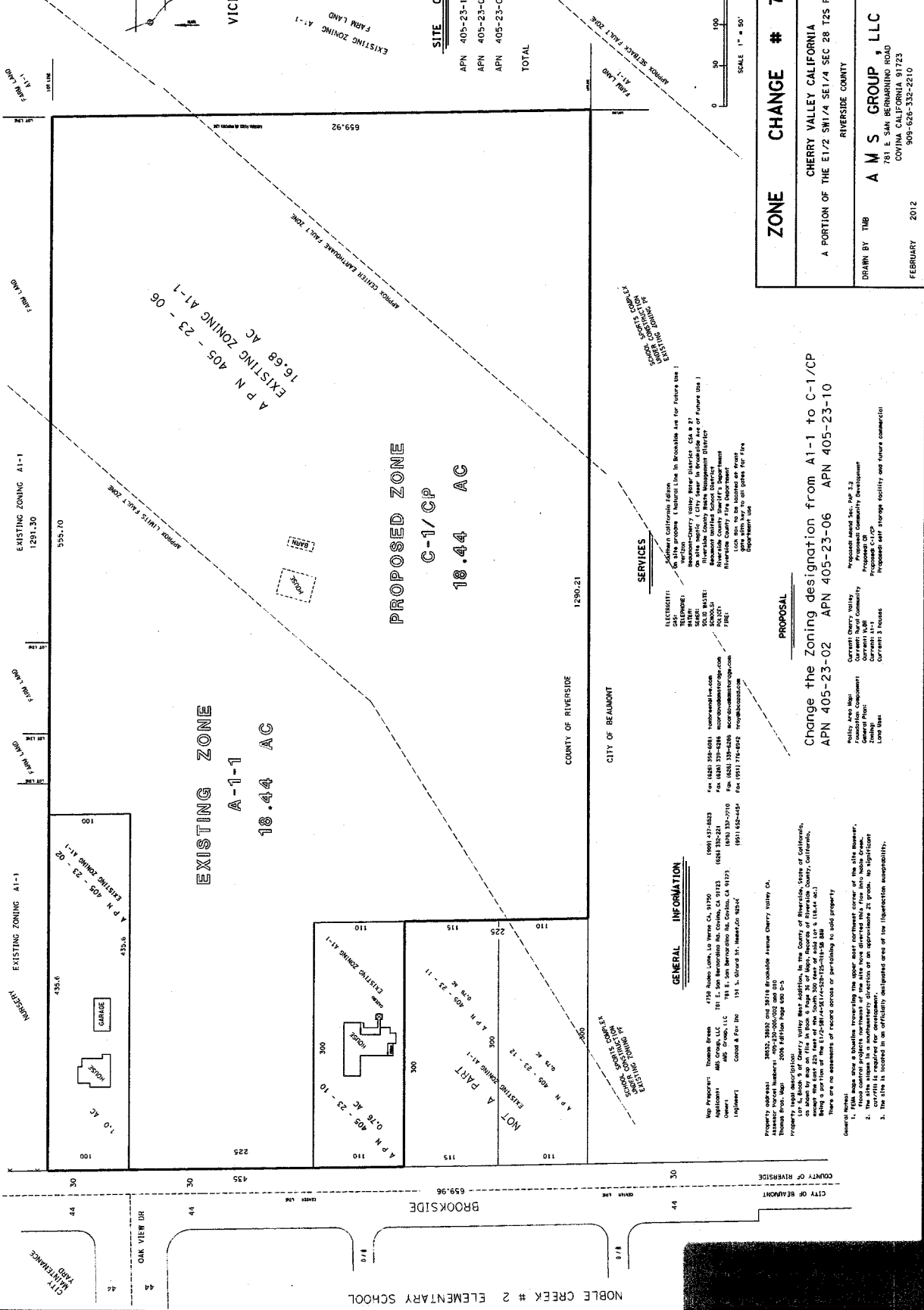
1. Revising the Cherry Valley Millage Map with Section 3.2 to encourage local service commercial development
2. Changing the Foundation Component designation from Rural Community to Community, River Side
3. Changing the General Plan designation from RUP to CR

SERVICES

- ELECTRICITY:** Southern California Edison
 On this project I intend to: Use in accordance with future use.)
- WATER:** Mission-Cherry Valley Water Meter: C24 & 27
 5000 WEST
 RIVERSIDE COUNTY WATER MANAGEMENT DISTRICT
 RIVERSIDE COUNTY WATER DISTRICT
 RIVERSIDE COUNTY FIRE DEPARTMENT
 5000 WEST
 RIVERSIDE COUNTY FIRE DEPARTMENT



VICINITY MAP



SITE COVERAGE

APN 405-23-10	0.76 AC
APN 405-23-02	1.00 AC
APN 405-23-06	16.68 AC
TOTAL	18.44 AC

GENERAL INFORMATION

Map Prepared: Thomas Brown 4750 Home Lane, La Verne, CA 91790 (909) 437-8823
 Project: 18.44 AC of Cherry Valley West Addition, in the County of Riverside, State of California, being a portion of the E1/2 S1/4 SE1/4 SEC 28 T2S R1W SB B8M
 Applicant: 781 E SAN WENDELINO ROAD COVINA CALIFORNIA 91723 (931) 652-1454
 Project: 18.44 AC of Cherry Valley West Addition, in the County of Riverside, State of California, being a portion of the E1/2 S1/4 SE1/4 SEC 28 T2S R1W SB B8M
 There are no assessments of record or partially to this property.

PROPOSAL

Change the Zoning designation from A1-1 to C-1/CP
 APN 405-23-02 APN 405-23-06 APN 405-23-10

Map No. 18.44 AC of Cherry Valley West Addition, in the County of Riverside, State of California, being a portion of the E1/2 S1/4 SE1/4 SEC 28 T2S R1W SB B8M
 Project: 18.44 AC of Cherry Valley West Addition, in the County of Riverside, State of California, being a portion of the E1/2 S1/4 SE1/4 SEC 28 T2S R1W SB B8M
 There are no assessments of record or partially to this property.

ZONE CHANGE # 7718

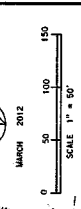
CHERRY VALLEY CALIFORNIA
 A PORTION OF THE E1/2 S1/4 SE1/4 SEC 28 T2S R1W SB B8M
 RIVERSIDE COUNTY

DRAIN BY TMB
A M S GROUP, LLC
 781 E SAN WENDELINO ROAD
 COVINA CALIFORNIA 91723
 909-652-332-2210

FEBRUARY 2012

SCALE 1" = 50'

SHEET 1 OF 1



LEGEND

EXISTING ELEVATION (ft)

EXISTING FENCE

NATURAL SLOPE

SITE COVERAGE

603246

SITE 10.44 AC

TRIP GRADED FIRE ACCESS ROAD EASEMENT 0.47 AC
(WILL BE CREATED BY SEPARATE DOCUMENT)

CIP 5.94 AC

258746 32.2 X

DESCRIPTION

50 FT X

CIP SITE 5.94 AC

258746

90975 35.16 X

BUILDINGS/HOUSE

35100 13.59 X

VEHICLE STORAGE

1440 0.56 X

ASPHALT PAVING

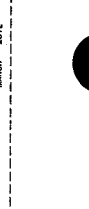
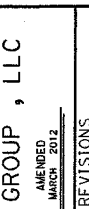
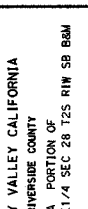
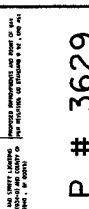
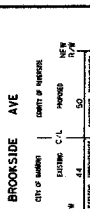
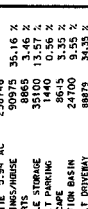
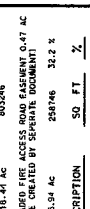
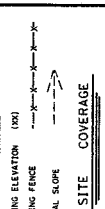
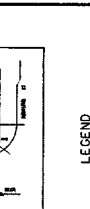
29415 3.35 X

DECKING FOR BASKIN

29415 3.35 X

ASPHALT DRIVEWAY

88879 34.25 X



CUP # 3629

CHERRY VALLEY CALIFORNIA

RIVERSIDE COUNTY

A PORTION OF

E1/2 SW1/4 SE1/4 SEC 28 T2S RW SB 88M

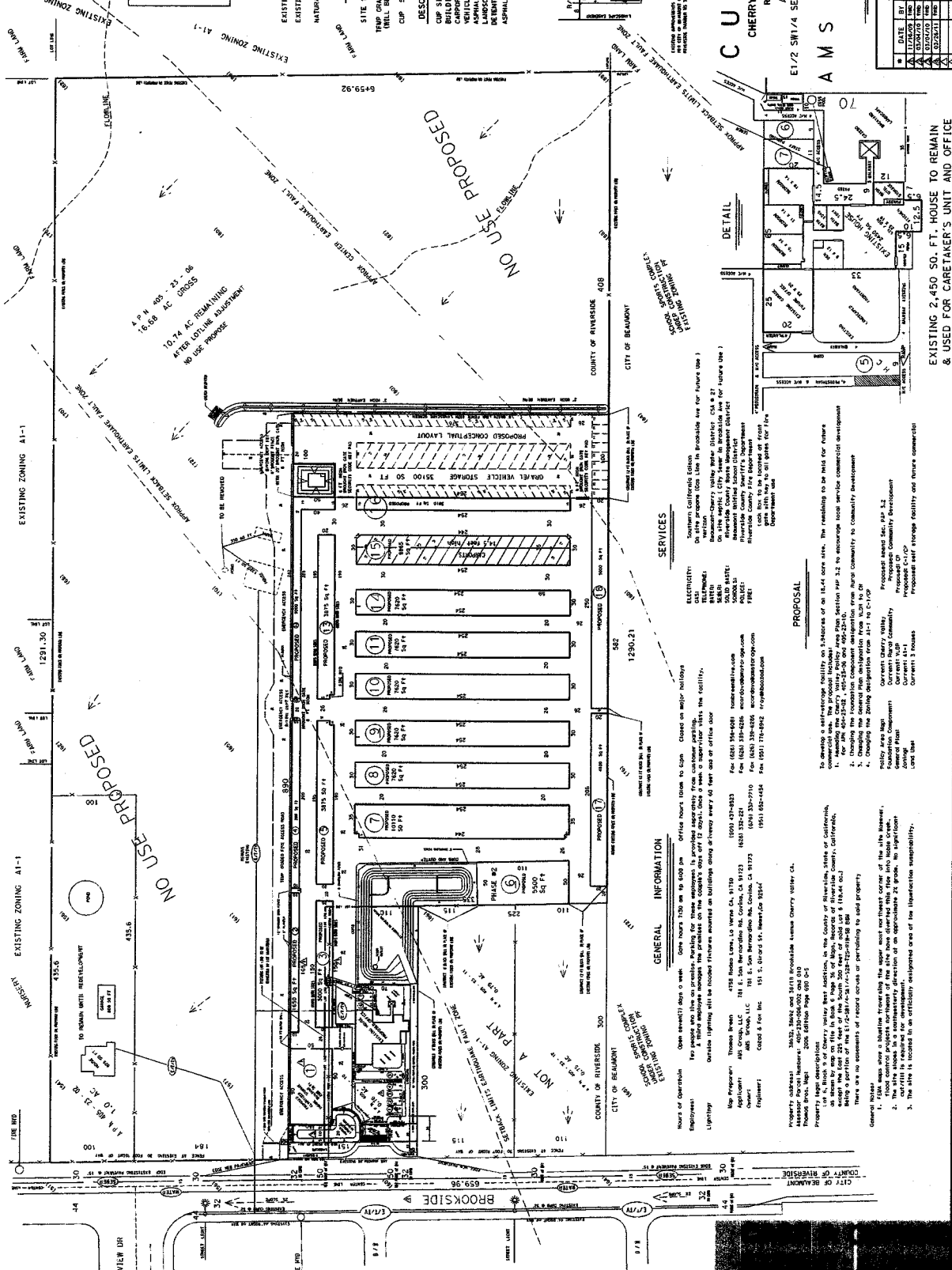
A M S GROUP, LLC

AMENDED

MARCH 2012

REVISIONS

DATE	BY	DESCRIPTION
3/1/12	AMS	INITIAL SUBMITTAL
3/1/12	AMS	REVISIONS TO PER CITY COMMENTS
3/1/12	AMS	REVISIONS TO PER CITY COMMENTS
3/1/12	AMS	REVISIONS TO PER CITY COMMENTS
3/1/12	AMS	REVISIONS TO PER CITY COMMENTS
3/1/12	AMS	REVISIONS TO PER CITY COMMENTS
3/1/12	AMS	REVISIONS TO PER CITY COMMENTS
3/1/12	AMS	REVISIONS TO PER CITY COMMENTS
3/1/12	AMS	REVISIONS TO PER CITY COMMENTS
3/1/12	AMS	REVISIONS TO PER CITY COMMENTS



EXISTING 2,450 SQ. FT. HOUSE TO REMAIN
& USED FOR CARETAKER'S UNIT AND OFFICE

PROPOSAL

To develop an self-storage facility on 3.4 acres of an 8.44 acre site. The remaining to be held for future commercial use. The proposed building is a 100,000 sq ft self-storage facility with 10,000 sq ft of office space.

1. The proposed building is a 100,000 sq ft self-storage facility with 10,000 sq ft of office space.
2. The proposed building is a 100,000 sq ft self-storage facility with 10,000 sq ft of office space.
3. The proposed building is a 100,000 sq ft self-storage facility with 10,000 sq ft of office space.
4. The proposed building is a 100,000 sq ft self-storage facility with 10,000 sq ft of office space.

GENERAL INFORMATION

Hours of operation: Open 7 days a week. Office hours 10:00 am to 6:00 pm.

Employees: For people who live on premises. Parking for three employees. Is provided separately from customer parking.

Lighting: Security lighting will be provided. Security lighting will be provided. Security lighting will be provided.

Map Producers: Thomas Brown, 4758 Bonita Lane, Los Verdes, CA 91790, (951) 471-4823

Applicant: AMS Group, LLC, 181 E. San Bernardino Rd., Corning, CA 91323, (833) 332-2211

Engineer: Chad & Joe Inc., 151 S. Grand St., Anaheim, CA 92804, (714) 522-0426

Property address: 3630, 3632, and 3634 Brookside Avenue, Cherry Valley, CA 92522

Project No.: 12301.21

Project Name: Self-Storage Facility

Project Location: 3630, 3632, and 3634 Brookside Avenue, Cherry Valley, CA 92522

Project Area: 3.4 acres

Project Status: Proposed CUP

Project Owner: AMS Group, LLC

Project Architect: Chad & Joe Inc.

Project Engineer: Chad & Joe Inc.

SERVICES

Electricity: Southern California Edison

Water: City of Beaverton

Sewer: City of Beaverton

Gas: City of Beaverton

Fire: City of Beaverton

Police: City of Beaverton

Public Works: City of Beaverton

Health: City of Beaverton

Library: City of Beaverton

Post Office: City of Beaverton

Fire Station: City of Beaverton

Police Station: City of Beaverton

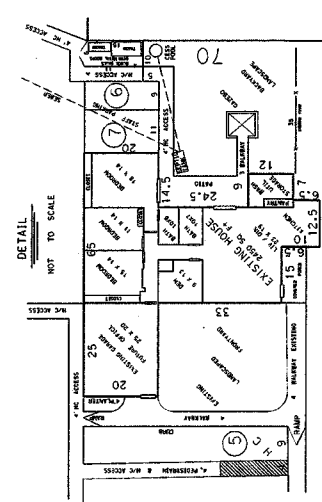
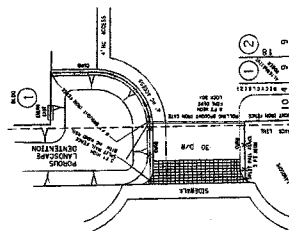
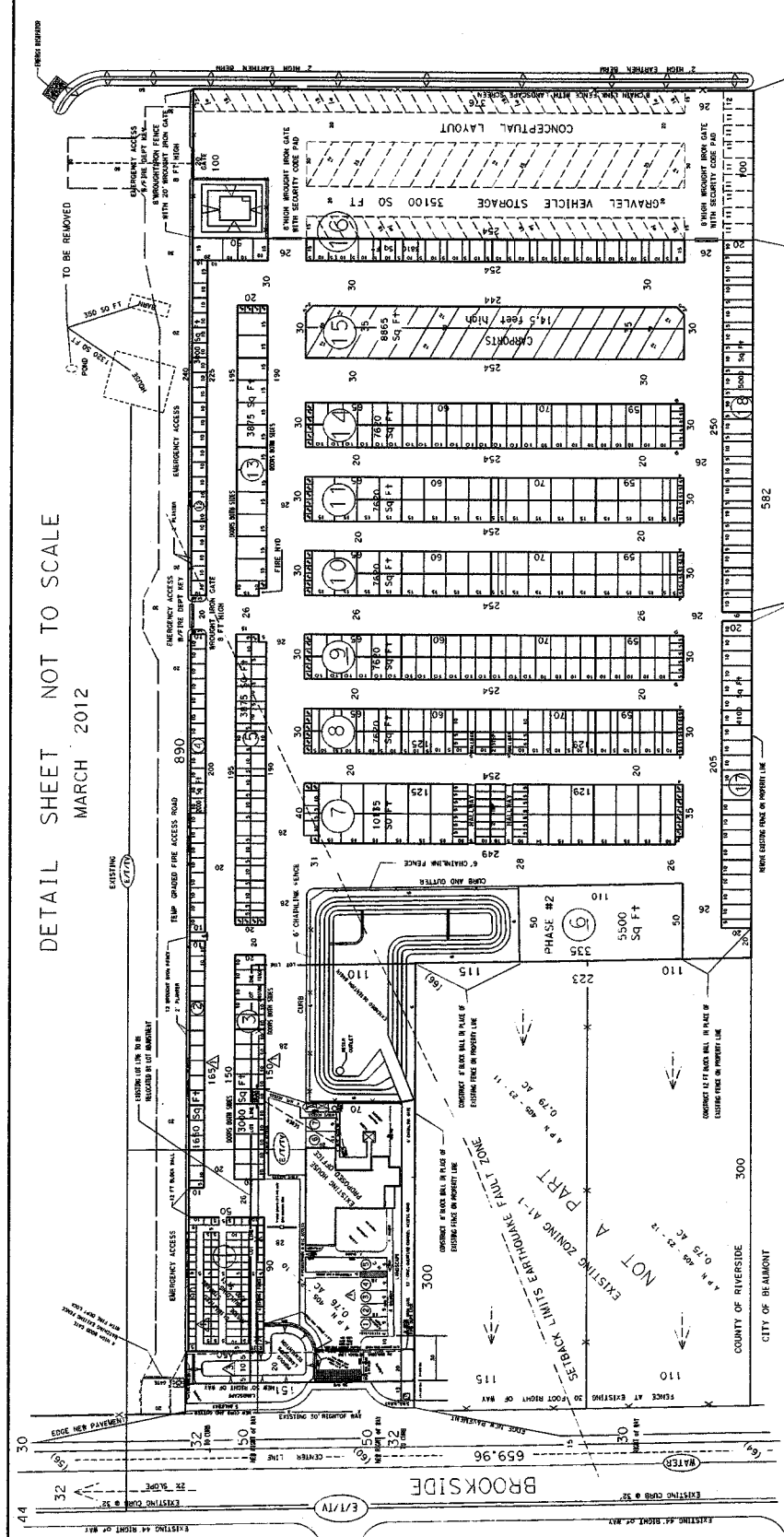
Public Works Station: City of Beaverton

Health Station: City of Beaverton

Library Station: City of Beaverton

Post Office Station: City of Beaverton

DETAIL SHEET NOT TO SCALE
MARCH 2012



CUP # 3629
 CHERRY VALLEY CALIFORNIA
 RIVERSIDE COUNTY
 PORTION OF E1/2 SW1/4 SET1/4 SEC 28 T2S R1W SB B&M

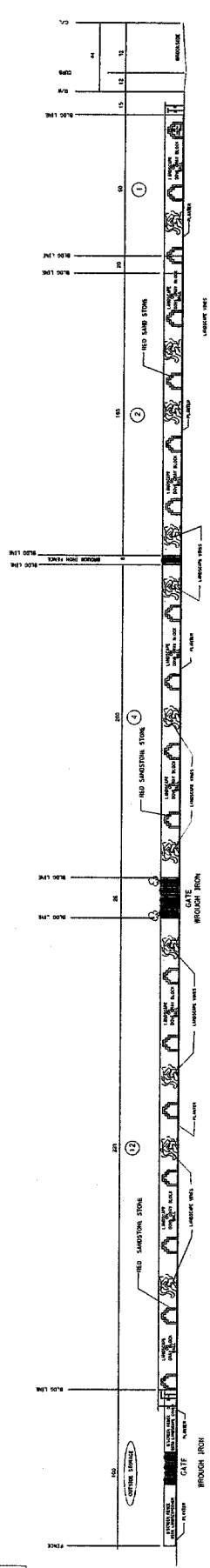
A M S GROUP, LLC
 AMENDED
 MARCH 2012

EXISTING 2,450 SQ. FT. HOUSE TO REMAIN
 & USED FOR CARETAKER'S UNIT AND OFFICE



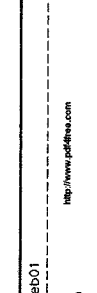
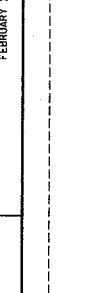
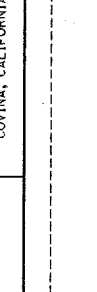
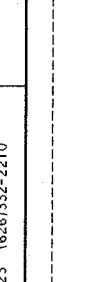
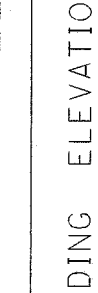
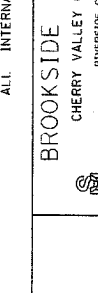
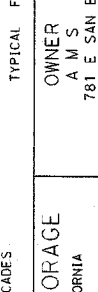
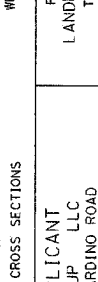
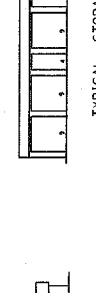
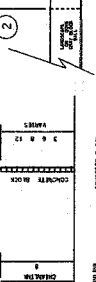
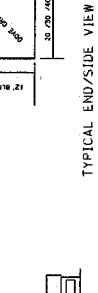
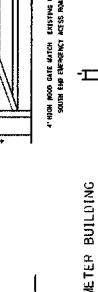
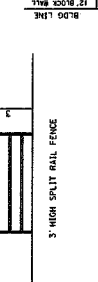
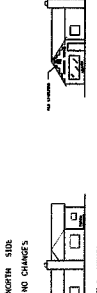
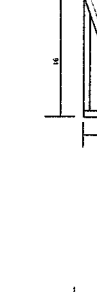
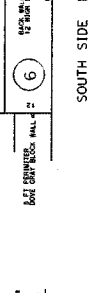
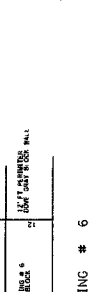
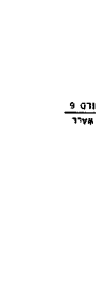
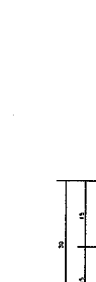
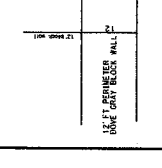
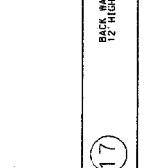
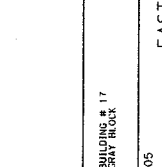
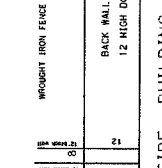
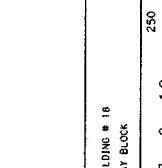
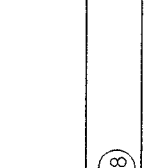
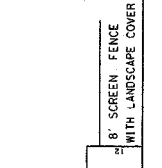
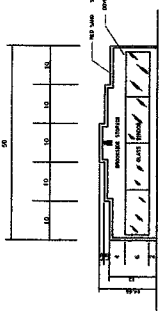
RIVERSIDE COUNTY CUP # 3629

SHEET 3 OF 3
NOT TO SCALE
FEBRUARY 2012



WEST SIDE BUILDINGS # 1 2 4 12

EAST SIDE BUILDING 17 & 18



NO.	DATE	BY	DESCRIPTION

PREPARED BY
LANDMARK DEVELOPMENT
THOMAS BREEN
4758 RODEO LN, LA VERNE, CA 91750
(909) 392 3934

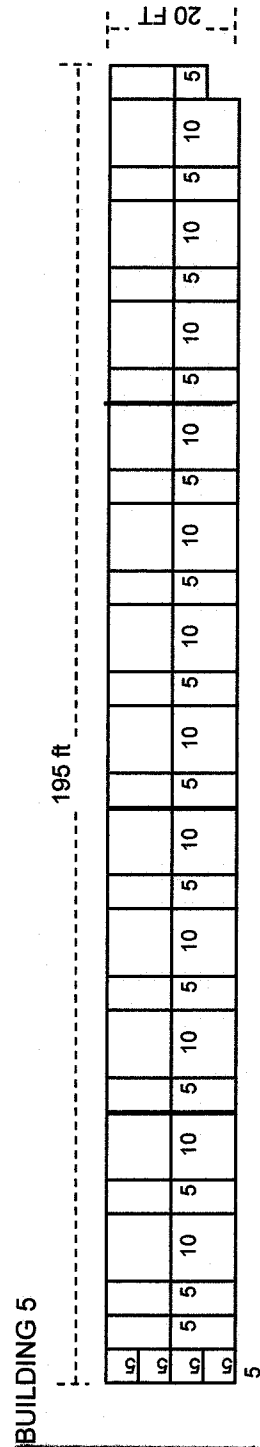
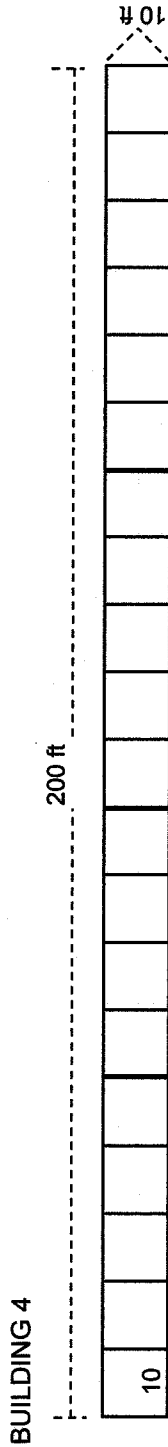
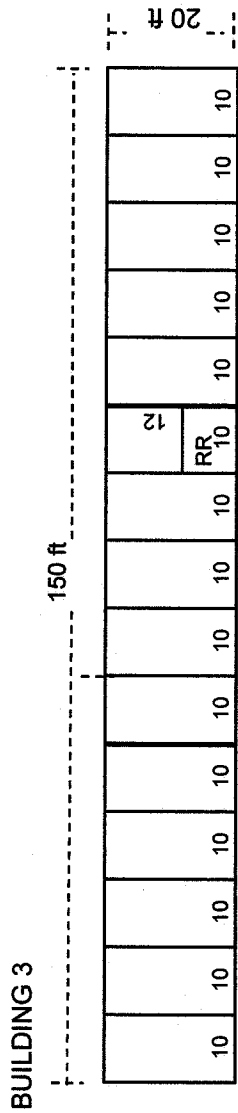
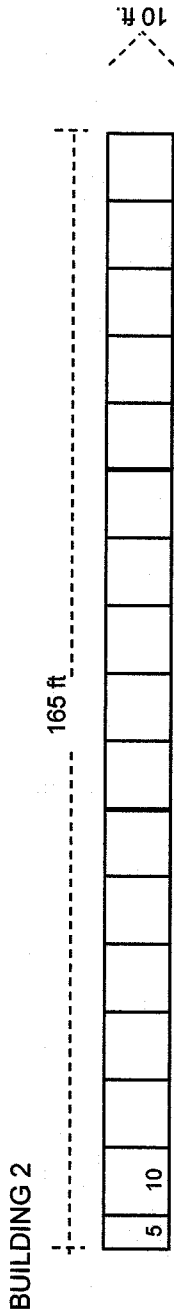
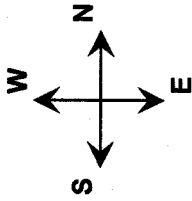
OWNER APPLICANT
A M S GROUP LLC
781 E SAN BERNARDINO ROAD
COVINA, CALIFORNIA 91723 (626)332-2210

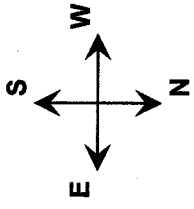
BROOKSIDE STORAGE
CHERRY VALLEY CALIFORNIA
RIVERSIDE COUNTY
FEBRUARY 2012

DING ELEVATIONS

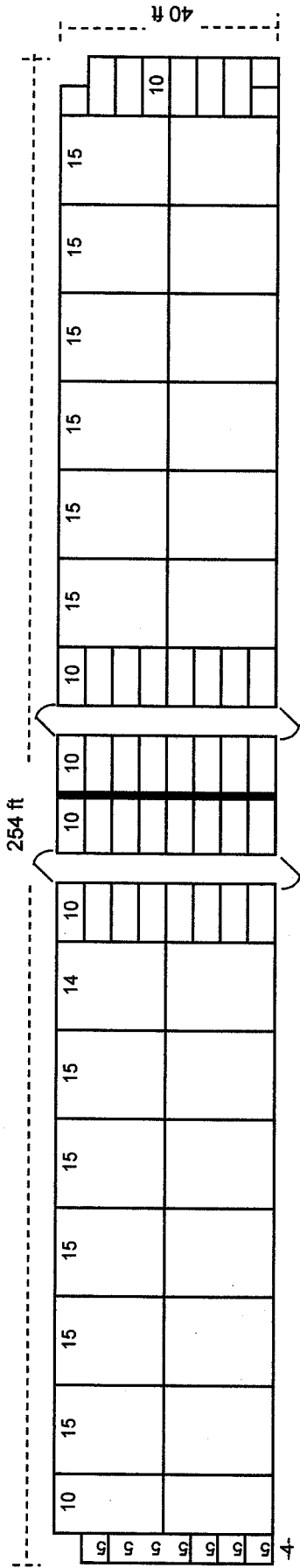
AMS GROUP, LLC Conditional Use Permit 3629

STORAGE BUILDING FLOOR PLAN October 2011

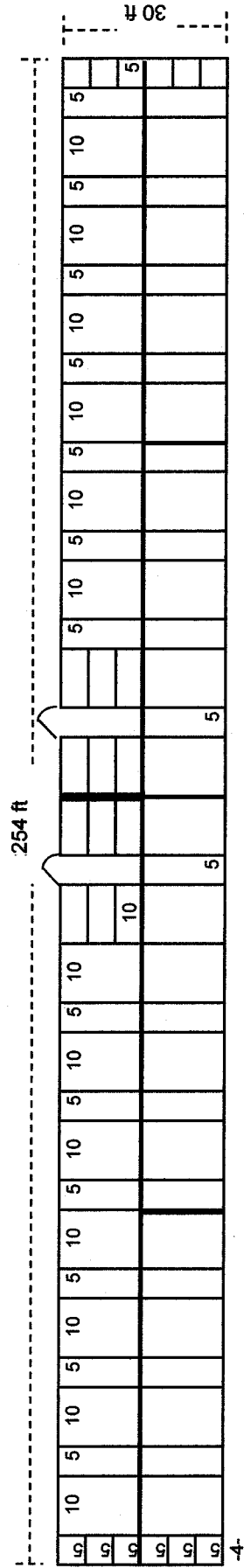




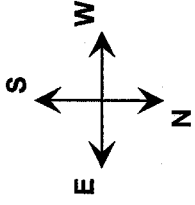
BUILDINGS 7



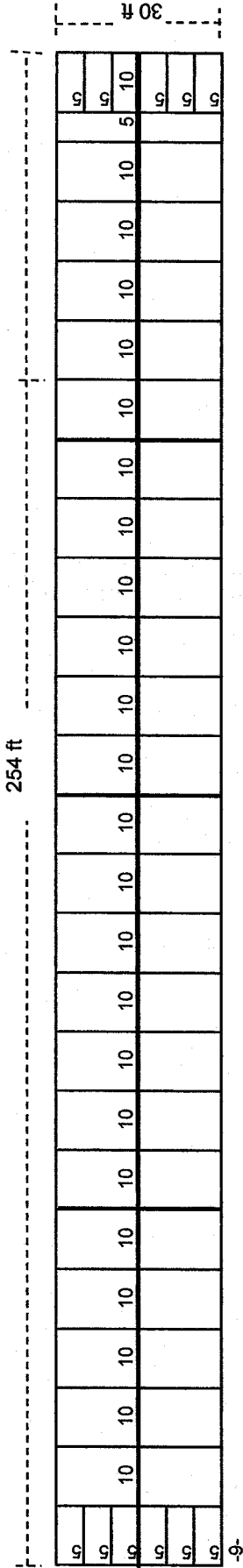
BUILDINGS 8



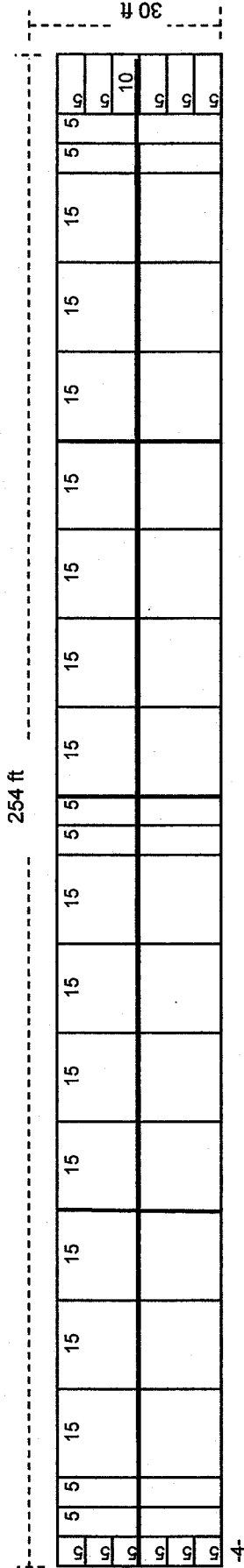
AMS GROUP, LLC - Conditional Use Permit 3629



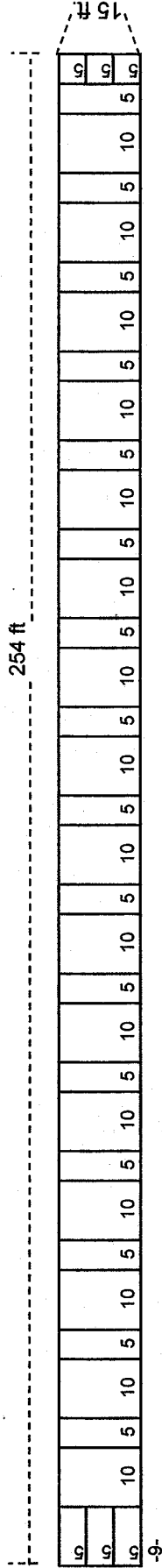
BUILDINGS 9 and 14



BUILDINGS 10 and 11

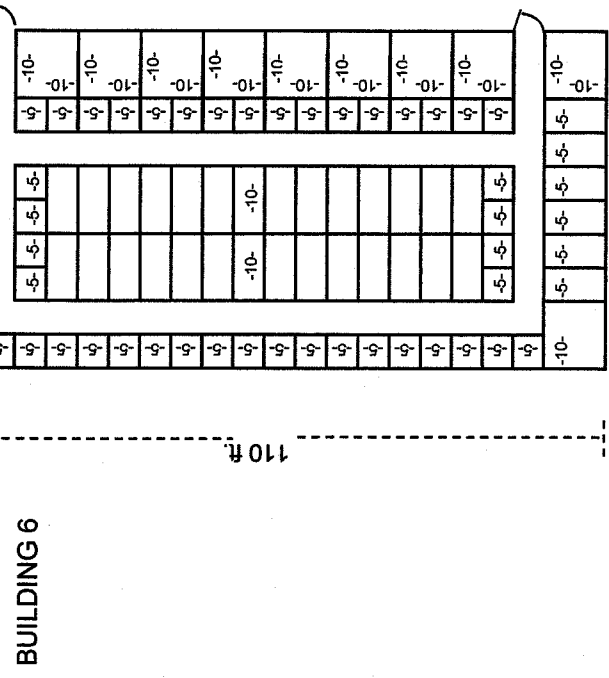
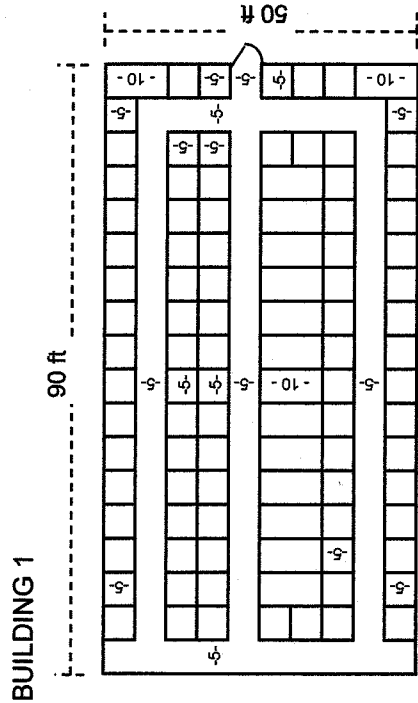
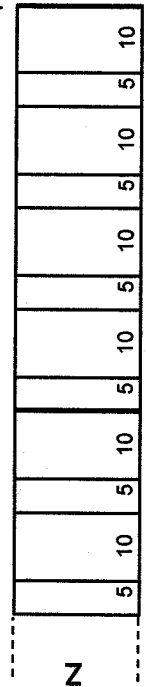
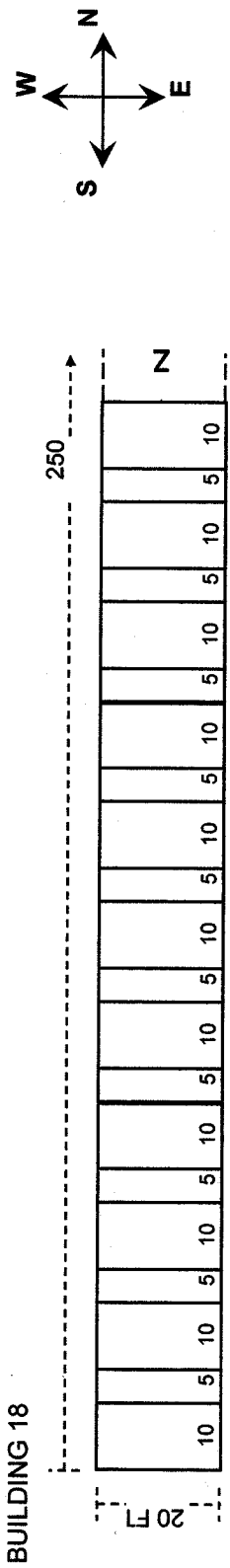


BUILDING 16



AMS GROUP, LLC - Conditional Use Permit 3629

Page 5



AMS GROUP, LLC Conditional Use Permit 3629

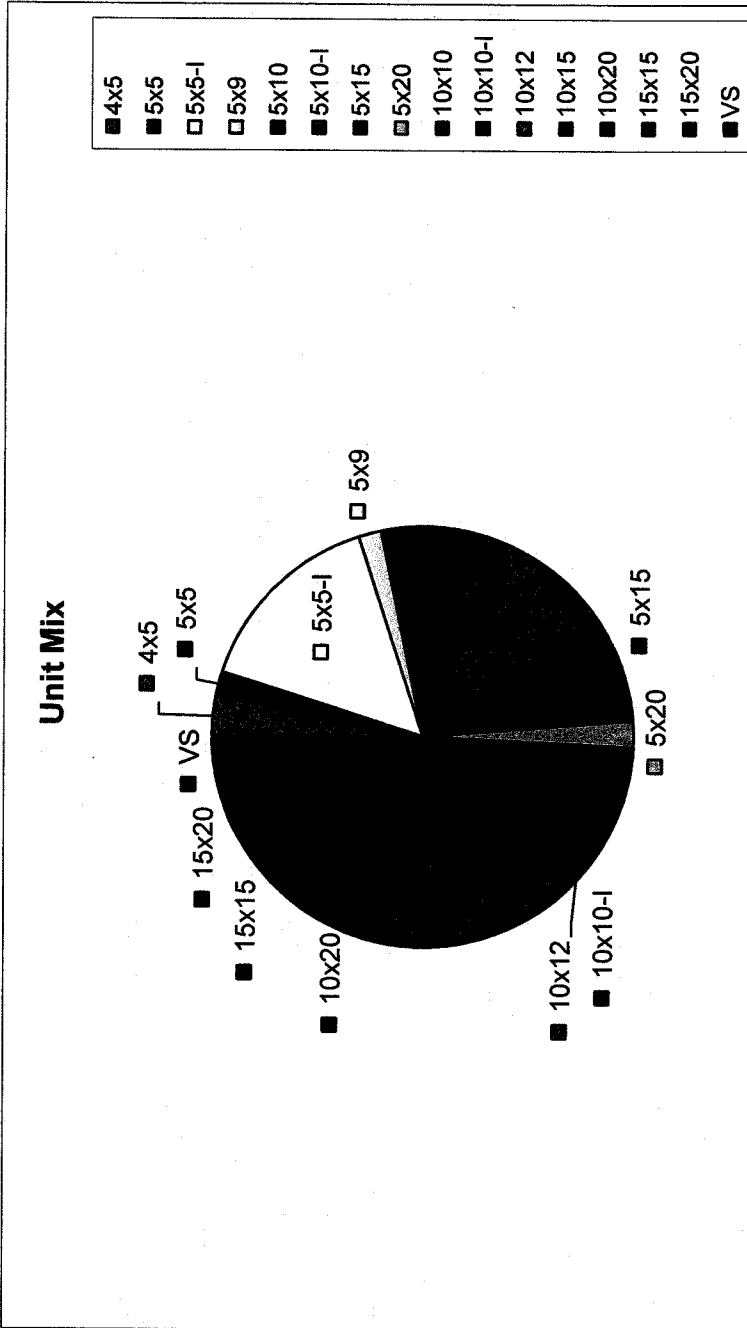
Unit Mix															Units	SF				
	4x5	5x5	5x5-l	5x9	5x10	5x10-l	5x15	5x20	10x10	10x10-l	10x12	10x15	10x20	15x15	15x20	VS	Cov			
Bldg 1			86				15											101	2900	
3											1		14						15	2920
5	5				27				24										56	3875
6		42			40				10	2									94	4250
7	7	3			10	24			2				2		24				72	9715
9					6	6		2				46							60	7620
11	6				6		12							28					52	7620
13					4		1								12				17	3875
15																	35		35	
17									1				20						21	4100
Sub tot	25	17	128	15	66	91	73	17	93	2	1	142	53	56	37	35				
Sf tot	500		3625	675		7850	5475	1700		9500	120	21300	10600	12600	11100				85045	85045

Phase 2

AMS GROUP, LLC - Conditional Use Permit 3629

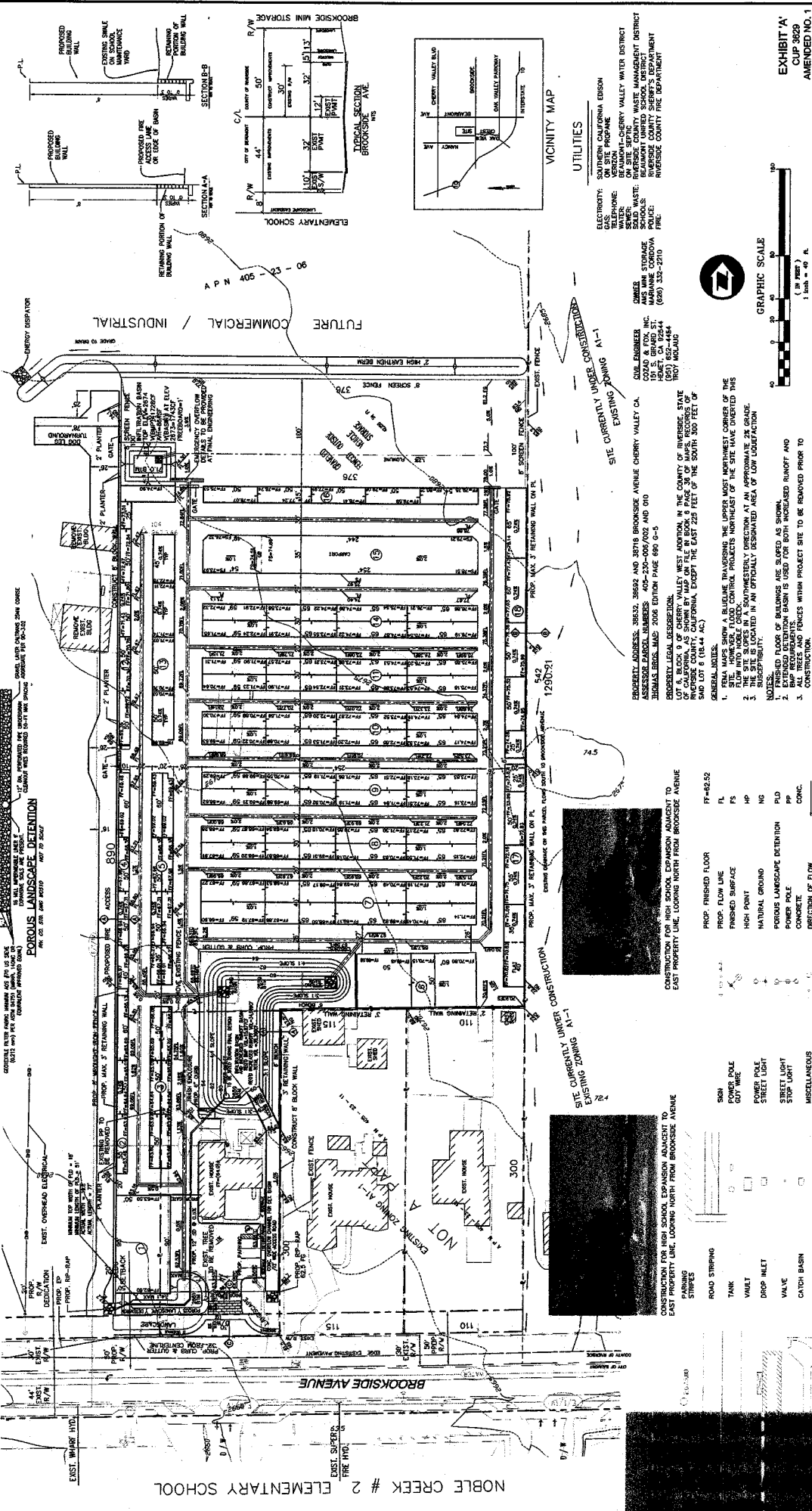
Phase 2

Building Coverage		Bldg Covered Pkg
Bldg 1	4500	
3	3000	
5	3875	
6	5500	
7	10115	
9	7620	
11	7620	
13	3875	
15		8865
17	4100	
Sub total house	88525	
	2450	



Unit Mix by Percentage	
20%	5 x 5
20%	5 x 10
8%	5 x 15
2%	5 x 20
11%	10 x 10/10x12
18%	10 x 15
6%	10 x 20
7%	15 x 15
4%	15 x 20
4%	covered VS
100%	

CONCEPTUAL GRADING PLAN FOR CUP NO. 3629, AMENDED #1



PROPERTY ADDRESS: 36232 AND 36718 BROOKSIDE AVENUE CHERRY VALLEY CA
ASSESSOR'S PARCEL NUMBERS: 409-230-002/002 AND 010
IRIDMAS BROS. MAPS: 2008 EDITION PAGE 690 C-5

CIVIL ENGINEER: CHERRY VALLEY CA
OWNER: AMERICAN MINI STORAGE
191 S. GRAND ST. IRVINE, CALIFORNIA 92614 (951) 652-4484
PROJ. NO. 08-001

GENERAL NOTES:
 1. THIS MAPS SITE PLAN AND CONSTRUCTION DETAILS ARE THE PROPERTY OF THE ENGINEER AND WILL BE FURNISHED TO THE CLIENT FOR THE PROJECT ONLY.
 2. THE SITE IS LOCATED IN AN OFFICIALLY DESIGNATED AREA OF LOW LIQUIDATION SUSCEPTIBILITY.
 3. FINISHED FLOOR OF BUILDINGS ARE SLOPED AS SHOWN.
 4. BURIED DETENTION BASIN IS USED FOR BOTH INCREASED RUNOFF AND ALL RETS AND FENCES WITHIN PROJECT SITE TO BE REMOVED PRIOR TO CONSTRUCTION.

BRACKET LEGAL DESCRIPTION:
 LOT 6, BLOCK 9 OF CHERRY VALLEY WEST ADDITION, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, COMMENCED BY THE CITY OF RIVERSIDE, CALIFORNIA, EXCEPT THE EAST 223 FEET OF THE SOUTH 300 FEET OF SAID LOT 6 (18.44 AC.)

CONSTRUCTION FOR HIGH SCHOOL EXPANSION ADJACENT TO EAST PROPERTY LINE, LOOKING NORTH FROM BROOKSIDE AVENUE

CONSTRUCTION FOR HIGH SCHOOL EXPANSION ADJACENT TO EAST PROPERTY LINE, LOOKING NORTH FROM BROOKSIDE AVENUE

CONSTRUCTION FOR HIGH SCHOOL EXPANSION ADJACENT TO EAST PROPERTY LINE, LOOKING NORTH FROM BROOKSIDE AVENUE

UTILITY NOTES:
 ELECTRICITY: SOUTHERN CALIFORNIA EDISON
 GAS: CITY OF RIVERSIDE
 WATER: CITY OF RIVERSIDE
 SEWER: CITY OF RIVERSIDE
 STORM WATER: CITY OF RIVERSIDE
 TELEPHONE: SBC
 CABLE: COMCAST

GENERAL NOTES:
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 2. THE SITE IS LOCATED IN AN OFFICIALLY DESIGNATED AREA OF LOW LIQUIDATION SUSCEPTIBILITY.
 3. FINISHED FLOOR OF BUILDINGS ARE SLOPED AS SHOWN.
 4. BURIED DETENTION BASIN IS USED FOR BOTH INCREASED RUNOFF AND ALL RETS AND FENCES WITHIN PROJECT SITE TO BE REMOVED PRIOR TO CONSTRUCTION.

CONSTRUCTION FOR HIGH SCHOOL EXPANSION ADJACENT TO EAST PROPERTY LINE, LOOKING NORTH FROM BROOKSIDE AVENUE

CONSTRUCTION FOR HIGH SCHOOL EXPANSION ADJACENT TO EAST PROPERTY LINE, LOOKING NORTH FROM BROOKSIDE AVENUE

CONSTRUCTION FOR HIGH SCHOOL EXPANSION ADJACENT TO EAST PROPERTY LINE, LOOKING NORTH FROM BROOKSIDE AVENUE

GRAPHIC SCALE
 0 10 20 30 40 50 60 70 80 90 100
 (IN FEET)
 1" = 40'

North Arrow

CONCEPTUAL GRADING PLAN FOR CUP NO. 3629 AMENDED #1

COUNTY OF RIVERSIDE, CALIFORNIA

AMENDED NO. 1

EXHIBIT 'A'

CUP NO. 3629

AMERICAN MINI STORAGE

BROOKSIDE STORAGE

SHEET 2 OF 2

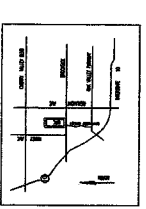
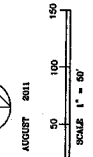
DATE: 10/20/2011

APPROVED BY: [Signature]

DATE: 10/20/2011

SCALE: 1"=40'

DATE: 10/20/2011

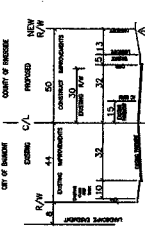


LEGEND

- EXISTING ELEVATION (XX)
- EXISTING FENCE (---)
- NATURAL SLOPE (---)

SITE COVERAGE

DESCRIPTION	SO FT	%
CUP SITE	5.71 AC	24.8727
BUILDING/HOUSE	90975	36.56 %
CARPETS	8885	3.56 %
LANDSCAPE	3510	1.41 %
ASPHALT PAVING	1440	0.57 %
LANDSCAPE	8645	3.48 %
RETENTION BASIN	22200	8.93 %
ASPHALT DRIVEWAY	93743	37.70 %



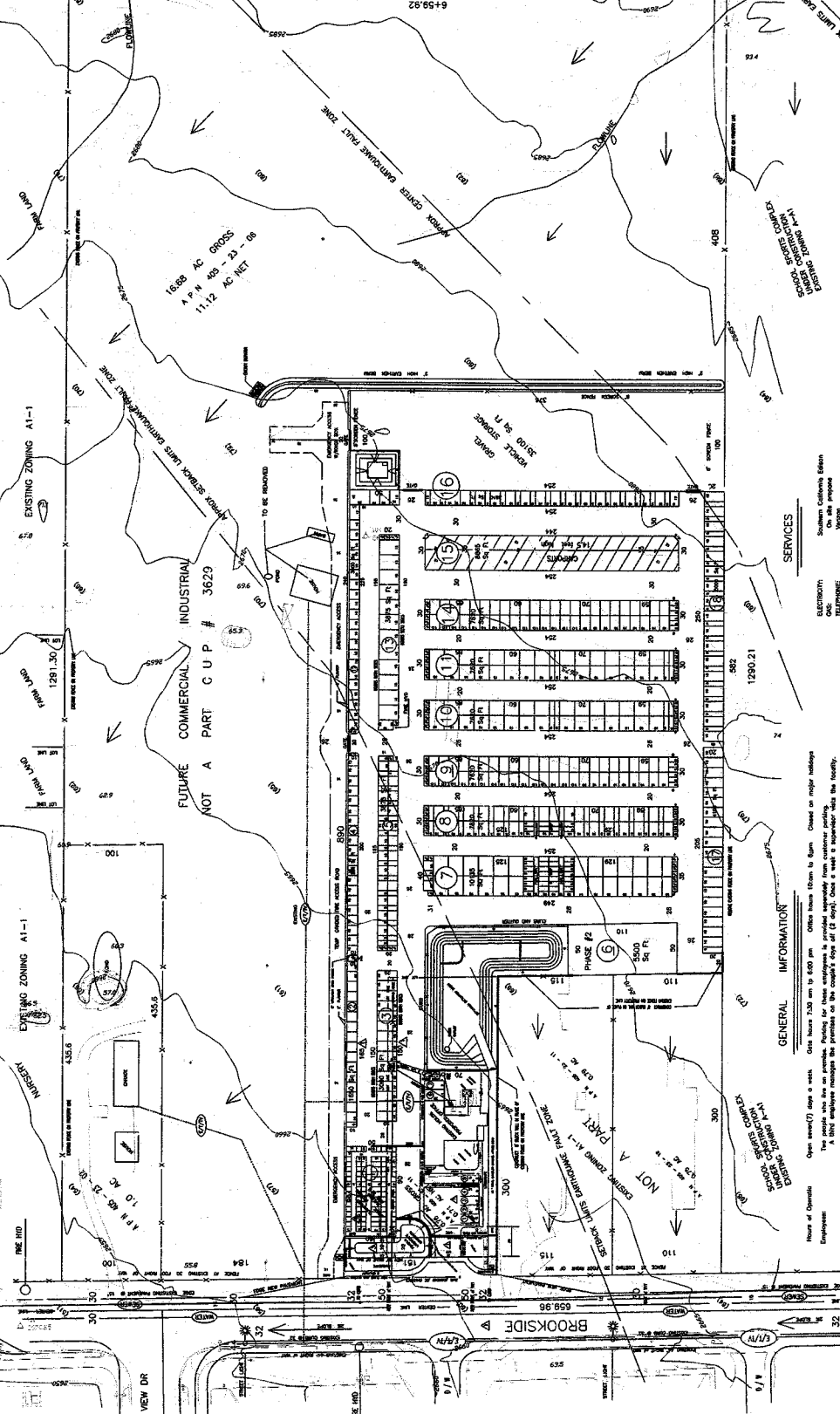
CONSTRUCTION SPECIFICATIONS FOR THE PROJECT SHALL BE PROVIDED BY THE ARCHITECT AND SHALL BE SUBJECT TO THE APPROVAL OF THE COUNTY OF RIVERSIDE. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY OF RIVERSIDE.

A M S GROUP, LLC
 CHERRY VALLEY CALIFORNIA
 E1/2 SW1/4 SEC1/4 T2S R2S SW B&M
 RIVERSIDE COUNTY

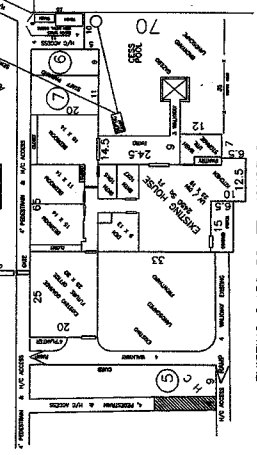
CUP # 3629
 AMENDED
 AUGUST 2011

REVISIONS

NO.	DATE	BY	CHK	DESCRIPTION
1	11/10/08	MM	MM	REVISIONS
2	12/10/08	MM	MM	REVISIONS
3	03/06/10	MM	MM	REVISIONS
4	05/06/10	MM	MM	REVISIONS
5	07/06/10	MM	MM	REVISIONS
6	08/06/10	MM	MM	REVISIONS
7	09/06/10	MM	MM	REVISIONS
8	10/06/10	MM	MM	REVISIONS
9	11/06/10	MM	MM	REVISIONS
10	12/06/10	MM	MM	REVISIONS
11	01/07/11	MM	MM	REVISIONS
12	02/07/11	MM	MM	REVISIONS
13	03/07/11	MM	MM </tr	



DETAIL



EXISTING 2,450 SQ. FT. HOUSE TO REMAIN & USED FOR CARETAKER'S UNIT AND OFFICE

SERVICES

- ELECTRICAL: Southern California Edison
- Gas: On site storage
- Water: On site storage
- On site water: On site storage
- Recreation: Riverside County Sheriff's Department
- Fire: Riverside County Sheriff's Department
- Police: Riverside County Sheriff's Department
- Public: Riverside County Sheriff's Department

PROPOSAL

- To develop a self-storage facility on 2.75 acres of an 18.04 acre site. The existing to be used for future:
1. Amending the Cherry Valley Zoning Area Plan Section 12.2 to accommodate best services commercial development
 2. Amending the Cherry Valley Zoning Area Plan Section 12.3 to accommodate best services commercial development
 3. Changing the Foundation Component designation from Rural Community to Community Development
 4. Changing the zoning designation from A1-1 to C-1/P
- Project Area Map: Cherry Valley
 General Plan: Community Development
 General Plan: Community Development
 General Plan: Community Development
 General Plan: Community Development
 General Plan: Community Development

GENERAL INFORMATION

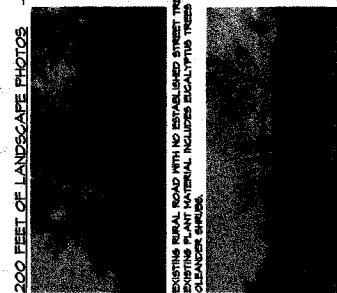
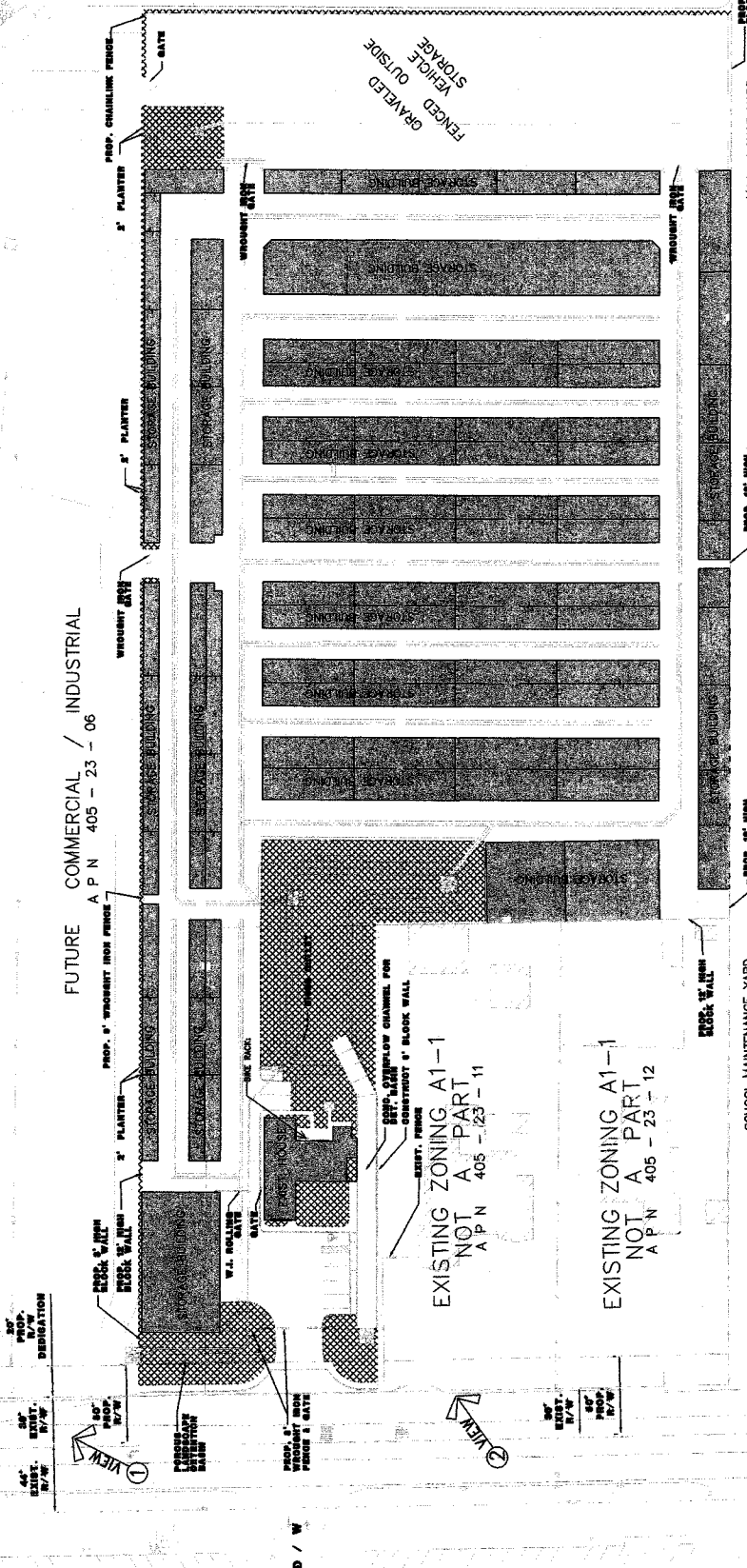
Hour of Operation: Open seven(7) days a week. Gate hours 7:30 am to 6:00 pm. Office hours 9:00 am to 5:00 pm. Closed on major holidays.
 Employees: The staff will be responsible for the operation of the facility. Closed on major holidays.
 Lighting: Outside lighting will be provided for the facility. Closed on major holidays.

Map Project: Thomas Street 4758 Buena Vista, La Verne, CA 91793 (951) 437-8223
 Agent: AMS Group, LLC 291 E. San Bernardino Rd., Corona, CA 91723 (951) 332-2251
 Phone: (951) 332-2251 Fax: (951) 332-2251
 Website: www.amsgroup.com
 Email: info@amsgroup.com

GENERAL INFORMATION

- Property address: 36832-36822 and 36718 Brookside Avenue Cherry Valley, CA
 Assessor Parcel Number: 082-230-000002 and 010
 Owner: AMS Group, LLC
 Property (APN) location: 36832-36822 and 36718 Brookside Avenue Cherry Valley, CA
 Lot 2, Block 2 of Cherry Valley Area Addition, in the County of Riverside, State of California,
 being a portion of the E1/2 SW1/4 SEC1/4 T2S R2S SW B&M (082-230-000002 and 010),
 being a portion of the E1/2 SW1/4 SEC1/4 T2S R2S SW B&M (082-230-000002 and 010),
 being a portion of the E1/2 SW1/4 SEC1/4 T2S R2S SW B&M (082-230-000002 and 010).
 There are no encumbrances of record against or pertaining to said property.
- General Notes:
 1. The site map is a preliminary drawing and is not intended to be used for construction.
 2. The site map is a preliminary drawing and is not intended to be used for construction.
 3. The site is located in an officially designated area of use designation consistency.

FUTURE COMMERCIAL / INDUSTRIAL
A P N 405 - 23 - 06



200 FEET OF LANDSCAPE PHOTOS
EXISTING RURAL ROAD WITH NO ESTABLISHED STREET TREE PROGRAM.
EXISTING PLANT MATERIAL INCLUDES EUCALYPTUS TREES AND CLEMATIS SHRUBS.

EXISTING RURAL ROAD WITH NO ESTABLISHED STREET TREE PROGRAM.
EXISTING PLANT MATERIAL INCLUDES ASH TREES AND CLEMATIS SHRUBS.

HYDROLOGIC INFORMATION TABLE				
HYDROLOGIC VALUE ZONE	VEGETATION METHOD	AREA (SQ. FT.)	% OF LANDSCAPE AREA	
LW	1	SPRAY	1,025 SQ. FT.	83.3%
MW	2	SPRAY	3,200 SQ. FT.	7.6%
MW	3	SPRAY	89 SQ. FT.	0.5%
MW	4	DRIP	1,025 SQ. FT.	8.8%
LW	5	SPRAY	1,025 SQ. FT.	7.5%
LW	6	SPRAY	1,025 SQ. FT.	8.0%
TOTAL			9,280	100%

HYDROLOGIC ETWV TABLE			
HYDROLOGIC VALUE ZONE	PLANT WATER USE FACTOR (PWF)	AREA (SQ. FT.)	ETWV (GAL/INCH PER YEAR)
LW	1	1,025 SQ. FT.	1,025
MW	2	3,200 SQ. FT.	6,400
MW	3	89 SQ. FT.	89
MW	4	1,025 SQ. FT.	1,025
LW	5	1,025 SQ. FT.	1,025
LW	6	1,025 SQ. FT.	1,025
TOTAL			12,590

HYDROLOGIC ETWV TABLE FOR OVERHEAD SPRAY			
HYDROLOGIC VALUE ZONE	PLANT WATER USE FACTOR (PWF)	AREA (SQ. FT.)	ETWV (GAL/INCH PER YEAR)
LW	1	1,025 SQ. FT.	1,025
MW	2	3,200 SQ. FT.	6,400
MW	3	89 SQ. FT.	89
MW	4	1,025 SQ. FT.	1,025
LW	5	1,025 SQ. FT.	1,025
LW	6	1,025 SQ. FT.	1,025
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TOTAL			9,280	100%

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LW	5	1,025 SQ. FT.	1,025
LW	6	1,025 SQ. FT.	1,025
TOTAL			12,590

MAINTENANCE LEGEND

ALL LANDSCAPE AREAS TO BE MAINTAINED BY BROOKSIDE STORAGE

INSTALLATION PHASING LEGEND

ALL LANDSCAPE AREAS ARE TO BE INSTALLED IN ONE PHASE



Maintenance & Phasing Plan

BROOKSIDE STORAGE - CUP NO 3629

IAN DAVIDSON LANDSCAPE ARCHITECT

3547 MARKET STREET, RIVERSIDE, CALIFORNIA 92501 951-683-1283



Project Plant Palette

Brookside Storage
COUNTY OF RIVERSIDE, CA

2/25/2010

I.D.L.A.
IAN DAVIDSON LANDSCAPE ARCHITECTURE
3547 Market Street
Riverside, CA 92501
P.951.683.1283 F.951.683.4352
Mailing Address: P.O. Box 570
Riverside, CA 92502



**Brookside Storage
PLANT PALETTE
INDEX**

IAN DAVIDSON
LANDSCAPE ARCHITECTURE

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- 4) AFGHAN PINE**
- 5) LONDON PLANE TREE**

SHRUBS/GROUNDCOVERS

- 6) FORTNIGHT LILY**
- 7) COMPACT XYLOSMA**
- 8) SURIHAM CHERRY**
- 9) ROSEMARY**
- 10) DAYLILY**
- 11) ACACIA**
- 12) GOLD LANTANA**

VINES

- 13) CREEPING FIG**



Brookside Storage PLANT PALETTE

IAN DAVIDSON
LANDSCAPE ARCHITECTURE

Design Concept February 25, 2010

The design concept for Brookside Storage is one that relates to the existing landscape found throughout the surrounding area and to use this to create a Californian sense of place. The design has a dry stream bed along the main street which is the focal point of the projects frontage.

The street trees are the London Plane Tree which are valued as shade trees. The London Plane Tree is also known for it's annual display of seasonal color as the leaves turn the shades of orange and yellow during the fall and winter months. The Afghan Pine is used along the boundary as a background tree.

The lower shrubs and groundcover areas have Rosemary, Fortnight Lily, Daylily and Lantana to give the project a soft and colorful theme. The shrub palette is one that lends itself to low maintenance, bold foliage and or flowering color, as well as low to moderate water usage. There is no new turf used however there is existing turf that will be replaces with a water saving variety in the backyard of the existing residence/office. This turf area is not for ornamental use but private use for the resident.



**Brookside Storage
PLANT PALETTE**

IAN DAVIDSON
LANDSCAPE ARCHITECTURE

TREES



LAGERSTROEMIA INDICA 'MUSKOGEE'
CRAPE MYRTLE

HEIGHT: 12'-18'

SPREAD: 15'-25'

TYPE: DECIDUOUS

LITTLE WATERING

FLOWER COLOR: LAVENDER

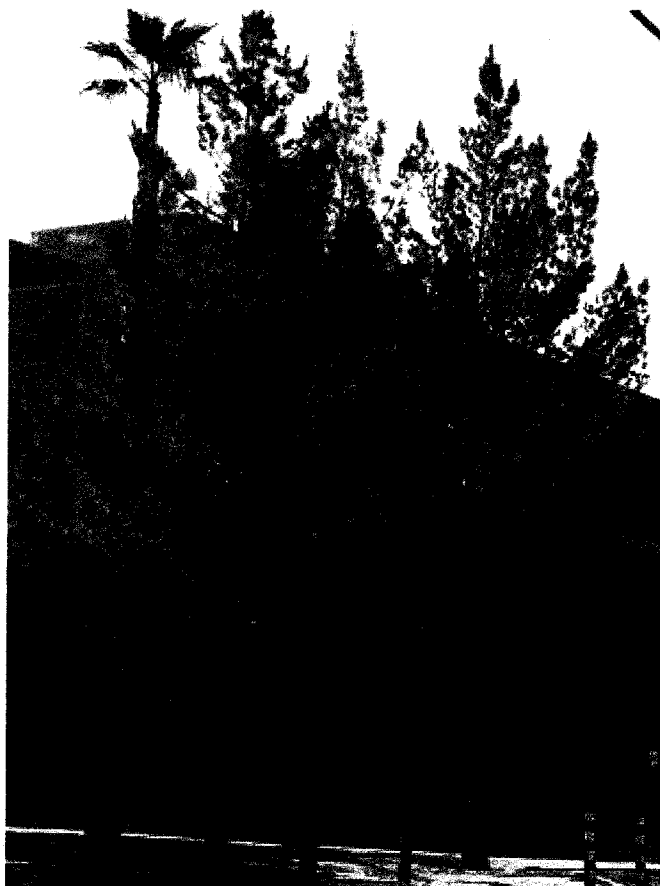
GROWTH RATE: MODERATE

Page 3 of 13



Brookside Storage PLANT PALETTE

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PINUS ELDARICA AFGHAN PINE

HEIGHT: 30'-80'
SPREAD: 15'-25'
TYPE: EVERGREEN
LITTLE WATERING
FLOWER COLOR: NONE
GROWTH RATE: FAST

Page 4 of 13



Brookside Storage PLANT PALETTE

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LANDSCAPE ARCHITECTURE



PLATANUS ACERIFOLIA LONDON PLANE TREE

HEIGHT: 30'-80'
SPREAD: 20'-50'
TYPE: DECIDUOUS
MODERATE TO REGULAR WATERING
FLOWER COLOR: NONE

Page 5 of 13

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3547 MARKET STREET, RIVERSIDE CA 92501 • 951.683.1283, FAX 951.683.4352
MAILING ADDRESS: P O BOX 570, RIVERSIDE CA 92502
MEMBER A.S.L.A. • CA REGISTRATION #2651
IDAVIDSON@IDLAINC.COM



IAN DAVIDSON
LANDSCAPE ARCHITECTURE

**Brookside Storage
PLANT PALETTE
GROWTH RATE: FAST
SHRUBS/GROUNDCOVERS**



**DIETES BICOLOR
FORTNIGHT LILY**

HEIGHT: 2'-3'
TYPE: PERENNIAL
MODERATE TO REGULAR WATERING
FLOWER COLOR: WHITE
GROWTH RATE: SLOW

Page 6 of 13

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IDAVIDSON@IDLAINC.COM



**Brookside Storage
PLANT PALETTE**

IAN DAVIDSON
LANDSCAPE ARCHITECTURE



XYLOSMA CONGESTUM 'COMPACTA'
XYLOSMA

HEIGHT: 5'-6'
SPREAD: 5'-6'
TYPE: EVERGREEN
MODERATE WATERING
FLOWER COLOR: NONE
GROWTH RATE: MODERATE

Page 7 of 13

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**Brookside Storage
PLANT PALETTE**

IAN DAVIDSON
LANDSCAPE ARCHITECTURE



**EUGENIA UNIFLORA
SURIHAM CHERRY**

HEIGHT: 10'-15'
SPREAD: 8'-10'
TYPE: EVERGREEN
LITTLE WATERING
FLOWER COLOR: NONE
GROWTH RATE: SLOW

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**Brookside Storage
PLANT PALETTE**

IAN DAVIDSON
LANDSCAPE ARCHITECTURE



**ROSEMARINUS O. PROSTRATUS
ROSEMARY**

HEIGHT: 2'
SPREAD: 4'-8'
TYPE: EVERGREEN
LITTLE TO MODERATE WATERING
FLOWER COLOR: BLUE
GROWTH RATE: MODERATE

Page 9 of 13



Brookside Storage PLANT PALETTE

IAN DAVIDSON
LANDSCAPE ARCHITECTURE



HEMEROCALLIS SPECIES DAY LILY

HEIGHT: 3' - 4'
SPREAD: 2' - 3'
TYPE: PERENNIAL
REGULAR WATERING
FLOWER COLOR: VARIES
GROWTH RATE: REGULAR

Page 10 of 13

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**Brookside Storage
PLANT PALETTE**

IAN DAVIDSON
LANDSCAPE ARCHITECTURE



**ACACIA REDOLENS 'DESERT CARPET'
ACACIA**

HEIGHT: 2'

SPREAD: 12'

TYPE: EVERGREEN

LITTLE TO NO WATERING

FLOWER COLOR: YELLOW

GROWTH RATE: MODERATE

Page 11 of 13

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**Brookside Storage
PLANT PALETTE**

IAN DAVIDSON
LANDSCAPE ARCHITECTURE



LANTANA 'NEW GOLD'
LANTANA

HEIGHT: 2'

SPREAD: 4'

TYPE: SEMI-DECIDUOUS FLOWERING SHRUB

LITTLE WATERING

FLOWER COLOR: YELLOW

GROWTH RATE: FAST



**Brookside Storage
PLANT PALETTE
VINES**

IAN DAVIDSON
LANDSCAPE ARCHITECTURE

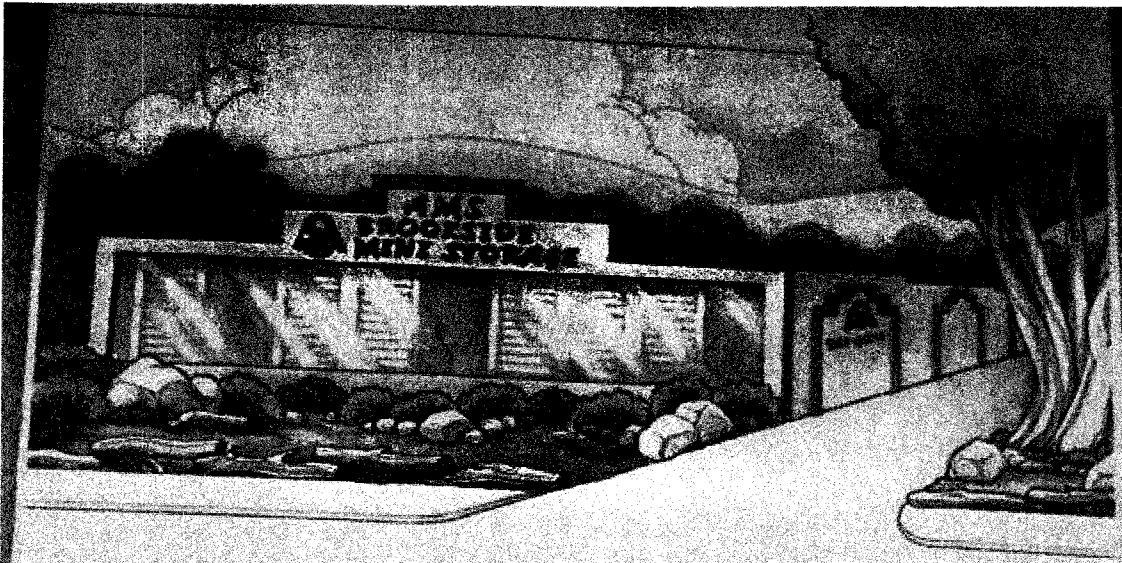


**FICUS REPENS
CREEPING FIG**

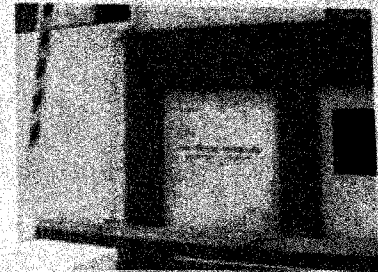
HEIGHT: CLIMBS 25' – 40'
TYPE: EVERGREEN
REGULAR WATERING
FLOWER COLOR: NONE
GROWTH RATE: MODERATE

Page 13 of 13

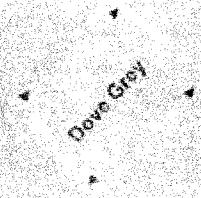
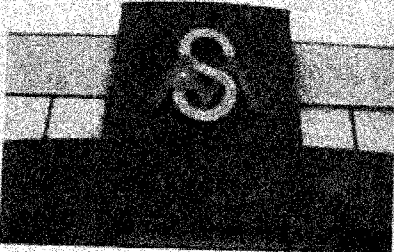
IAN DAVIDSON LANDSCAPE ARCHITECTURE
3547 MARKET STREET, RIVERSIDE CA 92501 • 951.683.1283, FAX 951.683.4352
MAILING ADDRESS: P O BOX 570, RIVERSIDE CA 92502
MEMBER A.S.L.A. • CA REGISTRATION #2651
IDAVIDSON@IDLAINC.COM



Raised Metal Lettering



Signage that matches the color of the building's exterior



Signage that matches the color of the building's exterior

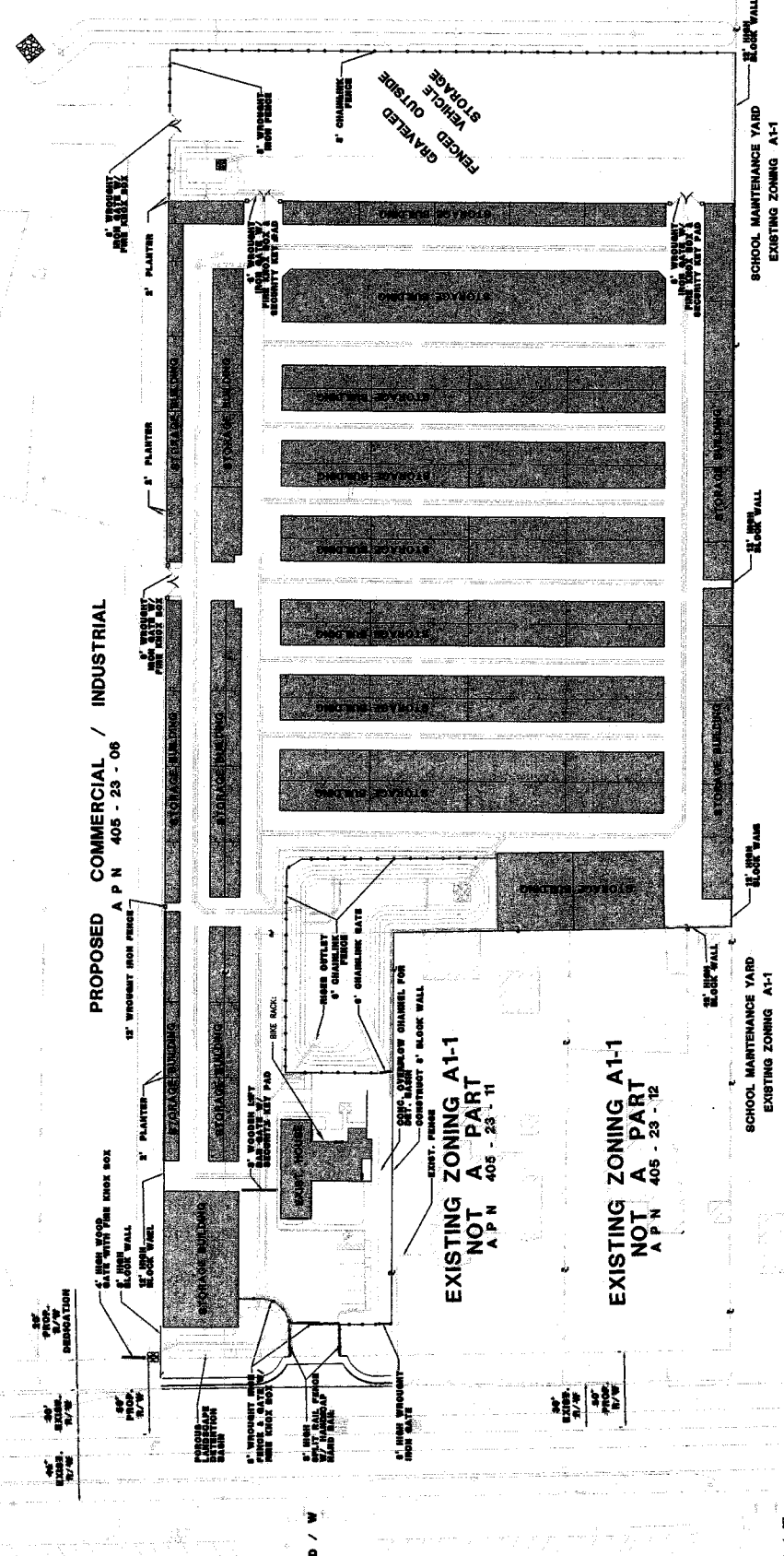


18. Plaster wall
Vinyl and Water



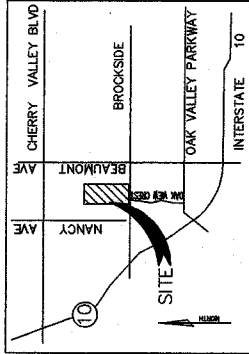
CASE #: CUP03629, AMD. #3
EXHIBIT: M
DATED: 2/15/12
PLANNER: C. HINOJOSA

PROPOSED COMMERCIAL / INDUSTRIAL
 A P N 405 - 23 - 06



NOTES:

- ALL BLOCK WALLS ARE PAINTED DOVE GRAY
- ALL WROUGHT IRON IS BLACK
- ALL CHAINLINK FENCE IS SCREENED WITH BOUGAINVILLEA VINES



VICINITY MAP

WALL & FENCING PLAN

BROOKSIDE STORAGE - CUP NO 3629
 I A N D A V I D S O N L A N D S C A P E A R C H I T E C T

3547 MARKET STREET, RIVERSIDE, CALIFORNIA 92501 951-883-1283



COUNTY OF RIVERSIDE

IAN DAVIDSON LANDSCAPE ARCHITECTURE
 1000 UNIVERSITY AVENUE, SUITE 100
 RIVERSIDE, CALIFORNIA 92507
 (951) 514-1234

JANUARY 2012

A P N 405 - 23 - 06

NOBLE CREEK 2 ELEMENTARY SCHOOL

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42206
Project Case Type (s) and Number(s): General Plan Amendment No. 1052, Change of Zone No. 7718 and Conditional Use Permit No. 3629
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: AMS Group, LLC
Applicant's Address: 781 E San Bernardino Road; Covina, CA 91723
Engineer's Name: Cozad & Fox, Inc.
Engineer's Address: 151 S Girard Street; Hemet, CA 92544

I. PROJECT INFORMATION

A. Project Description:

The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) Foundation Component and Land Use Designation to Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) on the subject site's 18.44 gross acres.

The Change of Zone proposes to amend the zoning classification for the subject property from Light Agriculture - 1 Acre Minimum (A-1-1) to General Commercial (C-1/C-P) on 18.44 gross acres.

The Conditional Use Permit proposes an 851 unit mini-warehouse/business records storage/boat-trailer-RV-vehicle storage facility on 5.94 acres of a 18.44 gross acre site in two (2) phases. The development for Phase I includes sixteen (16) multi-unit storage buildings totaling 84,025 square feet, 8,865 square feet of carport storage for approximately 18 vehicles, 35,100 square feet of gravel based outside storage area for approximately 81 vehicles and seven (7) parking spaces. The development for Phase II includes a 5,500 square foot multi-unit storage building. The existing 2,450 square foot single family residence shall be converted into a 500 square foot office and a 1,950 square foot caretaker's unit. The existing 1,320 square foot single family residence and 350 square foot barn are proposed for demolition.

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

C. Total Project Area: 18.44 Gross (5.94 for CUP03629)

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 18.44	Lots: 1	Sq. Ft. of Bldg. Area: 88,525	Est. No. of Employees: 3
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Landscape Area: 3.4%		Sq. Ft. of LS. Area: 8,645	

D. Assessor's Parcel Nos: 405-230-002, 405-230-006 and 405-230-010

E. Street References: northerly of Brookside Avenue and easterly of Nancy Avenue

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 28, Township 2 South, Range 1 West

- G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is located in The Pass 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 and west. Within the vicinity of the proposed project there are single family residences, the Brookside Elementary School and the Beaumont High School. The site currently contains three (3) existing single family residences totally 4,695 square feet, a 350 square foot barn, an 800 square foot garage and two (2) ponds. The topography of the project site is generally level with an elevation of approximately 2,680 feet above mean sea level over the majority of the property.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project meets the requirements of the proposed Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) General Plan Land Use Designation. The proposed project meets all other applicable land use policies.
- 2. Circulation:** The proposed project has been reviewed for conformance with Ordinance No. 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 has a potential for surface rupture within the mapped Riverside County fault zone. The proposed project is within an area that has a low susceptibility to liquefaction. The proposed project is not located within any other special hazard zone (including 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:** Sufficient mitigation measures against any other foreseeable noise impacts have been incorporated into the design of the project. The proposed project meets all other applicable Noise Element policies.
- 6. Housing:** The Conditional Use Permit proposes a mini-warehouse facility with proposed General Commercial (C-1/C-P) 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): The Pass

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Commercial Retail (CR) (0.20 - 0.35 Floor Area Ratio)

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

F. Policy Area(s), if any: Cherry Valley

G. Adjacent and Surrounding:

1. **Area Plan(s):** The Pass

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

To the North and West: Rural Community

To the South and East: Rural Community and City of Beaumont

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

To the North and West: Very Low Density Residential (VLDR) (1 Acre Minimum)

To the South and East: Very Low Density Residential (VLDR) (1 Acre Minimum) and City of Beaumont

4. **Overlay(s) and Policy Area(s):**

To the North and West: Cherry Valley Policy Area

To the South and East: Cherry Valley Policy Area and City of Beaumont

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: Light Agriculture - 1 Acre Minimum (A-1-1)

J. Proposed Zoning, if any: General Commercial (C-1/C-P)

K. Adjacent and Surrounding Zoning:

To the North and West: Light Agriculture - 1 Acre Minimum (A-1-1)

To the South and East: Light Agriculture - 1 Acre Minimum (A-1-1) and City of Beaumont

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> 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 checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

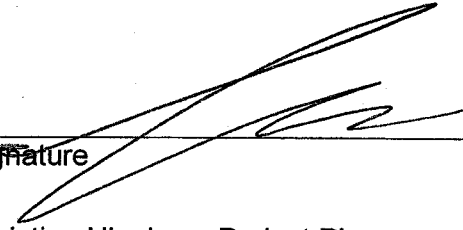
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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

measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

June 14, 2012

Date

Christina Hinojosa, Project Planner
Printed Name

For Carolyn Syms Luna, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: General Plan Figure C-9 "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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Ordinance No. 655?				

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to the GIS Database, the project site is located approximately 42.29 miles from the Mt. Palomar Observatory which is within the designated Zone B Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. (COA: 10.PLANNING.32). This is a standard condition of approval and therefore is not considered mitigation pursuant to CEQA.

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.

The project's onsite outdoor 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 residential and commercial areas surrounding the site. Conditions of Approval 10.PLANNING.08 and 80.PLANNING.22 are not considered unique mitigation measures pursuant to CEQA. No additional mitigation is identified or required.

b) 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 an 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 checked="" type="checkbox"/>	<input 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: 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 an Agricultural Preserve.

c) The properties to the north, south, east and west of the project site are zoned Light Agriculture - 1 Acre Minimum (A-1-1). The proposed project will therefore cause development of a non-agricultural use within 300 feet of an agricultural zoned property (Ordinance No. 625 "Right-to-Farm"). However, those properties zoned Light Agriculture - 1 Acre Minimum (A-1-1) contain single family residences and little to no commercial agricultural activities occur on those properties, therefore, it can be determined that the proposed project will have a less than significant impact on those properties.

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

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

Findings of Fact:

- a) & b) The proposed project will not conflict with or cause rezoning of any forest land or timberland zoned areas. Nor is the proposed project in a forest area.
- c) The project will not involve any other changes to the environment which could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: California Code of Regulations Title 24, SCAQMD Significance Thresholds (2011), SCAQMD Air Quality Management Plan (2007), 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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California Association of Governments (SCAG). The General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project proposes to amend the Riverside County General Plan Land Use Element from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) Foundation Component and Land Use Designation to Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio). The general plan amendment will increase the population projected for the site; however, the population proposed by this project is not substantial and will not obstruct the implementation of the 2003 AQMP. Therefore, the impact is considered less than significant.

b) The SCAQMD permit is evidence that the point source complies with all SCAQMD rules and regulations. Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term construction related impacts will be reduced below a level of significance by dust control measures implemented during grading. This is a standard condition of approval (10.BS GRADE.08) 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 residential and educational. 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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) During the field survey, borrowing owls and numerous small mammal borrows opportunities were observed onsite; however, raptors were present onsite, potentially nesting. Therefore, the project may have a substantial adverse effect on endangered or threatened species. In order to mitigate the potential impacts, a 30-day pre-construction borrowing owl and nesting bird surveys are required. Therefore, this project will have a less than significant impact with mitigation.

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The proposed project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service.

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

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

Mitigation: Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required. (COA: 60.EPD.01)

Breeding birds are protected under the Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code Regulation 3500 and 3800. Potential impacts to the breeding birds are significant under the California Environmental Quality Act (CEQA). In order to comply with these regulations, any future clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season (February 1 to August 15) shall require a qualified biologist to conduct a nesting bird survey no more than one week prior to disturbance. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. The results shall be reported to the Environmental Programs Department (EPD). If nesting activity is observed during survey the U S Fish and Wildlife Service (USFWS) shall be contacted for appropriate mitigation and avoidance measures. A clearance from the USFWS shall be submitted to the EPD. (COA: 60.EPD.02)

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

CULTURAL RESOURCES Would the project

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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: General Plan Figure OS-7, Project Application Materials

Findings of Fact:

- a) The County's Archaeologist has reviewed and has recommended approval of the project with no conditions of approval. 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"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) This area has been completely disturbed. It is not identified as an area of Relative Archaeological Sensitivity of Diverse Landscapes map of the 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 City 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: General Plan Figure OS-8 "Paleontological Sensitivity," County Paleontological Report No. 1366 (PDP01366) prepared by CRM TECH, dated December 7, 2009

Findings of Fact:

a) PDP01366 concluded that the shallow surface sediments have a low potential to contain significant nonrenewable paleontological resources while the undisturbed older Pleistocene-age alluvium underneath has a high potential. The report recommended a plan to mitigate impacts to the paleontological resources that might be unearthed and should be developed prior to the commencement of the project. Prior to grading permit issuance, an appropriate paleontological resource impact mitigation program (PRIMP) shall be submitted to the County Geologist for review and approval. (COA: 10.PLANNING.03).

The report also concluded that the potential impact to significant paleontological resources is low to high, depending on the depth of excavation and geologic units encountered. (COA: 60.PLANNING.01). 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 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.03).

PRIOR TO BUILDING FINAL INSPECTION:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories. (COA: 90.PLANNING.02).

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologic Report No. 2202 (GEO02202) prepared by Inland Foundation Engineering, Inc., dated December 17, 2009

Findings of Fact:

a) & b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone; however, the faulting within the mapped Riverside County Fault Zone may be present as mapped. There is a potential for surface rupture within the mapped Riverside County fault zone. Damage to the proposed storage structures could occur as a result of surface fault rupture and should be considered by the developer. Site reconnaissance, historical aerial photograph review, and review of published data did not reveal evidence of the potential for faulting outside of the County of Riverside Fault Zone.

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. No structures for human occupancy shall be allowed within the limits of the mapped County Fault Zone unless subsurface fault hazard investigation reveals active faulting is not present beneath the proposed human occupancy structure. (COA: 10.PLANNING.04). Therefore, this project will have a less than significant impact with mitigation.

Mitigation: PRIOR TO ISSUANCE OF GRADING PERMITS, THE GRADING PLAN AND ANY ASSOCIATED GEOLOGIC/GEOTECHNICAL REPORTS SUBMITTED FOR GRADING PERMIT SHALL BE SUBMITTED TO THE COUNTY GEOLOGIST FOR REVIEW AND APPROVAL. STRUCTURES FOR HUMAN OCCUPANCY SHALL NOT BE ALLOWED WITHIN THE LIMITS OF THE COUNTY'S FAULT HAZARD ZONE UNLESS FAULT TRENCHING INDICATES ACTIVE FAULTS ARE NOT PRESENT. (COA: 60.PLANNING.04).

PRIOR TO ISSUANCE OF BUILDING PERMITS, THE LOCATION OF ALL PROPOSED BUILDINGS SHALL BE INDICATED ON AN APPROPRIATELY SCALED EXHIBIT THAT INCLUDES THE DEMARKATION OF THE COUNTY'S FAULT ZONE. THE EXHIBIT SHALL ALSO INDICATE THE LEVEL OF OCCUPANCY FOR ALL STRUCTURES PROPOSED. NO STRUCTURES FOR HUMAN OCCUPANCY SHALL BE ALLOWED WITHIN THE LIMITS OF THE COUNTY'S FAULT ZONE UNLESS FAULT TRENCHING DEMONSTRATES ACTIVE FAULTS DO NOT EXIST WITHIN THIS ZONE. (COA: 80.PLANNING.02).

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

12. Liquefaction Potential Zone
 a) Be subject to seismic-related ground failure, including liquefaction?

Source: General Plan Figure S-3 "Generalized Liquefaction," County Geologic Report No. 2202 (GEO02202) prepared by Inland Foundation Engineering, Inc., dated December 17, 2009

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is located within an area of low 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: General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologic Report No. 2202 (GEO02202) prepared by Inland Foundation Engineering, Inc., dated December 17, 2009

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone; however, the faulting within the mapped Riverside County Fault Zone may be present as mapped. There is a potential for surface rupture within the mapped Riverside County fault zone. Damage to the proposed storage structures could occur as a result of surface fault rupture and should be considered by the developer. Site reconnaissance, historical aerial photograph review, and review of published data did not reveal evidence of the potential for faulting outside of the County of Riverside Fault Zone.

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. No structures for human occupancy shall be allowed within the limits of the mapped County Fault Zone unless subsurface fault hazard investigation reveals active faulting is not present beneath the proposed human occupancy structure. (COA: 10.PLANNING.04). Therefore, this project will have a less than significant impact with mitigation.

Mitigation: PRIOR TO ISSUANCE OF GRADING PERMITS, THE GRADING PLAN AND ANY ASSOCIATED GEOLOGIC/GEOTECHNICAL REPORTS SUBMITTED FOR GRADING PERMIT SHALL BE SUBMITTED TO THE COUNTY GEOLOGIST FOR REVIEW AND APPROVAL. STRUCTURES FOR HUMAN OCCUPANCY SHALL NOT BE ALLOWED WITHIN THE LIMITS OF THE COUNTY'S FAULT HAZARD ZONE UNLESS FAULT TRENCHING INDICATES ACTIVE FAULTS ARE NOT PRESENT. (COA: 60.PLANNING.04).

PRIOR TO ISSUANCE OF BUILDING PERMITS, THE LOCATION OF ALL PROPOSED BUILDINGS SHALL BE INDICATED ON AN APPROPRIATELY SCALED EXHIBIT THAT INCLUDES THE DEMARKATION OF THE COUNTY'S FAULT ZONE. THE EXHIBIT SHALL ALSO INDICATE THE LEVEL OF OCCUPANCY FOR ALL STRUCTURES PROPOSED. NO STRUCTURES FOR HUMAN OCCUPANCY SHALL BE ALLOWED WITHIN THE LIMITS OF THE COUNTY'S FAULT ZONE UNLESS FAULT TRENCHING DEMONSTRATES ACTIVE FAULTS DO NOT EXIST WITHIN THIS ZONE. (COA: 80.PLANNING.02).

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. Landslide Risk

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

Source: General Plan Figure S-5 "Regions Underlain by Steep Slope," County Geologic Report No. 2202 (GEO02202) prepared by Inland Foundation Engineering, Inc., dated December 17, 2009

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

Source: General Plan Figure S-7 "Documented Subsidence Areas," County Geologic Report No. 2202 (GEO02202) prepared by Inland Foundation Engineering, Inc., dated December 17, 2009

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

Source: Project Application Materials, County Geologic Report No. 2202 (GEO02202) prepared by Inland Foundation Engineering, Inc., dated December 17, 2009

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.

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

Source: 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 not change to the existing topography or ground surface relief features on the subject site.

b) The project will not cut or fill slopes greater than 2:1 or higher than 10 feet.

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.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: General Plan figure S-6 "Engineering Geologic Materials Map", Flood Control review, Building and Safety Grading review, Project Application Materials, County Geologic Report No. 2202 (GEO02202) prepared by Inland Foundation Engineering, Inc., dated December 17, 2009

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.07)
- 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) If the project proposes an increase in total plumbing fixtures, increase in daily wastewater flow discharge, and/or modifications such as expansion of the existing septic system to accommodate new construction and/or additional wastewater generating fixtures or appliances, an Advanced Treatment Unit (ATU) will be required which has the ability to remove no less than fifty percent (50%) of the nitrogen released in the effluent. If an ATU is required, new soils percolation testing must be conducted at the area of the proposed wastewater disposal field. (COA: 10.E HEALTH.02). Therefore, impacts are considered less than significant.

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 proposed project will 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.07).

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.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 484

Findings of Fact:

a) The project site is located within a moderate wind erosion area. All projects proposing grading are condition for dust control (COA: 10.BS GRADE.08). The 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

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

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials, Greenhouse Gas Analysis prepared by URS Corporation, dated March 14, 2012

Findings of Fact:

a) Analysis by URS Corporation (March 14, 2012) indicates the project's annual GHG emissions will be 72.5 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 of Riverside. Landscaping and irrigation shall comply with 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 of Riverside 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.22).

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. (COA: 80.PLANNING.15, 90.PLANNING.14).

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 6, 2009, summarized as follows:

1. Prior to issuance of a building permit for EACH building, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/facade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. Prior to final building inspection for EACH building, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.
3. Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.
4. 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 permits. (COA: 80.PLANNING.20, 90.PLANNING.26).

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(s) 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).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.03).

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.24).

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 it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) & b) During construction of the proposed project, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: General Plan Figure S-19 "Airport Locations," GIS database, Project Application Materials

Findings of Fact:

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission (ALUC).

c) The proposed project is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, and will not result in a safety hazard for people residing or working in the project area.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

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.

24. Hazardous Fire Area

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

Source: 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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Mead Valley Area Plan Figure 10 "Flood Hazards"

Findings of Fact:

a), d) & f) The site is subject to sheet flow type runoff from the northeast and has a tributary drainage area of approximately 80 acres. The District's Mountain View Channel provides some protection to the site, by capturing flows from Little San Gorgonio Creek east of Mountain View Avenue and conveying them southerly. Remnants of Little San Gorgonio Creek bisect the northwest corner of the site. The remaining tributary areas sheets flows through the site.

The adjacent property to the east, Beaumont High School sports field, is currently under construction. The Beaumont High School project extends from Brookside Avenue and beyond the north limits of CUP03629. Based on aerial photographs, the runoff from the entire high school project appears to ultimately be collected in the bottom southwest corner of the high school site. Upon completion, the high school improvements appear provide CUP03629 adequate protection from offsite runoff from the east and reduce CUP03629 tributary drainage area by approximately 50 percent.

Additionally, CUP03629 proposes to construct a 2' high earthen berm just north of the project area within the site. The intent of the berm is to provide protection from runoff from the north and convey it to the west, away from the project. The berm has been designed to provide adequate area for the runoff to spread prior to leaving the property. Upon completion, the berm should provide adequate protection from offsite flows to the north. (COA: 10.FLOOD RI.01).

b), g) & h) The development of this site would adversely impact water quality and increase flow rates on downstream property owners. To mitigate these impacts, the developer has proposed two (2) infiltration basins, a porous landscape detention (PLD), and porous pavement. The proposed fire access road is divided from the storage site by the proposed fencing and will only be used for emergency purpose, therefore, source control BMPs will be adequate to address water quality impacts to this area. The infiltration basins are designed to address both increased runoff/HCOC and water quality impacts. As shown, the infiltration basins do not have enough volume to accommodate the HCOC volume. The submittal reflects the general drainage and water quality plan for the development and meets the minimum requirements for the development review process. The applicant has been made aware and has accepted that additional volume may be required from the infiltration basin(s) which will be addressed at the final improvement plan stage. (COA: 10.FLOOD RI.01).

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions; otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review. (COA: 10.FLOOD RI.05).

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development. (COA: 10.FLOOD RI.10).

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable. A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval. (COA: 10.FLOOD RI.11).

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).

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review. (COA: 60.FLOOD RI.03).

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 must provide to the District documentation signed by a registered engineer, under the state of California, stating that the BMPs are implemented and constructed as shown on the plan. (COA: 90.FLOOD RI.01).

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 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. (COA: 90.FLOOD RI.02).

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. (COA: 90.FLOOD RI.03).

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: 90.FLOOD RI.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 type="checkbox"/>	U - Generally Unsuitable <input checked="" type="checkbox"/>	R - Restricted <input type="checkbox"/>	
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: 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) & b) The site is subject to sheet flow type runoff from the northeast and has a tributary drainage area of approximately 80 acres. The District's Mountain View Channel provides some protection to the site, by capturing flows from Little San Gorgonio Creek east of Mountain View Avenue and conveying them southerly. Remnants of Little San Gorgonio Creek bisect the northwest corner of the site. The remaining tributary areas sheets flows through the site.

The adjacent property to the east, Beaumont High School sports field, is currently under construction. The Beaumont High School project extends from Brookside Avenue and beyond the north limits of CUP03629. Based on aerial photographs, the runoff from the entire high school project appears to ultimately be collected in the bottom southwest corner of the high school site. Upon completion, the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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high school improvements appear provide CUP03629 adequate protection from offsite runoff from the east and reduce CUP03629 tributary drainage area by approximately 50 percent.

Additionally, CUP03629 proposes to construct a 2' high earthen berm just north of the project area within the site. The intent of the berm is to provide protection from runoff from the north and convey it to the west, away from the project. The berm has been designed to provide adequate area for the runoff to spread prior to leaving the property. Upon completion, the berm should provide adequate protection from offsite flows to the north. (COA: 10.FLOOD RI.01).

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: The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions; otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review. (COA: 10.FLOOD RI.05).

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development. (COA: 10.FLOOD RI.10).

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable. A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval. (COA: 10.FLOOD RI.11).

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review. (COA: 60.FLOOD RI.03).

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

LAND USE/PLANNING Would the project

27. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence	<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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and/or within adjacent city or county boundaries?

Source: General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) Foundation Component and Land Use Designation to Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) on 18.44 gross acres. Much of the surrounding area has been developed in accordance with the General Plan's land use designations. The proposed project is consistent with the trend of the surrounding areas. Impacts are expected to be less than significant.

b) The project site is not located within a city sphere of influence; however, the project site is adjacent to the boundaries of the City of Beaumont. Adjacent land uses within the City of Beaumont consist of residential and educational uses similar in scale to the proposed project. Accordingly, the commercial use proposed by the project would complement adjacent uses within the City of Beaumont and impacts would be considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?

b) Be compatible with existing surrounding zoning?

c) Be compatible with existing and planned surrounding land uses?

d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

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

Findings of Fact:

a) The Change of Zone proposes to amend the zoning classification for the subject property from Light Agriculture - 1 Acre Minimum (A-1-1) to General Commercial (C-1/C-P) on 18.44 gross acres. The project is consistent with the site's proposed General Commercial (C-1/C-P) zone.

b) The surrounding zoning is Light Agriculture - 1 Acre Minimum (A-1-1) to the north and west and Light Agriculture - 1 Acre Minimum (A-1-1) and the City of Beaumont to the south and east. The project will be compatible with the surrounding zoning classification.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) Foundation Component and Land Use Designation to Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) on 18.44 gross acres. Surrounding properties are also designated Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to the north and west and Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) and the City of Beaumont to the south and east.

d) The project is consistent with the proposed land use designation and the policies of the 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
29. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project site is within Areas Undetermined Mineral Resource Significance (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 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.

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

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: General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map, Project Application Materials

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
31. Railroad Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

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

Findings of Fact:

The project site is not located adjacent to, or in the vicinity of, 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NA <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: General Plan Figure C-1 "Circulation Plan", GIS database, Letter from the Department of Public Health Office of Industrial Hygiene, dated August 8, 2011

Findings of Fact:

A noise study is required to address requirements for determining and mitigating from the existing house facing Brookside Ave. regarding noise impacts from the road for the interior. A noise study will be required prior to pulling building permits. Therefore, this project will have a less than significant impact with mitigation.

Mitigation: The permittee shall have four (4) copies of a certified acoustical study performed by a professional acoustician prepared which outlines methods by which interior sound levels within the principal buildings of the proposed use will be maintained at no more than 45 db(A) and that airborne sound insulation methods will comply with Chapter 35 of the Uniform Building Code. The study shall be submitted to the Health Services Agency, Office of industrial Hygiene for review and comment (the permittee may be assessed review fees not to exceed the Agency's hourly rate) and shall forward the study along with any comments of the Health Service Agency and corrections to the Planning Department for approval. (COA: 80.PLANNING.05).

The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be, modified by the department of Environmental Health, Office of Industrial Hygiene and approved by the Planning Department. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study. The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval. (COA: 90.PLANNING.06).

Monitoring: Monitoring shall be conducted by the Department of Public Health Office of Industrial Hygiene and by the Department of Building and Safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Other Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) A substantial permanent 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"/>
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, General Plan Noise Element, Noise Ordinance No. 847, Letter from the Department of Public Health Office of Industrial Hygiene, dated August 8, 2011

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 City's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, GIS database, General Plan Housing Element

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 not located within a County Redevelopment Area. No impacts will occur and no mitigation measures are required.
- 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).

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.

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

36. Fire Services

Source: General Plan Safety Element

Findings of Fact:

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

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

Monitoring: No monitoring measures are required.

38. Schools

Source: Val Verde Unified School District correspondence, GIS database

Findings of Fact:

The proposed project is located within the Beaumont 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.21) Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: General Plan

Findings of Fact:

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

Any project subject to Ordinance No. 659 will be conditioned for compliance. This is not a unique mitigation measure. No further mitigation measures have been identified; no additional or unique mitigation is required. (COA: 90.PLANNING.32)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

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

Any project subject to Ordinance No. 659 will be conditioned for compliance. This is not a unique mitigation measure. No further mitigation measures have been identified; no additional or unique mitigation is required. (COA: 90.PLANNING.32).

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?

c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

Findings of Fact:

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

c) The project is within the Cherry Valley County Service Area No. 27. 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

Source: Riverside County Regional Parks and Open Space District, General Plan Figure C-7 "Trails and Bikeway System", Ord. No. 460, Ord. No. 461

Findings of Fact:

The Pass Area Plan indicates that no trails are proposed to be constructed and dedicated along the north of Brookside Avenue.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
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: 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- f) The proposed project site would have less than significant impact on circulation causing an effect upon, or need for new or altered maintenance of roads.
- g) The proposed project site would have a less than significant impact on circulation because there are improvements that are going to be constructed.
- h) The proposed project site would have no impact on circulation resulting in inadequate emergency access or access to nearby uses.
- i) Development of this project will not conflict with adopted policies supporting alternative transportation such as bus turnouts or bicycle racks.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact:

The Pass Area Plan indicates that no trails are proposed to be constructed and dedicated along the north of Brookside Avenue.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project				
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45. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a) The Beaumont-Cherry Valley Water District will service the project with water. The Riverside County Department of Environmental Health has reviewed this project. The project does not require

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

46. Sewer

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?

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?

Source: Department of Environmental Health Review

Findings of Fact:

a) The project will not be connected to a sewer system; there are currently one (1) septic tank and leach lines on site to remain. No additional wastewater flows and/or increases in total plumbing fixtures are proposed for this project. Therefore, impacts are considered less than significant.

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

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

47. Solid Waste

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

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

Source: General Plan, Letter from Riverside County Waste Management Department, dated October 6, 2009

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 will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs.

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan). Conditions of Approval 80.PLANNING.20 and 90.PLANNING.26 and 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: General Plan, Ord. No 517, Ord. No. 659, Riverside County Flood Control District Flood Hazard Report/Condition

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

Source: Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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:

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

Location: N/A

VII. AUTHORITIES CITED

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

CONDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for an 851 unit mini-warehouse/business records storage/boat-trailer-RV-vehicle storage facility on 5.94 acres of a 18.44 gross acre site in two (2) phases. The development for Phase I includes sixteen (16) multi-unit storage buildings totaling 84,025 square feet, 8,865 square feet of carport storage for approximately 18 vehicles, 35,100 square feet of gravel based outside storage area for approximately 81 vehicles and seven (7) parking spaces. The development for Phase II includes a 5,500 square foot multi-unit storage building. The existing 2,450 square foot single family residence shall be converted into a 500 square foot office and a 1,950 square foot caretaker's unit. The existing 1,320 square foot single family residence and 350 square foot barn are proposed for demolition.

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 CONDITIONAL USE PERMIT; and,

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

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

CONDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

10. GENERAL CONDITIONS

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

RECOMMND

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

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3629 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan (Sheets 1-2) for Conditional Use Permit No. 3629, Amended No. 3, dated February 15, 2012.

APPROVED EXHIBIT B = Project Elevations for Conditional Use Permit No. 3629, Amended No. 3, dated February 15, 2012.

APPROVED EXHIBIT C = Floor Plans (Sheets 1-7) for Conditional Use Permit No. 3629, Amended No. 3, dated February 15, 2012.

APPROVED EXHIBIT G = Conceptual Grading Plan (Sheets 1-2) for Conditional Use Permit No. 3629, Amended No. 3, dated February 15, 2012.

APPROVED EXHIBIT L = Preliminary Landscaping Plans (Sheets 1-2) for Conditional Use Permit No. 3629, Amended No. 3, dated February 15, 2012.

APPROVED EXHIBIT L-1 = Preliminary Landscaping Color Plant Palette Booklet (Sheets 1-14) for Conditional Use Permit No. 3629, Amended No. 3, dated February 15, 2012.

APPROVED EXHIBIT M = Project Colors and Materials for Conditional Use Permit No. 3629, Amended No. 3, dated February 15, 2012.

APPROVED EXHIBIT W = Wall and Fence Plan for Conditional Use Permit No. 3629, Amended No. 3, dated February 15, 2012.

CONDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

10. GENERAL CONDITIONS

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

10.BS GRADE. 5 USE - PRE-CONSTRUCTION MTG RECOMMND

Prior to conducting any clearing, stockpiling, grading or excavation, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

10.BS GRADE. 6 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

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10. GENERAL CONDITIONS

10.BS GRADE. 6

USE - NPDES INSPECTIONS (cont.)

RECOMMND

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 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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10. GENERAL CONDITIONS

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 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. 9 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. 11 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 - DRAINAGE & TERRACING RECOMMND

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

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 14 USE - SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department's Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building & Safety Department Engineer blocks, concentrates or diverts drainage flows.

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10. GENERAL CONDITIONS

10.BS GRADE. 16 USE - LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage.

10.BS GRADE. 17 USE - PVT RD GRADG PMT RECOMMND

Constructing a private road requires a grading permit. All private roads which are conditioned to be paved shall conform to Ordinance 457 base and paving and inspection requirements.

10.BS GRADE. 18 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. 19 USE - FAULT LOCATIONS RECOMMND

Prior to issuance of any building permit on any lot located within the "Fault Hazard Zone" and its included setback area, the applicant shall have a licensed professional, qualified to do so, clearly delineate in the field the portions of that lot which are located within the "Fault Hazard Zone." No structures or portions thereof shall be located in those areas.

10.BS GRADE. 20 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. 23 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.

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10. GENERAL CONDITIONS

10.BS GRADE. 24 USE - FINISH GRADE

RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE -BUILD & SAFETY PLNCK

RECOMMND

The applicant shall submit building plans to the Building Department for review, approval and permit issuance prior to all construction and/or placement of any building, structure or equipment on the property.

All building plans shall comply with all current adopted California Building Codes and Riverside County Ordinances. Note: This includes accessible storage facilities.

All Building Department plancheck submittal and fee requirements shall apply.

Note:

E HEALTH DEPARTMENT

10.E HEALTH. 1 BEAUMONT-CHERRY VALLEY WATER

RECOMMND

Conditional Use Permit#3629 is proposing Beaumont-Cherry Valley Water District potable water service only. It is the developer's responsibility to ensure that all requirements to obtain potable water service are met with Beaumont-Cherry Valley Water District as well as all other applicable agencies.

10.E HEALTH. 2 ORD 871-ATU W/DENITRIFICATION

RECOMMND

If the project proposes an increase in total plumbing fixtures, increase in daily wastewater flow discharge, and/or modifications such as expansion of the existing septic system to accommodate new construction and/or additional wastewater generating fixtures or appliances, an Advanced Treatment Unit (ATU) will be required which has the ability to remove no less than fifty percent (50%) of the nitrogen released in the effluent.

If an ATU is required, new soils percolation testing must be conducted at the area of the proposed wastewater disposal field. Please note that the proposed ATU must be

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10. GENERAL CONDITIONS

10.E HEALTH. 2 ORD 871-ATU W/DENITRIFICATION (cont.) RECOMMND

designed by a Qualified Professional. Please contact the Department of Environmental Health (DEH) Land Use Section at (760) 393-3393 for further information.

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 3 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 IA construction per the 2007 CBC and Building(s) having a fire sprinkler system.

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

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

10.FIRE. 4 USE-#31-ON/OFF NOT LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrant(s) (6"x4"x 2-2-1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

10.FIRE. 5 USE-#89-RAPID ENTRY KEY BOX RECOMMND

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

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10. GENERAL CONDITIONS

10.FIRE. 6 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.

Per our conversation with applicant on 7/12/12- Both secondary access gates will be key pad controlled for customer exit. Both secondary access gates will be Knox key controlled, on each side, for emergency vehicle access. If this condition cannot be met, then an exit loop will be required on both secondary access gates for free exit by customers and Knox will be still be required for emergency vehicle access and exit. -TW 7/12/12

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

RECOMMND

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 11/18/11

RECOMMND

Conditional Use Permit No. 3629 is a proposal to develop a self-storage facility on 6.71 acres of an 18.44 gross acre site. The development includes seventeen (17) multi-unit storage buildings totaling 86,929 square feet (sf.), 8,865 sf. of carport storage, a 30,080 sf. of gravel based outside the storage area, and eight (5) parking space. The existing 2450 sf. single family residence would be converted into a 500 sf. office and 1940 sf. caretakers unit. The site is located in the Cherry Valley area, east of Nancy Avenue, west of Mountain View Avenue, north of Brookside Avenue, and south of Cherry Valley Boulevard.

The site is subject to sheet flow type runoff from the northeast and has a tributary drainage area of approximately 80 acres. The District's Mountain View

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD RPT 11/18/11 (cont.)

RECOMMND

Channel provides some protection to the site, by capturing flows from Little San Gorgonio Creek east of Mountain View Avenue and conveying them southerly. Remnants of Little San Gorgonio Creek bisect the northwest corner of the site.

The remaining tributary areas sheets flows through the site.

The adjacent property to the east, Beaumont High School sports field, is currently under construction. The Beaumont High School project extends from Brookside Avenue and beyond the north limits of CUP3629. Based on aerial photographs, the runoff from the entire high school project appears to ultimately be collected in the bottom southwest corner of the high school site. Upon completion, the high school improvements appear provide CUP3629 adequate protection from offsite runoff from the east and reduce CUP3629 tributary drainage area by approximately 50 percent.

Additionally, CUP3629 proposes to construct a 2' high earthen berm just north of the project area within the site. The intent of the berm is to provide protection from runoff from the north and convey it to the west, away from the project. The berm has been designed to provide adequate area for the runoff to spread prior to leaving the property. Upon completion, the berm should provide adequate protection from offsite flows to the north.

The development of this site would adversely impact water quality and increase flow rates on downstream property owners. To mitigate these impacts, the developer has proposed two (2) infiltration basins, a porous landscape detention (PLD), and porous pavement. The proposed fire access road is divided from the storage site by the proposed fencing and will only be used for emergency purpose, therefore, source control BMPs will be adequate to address water quality impacts to this area. The infiltration basins are designed to address both increased runoff/HCOC and water quality impacts. As shown, the infiltration basins do not have enough volume to accommodate the HCOC volume. The submittal reflects the general drainage and water quality plan for the development and meets the minimum requirements for the development review process. The applicant has been made aware and has accepted that additional volume may be required from the infiltration basin(s) which will be addressed at the final

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 11/18/11 (cont.) (cont.) RECOMMND
improvement plan stage.

10.FLOOD RI. 5 USE PERP DRAINAGE PATTERNS RECOMMND

The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions; otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 10 USE INCREASED RUNOFF RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

10.FLOOD RI. 11 USE INCREASED RUNOFF CRITERIA RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and