

ADDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

10. GENERAL CONDITIONS

10.FLOOD RI. 11

USE INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

CONDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

10. GENERAL CONDITIONS

10.FLOOD RI. 11 USE INCREASED RUNOFF CRITERIA (cont.) (cont.) RECOMMND

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association.

10.FLOOD RI. 13 USE WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

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

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

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts

CONDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

10. GENERAL CONDITIONS

10.FLOOD RI. 14

USE SUBMIT FINAL WQMP>PRELIM (cont.)

RECOMMND

associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 16

USE BMP MAINTENANCE & INSPECT

RECOMMND

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

PLANNING DEPARTMENT

10.PLANNING. 1

USE - IF HUMAN REMAINS FOUND

RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

10. GENERAL CONDITIONS

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

RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 2 USE - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

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

ADDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

10. GENERAL CONDITIONS

10.PLANNING. 2

USE - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

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

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 3

USE - PDP01366

RECOMMND

County Paleontological Report (PDP) No. 1366, submitted for this CUP03629, was prepared by CRM TECH and is entitled, "Paleontological Resources Assessment Report, Assessor's Parcel Numbers 405-230-006 and 405-230-010, Cherry Valley Area, Riverside County, California, Conditional Use Permit #03629", dated December 7, 2009.

PDP01366 concluded 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.

PDP01366 recommended a plan to mitigate impacts to the paleontological resources that might be unearthed should be developed prior to the commencement of the project.

PDP01366 satisfies the requirement for a Paleontological Study for Planning/CEQA purposes. PDP01366 is hereby accepted for CUP03629. Prior to grading permit issuance, an appropriate paleontological resource impact mitigation program (PRIMP) shall be submitted to the County Geologist for review and approval, as described elsewhere in this conditions set.

10.PLANNING. 4

USE - GEO02202

RECOMMND

County Geologic Report (GEO) No. 2202 submitted for this project (CUP03629) was prepared by Inland Foundation Engineering, Inc. and is entitled: "Preliminary Geotechnical Report, Proposed Mini Storage Facility,

CONDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

10. GENERAL CONDITIONS

10.PLANNING. 4 USE - GEO02202 (cont.)

RECOMMND

Brookside Avenue, Cherry Valley Area, Riverside County, California", dated December 17, 2009. In addition, Inland Foundation Engineering prepared "Response to County Review Comments - County Geologic Report No. 2202, Preliminary Geotechnical Report, Proposed Mini Storage Facility, Brookside Avenue, Cherry Avenue Area, Riverside County, California", dated June 25, 2010. This document is herein incorporated as a part of GEO02202.

GEO02202 concluded:

- 1.The faulting within the mapped Riverside County Fault Zone may be present as mapped.
- 2.There is a potential for surface rupture within the mapped Riverside County fault zone.
- 3.Damage to the proposed storage structures could occur as a result of surface fault rupture and should be considered by the developer.
- 4.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.
- 5.The potential for liquefaction is considered nil.
- 6.No slopes will exist to represent a hazard to this project.
- 7.The potential for ground lurching and/or lateral spreading is considered nil.
- 8.Seismically induced settlement is expected to be less than .5-inch vertical over forty feet horizontal.
- 9.The possibility of seiches/tsunamis is considered nil.
- 10.The potential for debris flow is not a hazard to this project.
- 11.Testing indicated that the soil is not subject to saturation collapse.

ADDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

10. GENERAL CONDITIONS

10.PLANNING. 4 USE - GEO02202 (cont.) (cont.)

RECOMMND

GEO02202 recommended:

1.Damage to the proposed storage structures could occur as a result of surface fault rupture and should be considered by the developer.

2.If habitable structures are planned within the fault zone in the future, due to changes in the proposed development, etc., a subsurface fault study will be required.

3.All grading should be performed in accordance with the applicable provision of the California Building Code.

4.A minimum overexcavation of at least 24 inches to provide assurance of processing roots and loose and disturbed soils.

GEO No. 2202 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2202 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits. 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.

10.PLANNING. 5 USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

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

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

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

CONDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

10. GENERAL CONDITIONS

10.PLANNING. 5 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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

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

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

10.PLANNING. 6 USE - COMPLY WITH ORD./CODES RECOMMND

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

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

10.PLANNING. 7 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

CONDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

10. GENERAL CONDITIONS

10.PLANNING. 8 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 9 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 10 USE - LAND DIVISION REQUIRED RECOMMND

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

10.PLANNING. 11 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the facility's gate hours of 7:30 a.m. to 6:00 p.m. and office hours of 10:00 a.m. to 6:00 p.m., Monday through Sunday in order to reduce conflict with adjacent residential zones and/or land uses. The facility will be closed on major holidays.

10.PLANNING. 12 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), mini-warehouses, self storage: 2 spaces per 3 employees.

The project will maintain 2 employees that require 2 parking spaces. The project is providing a total of 7 parking spaces.

10.PLANNING. 13 USE - LIMIT ON SIGNAGE RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

10. GENERAL CONDITIONS

10.PLANNING. 14 USE - NO OUTDOOR ADVERTISING

RECOMMND

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

10.PLANNING. 15 USE - NO USE PRPSED LIMIT

RECOMMND

The balance (undeveloped) portion of the property, APN 405-230-006, shall be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 16 USE - PHASES ALLOWED

RECOMMND

Construction of this project may be done in two (2) phases as shown on APPROVED EXHIBIT A. Any additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

10.PLANNING. 22 USE - NO RESIDENT OCCUPANCY

RECOMMND

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

10.PLANNING. 24 USE - EXTERIOR NOISE LEVELS

RECOMMND

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

Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June

ADDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

10. GENERAL CONDITIONS

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

RECOMMND

through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

2. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers, in other words, appropriate noise attenuating devices.

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

4. Equipment must be maintained so that parts of vehicles and their loads are secured from rattling and banging

5. Idling equipment should be turned off when not in use.

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.

Noise standards to be addressed:

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

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

B) 65 dB (A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard)

2. Our Department (Office of Industrial Hygiene) must receive, review and approve an acoustical report (as listed above).

3. The applicant shall pay review fees to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for

CONDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

10. GENERAL CONDITIONS

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

Industrial Hygienists.

10.PLANNING. 27 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 28 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 30 USE - MINI-WAREHOUSE LIMITS RECOMMND

Mini-warehouse facilities shall be designated and operated for the storage of goods in individual compartments or rooms, which are available for use by the general public on a rental or lease basis. In no case shall storage spaces be used for manufacturing, retail or wholesale selling, compounding, office functions, other business or service uses, or human habitation. Individual storage spaces within a mini-warehouse shall have a maximum gross floor area of 500 square feet. The following facilities shall not be permitted in mini-warehouses:

- 1) No, water, sanitary facilities, or electricity, with the exception of lighting fixtures, shall be provided in individual storage units.
- 2) Prefabricated shipping containers shall not be used as mini-warehouse facilities.

The following prohibited materials shall not be stored in mini-warehouse facilities:

- 1) Flammable or explosive matter or materials.
- 2) Matter or material which create obnoxious dust, odor, or fumes.

ADDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

10. GENERAL CONDITIONS

10.PLANNING. 30 USE - MINI-WAREHOUSE LIMITS (cont.) RECOMMND

3) Hazardous or extremely hazardous waste, as defined by applicable provisions of the Hazardous Waste Control Law (Health and Safety Code Section 25100, et. seq.)

10.PLANNING. 32 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 33 USE - ORD 810 O S FEE (1) RECOMMND

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

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 37 USE - BUSINESS LICENSING RECOMMND

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

TRANS DEPARTMENT

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

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with

CONDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

10. GENERAL CONDITIONS

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

and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this

ADDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

20. PRIOR TO A CERTAIN DATE

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

RECOMMND

permit, shall become null and void.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

CONDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE - IMPORT / EXPORT (cont.) RECOMMND

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100 RECOMMND

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

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS RECOMMND

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

60.BS GRADE. 8 USE - NOTARIZED OFFSITE LTR RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

ADDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 9 USE - RECORDED ESMT REQ'D RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR (cont.) RECOMMND

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.

60.EPD. 2 EPD - NESTING BIRD SURVEY RECOMMND

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.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 USE EROS CNTRL AFTER RGH GRAD RECOMMND

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.

CONDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 9 USE SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 3 USE - PALEO PRIMP & MONITOR

RECOMMND

PDP01366, prepared by CRM Tech for this project (CUP03629), concluded the potential to impact significant paleontological resources is low to high, depending on the depth of excavation and geologic units encountered. HENCE,

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

CONDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

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

CONDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 USE - FAULT ZONE

RECOMMND

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.

60.PLANNING. 13 USE - REQD APPLICATIONS (1)

RECOMMND

No grading permits shall be issued until General Plan Amendment No. 1052 and Change of Zone No. 7718 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the developement standards of the designation[s] and/or zone[s] ultimately applied to the property.

60.PLANNING. 14 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3629, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 15 USE - GRADING PLAN REVIEW

RECOMMND

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

60.PLANNING. 16 USE - PLANNING DEPT REVIEW

RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

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

RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

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

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

RECOMMND

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

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

ADDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL (cont.)

RECOMMND

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

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

RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

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

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

CONDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 USE-#4-WATER PLANS (cont.) RECOMMND

the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 5 USE SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 2 USE - FAULT ZONE RECOMMND

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.

80.PLANNING. 3 USE - LC LANDSCAPE PLOT PLAN RECOMMND

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

At minimum, plans shall include the following components:

CONDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

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

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

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;

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

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

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

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

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

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

NOTE:

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

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

CONDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 4 USE - LC LANDSCAPE SECURITIES RECOMMND

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

NOTE:

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

80.PLANNING. 5 USE - ACOUSTICAL STUDY DELETED

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

ADDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 USE - ACOUSTICAL STUDY (cont.) DELETED

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.

CONDITION REMOVED PER PLANNING COMMISSION 7/18/12

80.PLANNING. 7 USE - CONFORM TO ELEVATIONS RECOMMND

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

80.PLANNING. 8 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 9 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Building plans shall be designed to ensure that all roof mounted equipment can be shielded from ground elevation view to a minimum sight distance of 1,320 feet. Screening material shall be subject to Planning Department approval.

80.PLANNING. 15 USE - PLANS SHOWING BIKE RACKS RECOMMND

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

80.PLANNING. 17 USE - REQD APPLICATIONS (2) RECOMMND

No building permits shall be issued until General Plan Amendment No. 1052 and Change of Zone No. 7718 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation(s) and/or zone(s) ultimately applied to the property.

CONDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 USE - WASTE MGMT CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated October 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 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.

80.PLANNING. 21 USE - SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 22 USE - LIGHTING PLANS

RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall

CONDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22 USE - LIGHTING PLANS (cont.) RECOMMND

comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan.

80.PLANNING. 23 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3629, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

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

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

TRANS DEPARTMENT

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

Sufficient public street right-of-way along Brookside Avenue shall be conveyed for public use to provide for a 50 foot half-width right-of-way along APN: 405-230-002/006/010 per County Standard No. 94, Ordinance 461.

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

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within

CONDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

public road rights-of-way in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767 and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department, Plan Check Section. Said annexation should include the following:

- (1) Landscaping along Brookside Avenue.
- (2) Streetlights.
- (3) Street sweeping.

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

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

80.TRANS. 3 USE - LIGHTING PLAN

RECOMMND

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

80.TRANS. 4 USE - LANDSCAPING

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461,

ADDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE - LANDSCAPING (cont.)

RECOMMND

Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

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

80.TRANS. 5 USE - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION

RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D

RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

CONDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3 USE - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S RECOMMND

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

- 1.Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3.Precise grade inspection of entire permit area.
 - a.Inspection of Final Paving
 - b.Precise Grade Inspection
 - c.Inspection of completed onsite storm drain facilities
 - d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

- 1.Requesting and obtaining approval of all required grading inspections.
- 2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or

ADDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.)

RECOMMND

certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

Install a complete fire sprinkler system per NFPA 13 1999 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be

CONDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM (cont.) RECOMMND

protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

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

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

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

90.FIRE. 4 USE-#27-EXTINGUISHERS RECOMMND

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 USE CERTIFY BMP IMPLEMENTATION RECOMMND

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.

90.FLOOD RI. 2 USE BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public

ADDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 USE BMP - EDUCATION (cont.)

RECOMMND

Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

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

90.FLOOD RI. 3 USE IMPLEMENT WQMP

RECOMMND

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

90.FLOOD RI. 5 USE BMP MAINTENANCE & INSPECT

RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 2 USE - PALEO MONITORING REPORT

RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report

CONDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE - PALEO MONITORING REPORT (cont.)

RECOMMND

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.

90.PLANNING. 3 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

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

90.PLANNING. 4 USE - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

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

ADDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - COMPLY W/ ACOUSTIC STUDY DELETED

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.

CONDITION REMOVED PER PC 7/18/12

90.PLANNING. 7 USE - PARKING PAVING MATERIAL RECOMMND

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

90.PLANNING. 8 USE - ACCESSIBLE PARKING RECOMMND

A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically

CONDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

90. PRIOR TO BLDG FINAL INSPECTION

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

handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed by telephoning the local sheriff's office."

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

90.PLANNING. 12 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted screening, as required by Condition 80.PLANNING.09, shall have been installed and County Staff shall confirm that no roof mounted equipment is visible within a distance of 1,320 feet from the building(s). Staff shall confirm the screening materials conform to that approved in the above-mentioned condition.

90.PLANNING. 14 USE - INSTALL BIKE RACKS RECOMMND

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

90.PLANNING. 15 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 16 USE - CURBS ALONG PLANTERS RECOMMND

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

ADDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 19 USE - TRASH ENCLOSURES RECOMMND

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

90.PLANNING. 20 USE - EXISTING STRUCTURES RECOMMND

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

90.PLANNING. 22 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

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

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

90.PLANNING. 24 USE - PHASES MUST BE COMPLETE RECOMMND

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

90.PLANNING. 26 USE - WASTE MGMT CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions

CONDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 26 USE - WASTE MGMT CLEARANCE (cont.)

RECOMMND

contained in their letter dated October 6, 2009, summarized as follows:

1. 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.

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

90.PLANNING. 28 USE - CONDITION COMPLIANCE

RECOMMND

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

90.PLANNING. 31 USE - ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3629 is calculated to be 5.94 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

CONDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3629 has been calculated to be 5.94 net acres.

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

TRANS DEPARTMENT

90.TRANS. 1 USE - SIGNING & STRIPING

RECOMMND

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

90.TRANS. 2 USE - WRCOG TUMF

RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at

CONDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 USE - WRCOG TUMF (cont.) RECOMMND

the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 3 USE - STREETLIGHT AUTHORIZATIO RECOMMND

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

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

90.TRANS. 4 USE - STREETLIGHTS INSTALL RECOMMND

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

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

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

90.TRANS. 5 USE - EXISTING MAINTAINED RECOMMND

Brookside Avenue along project boundary (along APN: 405-230-010 and portion of APN: 405-230-006)) is a paved County maintained road designated as a Secondary Highway and shall be improved with 6" concrete curb and gutter located 32 feet from the centerline to curb line, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 50 foot half-width dedicated right-of-way in accordance with County Standard No. 94. (32'/50')

- NOTES:
1. A 5' sidewalk shall be constructed adjacent the curb line within the 18' parkway.
 2. Construct AC pavement tapering for acceleration

ADDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5

USE - EXISTING MAINTAINED (cont.)

RECOMMND

and deceleration lane and join existing AC pavement to the east and west project boundaries as directed by the Director of Transportation.

3. A driveway shall be constructed in accordance with County Standard No. 207A.
4. The proposed gate shall be installed 35' radial from the curve line.
5. The existing fence shall be relocated outside the 50' ultimate road right-of-way.

90.TRANS. 7

USE - UTILITY INSTALL

RECOMMND

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

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

90.TRANS. 8

USE - ANNEX L&LMD/OTHER DIST

RECOMMND

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

- (1) Landscaping along Brookside Avenue.
- (2) Streetlights.
- (3) Street sweeping.

09/12/12
14:32

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 55

CONDITIONAL USE PERMIT Case #: CUP03629

Parcel: 405-230-010

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9

USE - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

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

09/12/12
14:32

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

DOT PLAN:TRANSMITTED Case #: PP23385

Parcel: 951-140-059

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

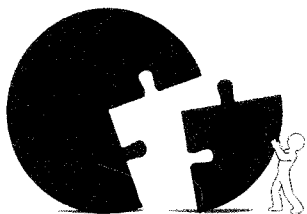
10.PLANNING. 38

USE - NOISE

DRAFT

Upon issuance of two Code Violation Notices within a 180 day period for excessive noise on the subject property, the permittee shall conduct or cause to be conducted a noise measurement study acceptable to the Planning Director for any subsequent special occasion events occurring on site for a two week period. Such study shall be reviewed and approved by the Planning Director and used to determine if the permittee is complying with County Ordinance No. 847 (Noise Ordinance) and the project's conditions of approval. If a violation of Ordinance No. 847 or of the conditions of approval have occurred, the Planning Director has the sole discretion to do any of the following: 1) prohibit special occasion events from taking place on the site, 2) reduce the number of guests attending the special occasion events, 3) prohibit music or amplified sound on the site in order to comply with Ordinance No. 847.

(ADDED AT DH ON 9/24/12.)



Carolyn Syms Luna
Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Memorandum

DATE: July 18, 2012

TO: County of Riverside Planning Commission

FROM: Planning Staff

RE: **July 18, 2012 Planning Commission for Agenda Item No.: 3.3 on General Plan Amendment No. 1052 / Change of Zone No. 7718 / Conditional Use Permit No. 3629**

1. Attached are two letters of concern (City of Beaumont, dated June 26, 2012 and Beaumont Unified School District, dated July 5, 2012) and response letters from Marianne Cordova-Breen, Applicant addressing each concern.
2. Also attached is an e-mail of opposition from Daniel & Anita Kolly, dated July 10, 2012 located on APN: 400-420-007 (see attached map for reference).
3. For clarification purposes, on page 4 of the staff report, "Amendment" was added to finding 4 under iii): The proposed General Plan Amendment would not create an internal inconsistency among the elements of the General Plan.

Memo Item #1

**Letters from the City of Beaumont,
Beaumont Unified School District and
Marianne Cordova-Breen, Applicant**



City of Beaumont

550 E. 6th Street
Beaumont, CA 92223
(951) 769-8520

FAX (951) 769-8526

Email: cityhall@ci.beaumont.ca.us

www.ci.beaumont.ca.us

Riverside County Planning Department
Attn: Christian Hinojosa
PO Box 1409
Riverside, CA 92502-1409

RECEIVED
JUL 02 2012
ADMINISTRATION
RIVERSIDE COUNTY

June 26, 2012

Re: General Plan Amendment No. 1052, Change of Zone No. 7718, and
Conditional Use Permit No. 3629

Dear Mr. Hinojosa,

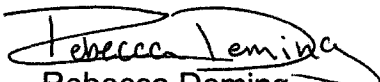
The City of Beaumont does not support the above-referenced proposed general plan amendment, change of zone and conditional use permit. The City of Beaumont believes that the proposed project is incompatible with the surrounding residential uses. Additionally, there is a questionable need for this use given the number of existing storage facilities in the area.

The project proposes to keep a portion of the house as a caretaker's unit and convert a portion to an office, this should require full urban services and should not be allowed to remain on the existing septic system. The proposed use is decidedly urban in character, and thus should be served by urban services.

This project will create multiple inconsistencies in the vicinity's zoning pattern by forming "holes" in the zoning which ultimately leads to incompatible uses side by side. The character of the street on which the project is proposed will be drastically changed by creating an area where the frontage changes from residential to commercial and back to residential again in a very short distance.

If you have any questions regarding this matter, please contact me at (951) 572-3229, or by email at rdeming@ci.beaumont.ca.us.

Sincerely,


Rebecca Deming
Director of Planning



BEAUMONT UNIFIED SCHOOL DISTRICT

BOARD OF TRUSTEES

Mrs. Susie Lara
President

Mr. Wayne Hackney
Vice President

Mr. Mark Orozco
Clerk

Mrs. Janelle Poulter
Member

Mrs. Margaret De Longchamp
Member

ADMINISTRATION

Dr. Barry L. Kayrell
District Superintendent

Mrs. Lisa Norman
Assistant Superintendent
Personnel Services

Dr. Maureen Latham
Assistant Superintendent
Instructional Support Services

Mr. Wael Elatar
Assistant Superintendent
Business Services

500 Grace Avenue
Beaumont, CA 92223
Telephone: (951) 845-1631
General FAX: (951) 845-2039
Superintendent's Office FAX: 951-845-2319

July 5, 2012

Mr. Christian Hinojosa
Riverside County Administrative Center
Board Chambers, 1st Floor
4080 Lemon Street
Riverside CA 92501

Re: General Plan Amendment No. 1052
Change of Zone No. 7718
Conditional Use Permit No. 3629

Dear Mr. Hinojosa:

Due to the proximity of the project to Brookside Elementary, Beaumont High School, and its Athletic Complex, the District requests to go on record stating the following concerns:

- Large trucks or delivery vehicles may pose a safety risk in and around school zones.
- The storage and/or manufacturing of chemicals may pose a health risk.
- Other use and/or activity may have the potential to pose a risk to students, pedestrians, and the public.
- All construction projects will be subject to school facility fees at the rate applicable as projects are submitted.

The District requests that we remain on the mailing list for all future notifications regarding this project. Please feel free to contact me at (951) 845-1631; extension 318 with any questions or concerns.

Sincerely,

Alice Grundman
Director of Facilities and Planning

Memo Item #2

**E-mail from Daniel & Anita Kolly and
map locating their property**

From: newview7@verizon.net
Sent: Tuesday, July 10, 2012 11:22 AM
To: Hinojosa, Christian
Subject: Change of zone no. 7718/conditional use permit no. 3629

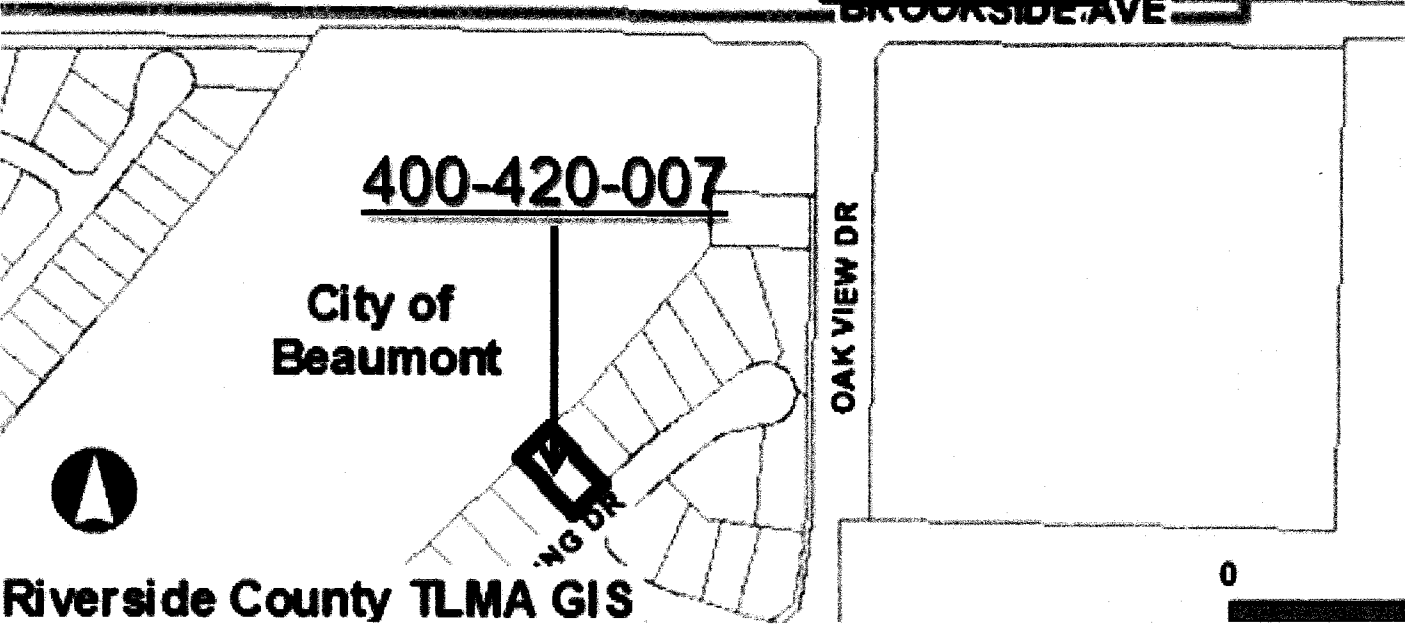
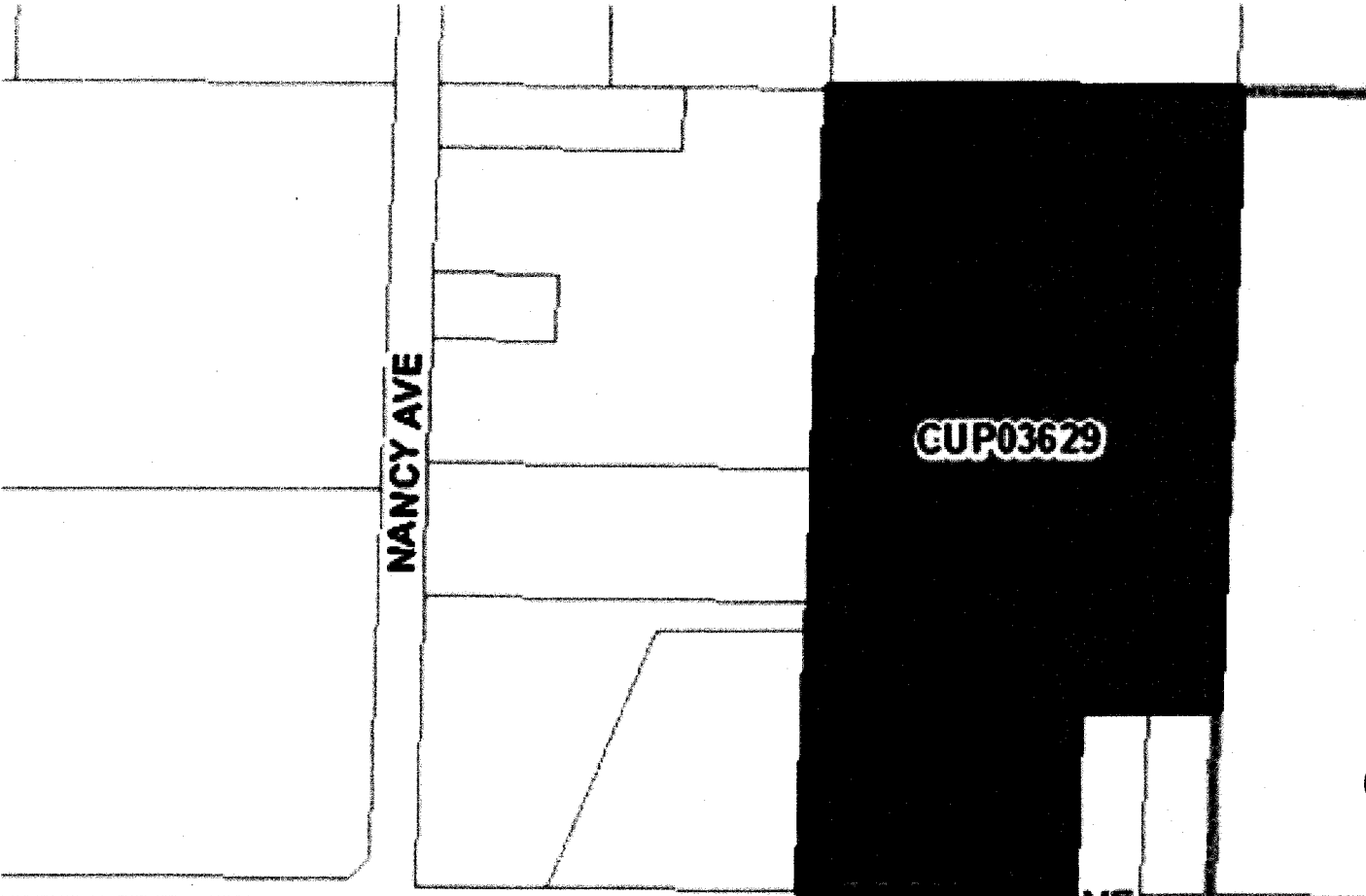
Riverside County Planning Department
Attn: Christian Hinojosa,

My husband, Daniel Kolly and myself, Anita Kolly,

are RESONDING and OPPOSING the proposal of General Plan Amendment no. 1052/ Change of Zone no. 7718/ Conditional use permit no. 3629. We own a home in this general area where the change of the vacant land would change to a multi -unit storage facility. Northerly of Brookside ave. and easterly of Nancy ave. in Cherry Valley, CA. If you need our parcel no. it is:400420007.

Would you kindly send us a response back regarding this matter?

Thank You,
Daniel & Anita Kolly



Riverside County TLMA GIS

CUP 3629 Business Plan

CUP 3629 is a proposal for a Self Storage Facility to serve residents and businesses in Cherry Valley and Beaumont. The applicant, AMS Group, LLC is a family owned company that currently owns and operates three other self-storage facilities and a business record storage facility. Our company can be reviewed on our website "amstorage.com".

Each of AMS's facilities is managed by two people who live on premise. The onsite residency ensures the safety of our customers' belongings. Parking for these employees is provided separately from customer parking. A third employee manages the premises on the couple's days off (two days). Once a week a supervisor visits the facility.

The facility will be open seven (7) days a week. Gate hours are 7:30 a.m. to 6:00 p.m. Office hours are 10:00 a.m. to 6:00 p.m. The facility will be closed on major holidays only.

Self-storage is a service industry, intended to serve local residents and business. Typically, a facility's service area is a 3 mile radius. Self-storage is an ideal use to buffer residential uses from commercial or high traffic/uses, because it is a quiet, low traffic use. There are no late night/early morning trucks. And the traffic count generated is relatively low because people move their belongings in and, most often residents don't return until it is time to take them out. Very few people stay less than 6 months and many stay for years.

Some businesses store inventory and come more often. However, our contracts (as most self storage contracts) specifically prohibit the storage of perishables or hazardous materials. The Brookside storage facility will also provide storage space for RV's and other vehicles. There will be some covered area for these. There will also be an open area for vehicles. It is unknown how many vehicles will be stored in the open area. Unlike our other facilities, located in more urban areas, we expect that the Cherry Valley community may have more need for recreational vehicle storage. It is our intent to meet the needs of the community in this regard. The open area is proposed to be a gravel area. It is located at the back of the facility. If the demand for vehicle storage is minimal, we will reduce this area.

The managers at AMS maintain the property in a very clean and orderly manner. They are the "eyes and ears" of the company, keeping close watch on everything that gets stored.

AMS has operated self-storage facilities for 37 years. We pride ourselves on our property maintenance and customer service. We run a "tight ship". The weekly supervisor visits ensure that each facility meets our standards.

AMS hopes to be an asset to the Cherry Valley community. It is our intent to have the high school art class paint murals in the defined areas along the west wall of the facility. There are many of these, so we can do this every year. By the time the last area is painted, the first should be old enough that a new class can paint over it.

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

DATE: September 17, 2009

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety - Grading
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
P.D. Trails Section-J. Jolliffe
Riv. Co. Waste Management Dept.
Riv. Co. County Service Area # 27
5th District Supervisor
5th District Planning Commissioner
Beaumont Unified School Dist.

Eastern Information Center
San Geronio Pass Water Agency (SGPWA)
Telephone: Verizon
Southern California Edison
Southern California Gas Co.
Reg. Water Qty. Ctrl Board (Santa Ana)
CALTRANS District #8

GENERAL PLAN AMENDMENT NO. 1052, CHANGE OF ZONE NO. 7718, AND CONDITIONAL USE PERMIT NO 3629 – EA42206 – Applicant: AMS Group, LLC – Engineer/Representative: Marianne Cordova-Breen (AMS Group) - Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Easterly of Nancy Avenue and westerly of Mountain View Avenue, northerly of Brookside Avenue and southerly of Cherry Valley Boulevard – 18.44 Gross Acres - Zoning: Light Agriculture - 1 Acre Minimum (A-1-1) - **REQUEST:** The **General Plan Amendment** proposes to amend the General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to change the General Plan land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Commercial Retail (CR) (0.20-0.35 FAR). The **Change of Zone** proposes to change the zoning classification from Light Agricultural – 1 Acre Minimum (A-1-1) to General Commercial (C1/CP). The **Conditional Use Permit** proposes to development a self-storage facility on 6.53 acres of a 18.44 Gross Acre site. Development includes twenty-one (21) multi-unit storage buildings totaling 119,920 sq. ft, a 8,862 sq. ft. car port, a 37,200 sq. ft. of gravel based outside storage area, and twelve (12) parking spaces. An existing 2245 sq. ft. single family residence shall be converted into a 500 sq. ft. office and 1745 sq. ft. caretakers unit. The remaining 11.91 acres are designated for future development and contain an existing single family residence and garage to remain. – APN(s): 405-230-002; 405-230-006 – Related Cases: N/A – Concurrent Cases: N/A

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on October 15, 2009**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Jeff Horn**, Project Planner, at **(951) 955-4641** or email at jhorn@rctima.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



August 8, 2011

TO: Christian Hinojosal, Project Planner

FROM: Steven Hinde, CIH, Senior Industrial Hygienist *SH*

RE: Conditional Use Permit No. 3629 Amendment No. 2



A noise report will not be required at this time. However, the guidelines listed below are to be followed when it comes to pulling building permits and the time of construction:

1. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.
2. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers, in other words, appropriate noise attenuating devices.
3. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.
4. Equipment must be maintained so that parts of vehicles and their loads are secured from rattling and banging
5. Idling equipment should be turned off when not in use.

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.

Noise standards to be addressed:

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

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

B) 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard)

2. Our Department (Office of Industrial Hygiene) must receive, review and approve an acoustical report (as listed above).

3. The applicant shall pay review fees to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

Please contact Steven Hinde if you have any questions.



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

October 6, 2009

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

RE: Conditional Use Permit (CUP) No. 3629
Proposal: The PP proposes a 21 multi-unit storage facility
APNs: 405-230-002; -006

Dear Mr. Horn:

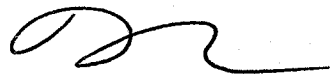
The Riverside County Waste Management Department (Department) has reviewed the proposed project located east of Nancy Avenue, south of Cherry Valley Boulevard, west of Mountain View Avenue, and north of Brookside Avenue, in the Pass Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit for EACH 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/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final 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 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 verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
5. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.
6. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
7. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,



Ryan Ross
Planner IV

JET ID# 0004838

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

**APPLICATION FOR AMENDMENT TO THE
RIVERSIDE COUNTY GENERAL PLAN**

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA 01052 DATE SUBMITTED: 4-18-08

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: AMS Group LLC E-Mail: mcordova@amstorage.com

Mailing Address: 781 San Bernardino Rd.
Covina CA 91723
City State ZIP

Daytime Phone No: (626) 332-2210 Fax No: (626) 339-4286

Engineer/Representative's Name: Marianne Cordova-Breen E-Mail: mcordova@amstorage.com

Mailing Address: 781 E. San Bernardino Rd.
Covina CA 91723
City State ZIP

Daytime Phone No: (626) 332-2210 Fax No: (626) 339-4286

Property Owner's Name: AMS Group LLC E-Mail: mcordova@amstorage.com

Mailing Address: Marianne Cordova-Breen
781 E San Bernardino Rd.
Covina CA 91723
City State ZIP

Daytime Phone No: (626) 332-2210 Fax No: (626) 339-4286

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

17.68

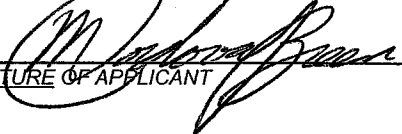
APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

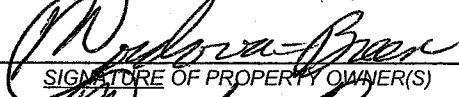

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

AMS Group LLC / Marianne Cordova-Breen 
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

AMS Group LLC 
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
Marianne Cordova-Breen 
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 405-230-006 and 002

Section: 28 Township: 2 S Range: 1 W

Approximate Gross Acreage: 17.64

General location (nearby or cross streets): North of Brookside Ave, South of Cherry Valley Blvd East of Nancy St., West of Beaumont Ave.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Thomas Brothers map, edition year, page number, and coordinates: 2006 Pg 690 G-5

Existing Zoning Classification(s): A1-1

Existing Land Use Designation(s): VLDR

Proposal (describe the details of the proposed general plan amendment):

To change the Foundation Component and General Plan from Rural Community VLDR to Community Development CR to allow for the development of a self-storage facility and neighborhood commercial center on approx 12 ac. of a 17.64 ac. site
 Related cases filed in conjunction with this request:

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes No

Case Nos. _____

E.A. Nos. (if known) _____ E.I.R. Nos. (if applicable): _____

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	
	Yes	No
Electric Company <u>Edison</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Company	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Telephone Company <u>Verizon</u>	<input type="checkbox"/>	<input type="checkbox"/>
Water Company/District <u>Cherry Valley Water/San Gregonio Pass Water AG</u>	<input type="checkbox"/>	<input type="checkbox"/>
Sewer District	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Is water service available at the project site: Yes No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) City sewer line is in Brookside in front of property

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes No

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

- Santa Ana River Santa Margarita River San Jacinto River Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

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

Owner/Representative (1) *Richard Beer* Date *4/12/08*
Owner/Representative (2) _____ Date _____

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

The Pass Area Plan

EXISTING DESIGNATION(S): *Rural Community VLDR*

PROPOSED DESIGNATION(S): *Community Development CR*

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

See attached sheet

III. AMENDMENTS TO POLICIES:

(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: _____ Area Plan: _____

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): _____

C. PROPOSED POLICY (Attach more pages if needed): _____

II. Amendments to the Area Plan Maps of the General Plan

JUSTIFICATION FOR AMENCMENT

The proposed project consists of a self-storage facility and a neighborhood commercial center. The Current Foundation Component of Rural Community provides for only residential uses Estate Density Residential (RC-EDR), Very Low Density Residential (RC-VLDR) and Low Density Residential (RC-LDR). The Cherry Valley area currently has very little service commercial area. The proposed project would begin to meet these needs.

The specific location for this project is ideal to meet these needs for two reasons. First, an active fault line runs diagonally through the property. Most of the land is in the fault line setback zone where no residences or regular business can be built. While the General Plan and Zoning Ordinance currently designate the property to be used for residential purposes, houses cannot be built on the property because of the fault line. However, this project proposes to place only storage buildings and parking in the fault line setback area. These are acceptable uses in the setback area.

Second, the project can provide community services while minimizing impact on residential uses. Most of the land uses on Brookside Ave. between Beaumont Ave. and Nancy St. are public/commercial uses including the high school and the Noble Creek drainage channel. The property itself lies across the street from the middle school. It is bounded on the west by a nursery and on the east by a school maintenance yard. The proposed neighborhood commercial center would provide services to the parents bringing their children to school and who live in the nearby neighborhoods.

Besides this property, there are only three residential lots in this stretch. The three residentially developed lots abut the property where the self-storage facility will be. Self-storage is a relatively quiet use. It generates low volume traffic and is open only during daytime hours. Self-storage facilities are very security conscious making them an all around good neighbor. They are a great buffer between residential and commercial uses.

III. Amendments to Policies:

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR

Element: Cherry Valley

Area Plan: The Pass Area Plan

B. EXISTING POLICY: Section PAP 3.2 "Encourage local serving commercial development along Beaumont Avenue within the Cherry Valley Policy Area."

C. PROPOSED POLICY: Section PAP 3.2 "Encourage local serving commercial development along Beaumont Avenue and Brookside Avenue, between Beaumont and Nancy Street within the Cherry Valley Policy Area."

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

D. JUSTIFICATION FOR CHANGE (Please be specific. Attach more pages if needed): _____

see attached sheet

IV. OTHER TYPES OF AMENDMENTS: *N/A*
(Note: A conference with Planning Department and/or Transportation Department staff for amendments related to the circulation element is required before application can be filed. Additional information may be required.)

A. AMENDMENTS TO BOUNDARIES OF OVERLAYS OR POLICY AREAS:

Policy Area: _____
(Please name)

Proposed Boundary Adjustment (Please describe clearly): _____

B. AMENDMENTS TO CIRCULATION DESIGNATIONS:

Area Plan (if applicable): _____

Road Segment(s) _____

Existing Designation: _____

Proposed Designation: _____

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

D. JUSTIFICATION FOR CHANGE: At present, the Policy Area Plan only designates property fronting Beaumont Dr. within the Policy Area for commercial uses. However all of Beaumont between Cherry Valley and Brookside is dedicated to public uses (the High School and Noble Creek Park. The property north of Cherry Valley is limited in services and, as you go north, quickly becomes fragmented and very rural in nature. Placing service commercial uses along Brookside would support the commercial needs of Cherry Valley without adversely affecting the quiet nature of the community. It would place such uses on a street that already has passing traffic because of the schools.

IV. OTHER TYPES OF AMENDMENTS:

Not Applicable at this time.

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

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

CE005138

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CZ07718 DATE SUBMITTED: 9.9.09

APPLICATION INFORMATION EA42206 CFG05559

Applicant's Name: AMS Group, LLC E-Mail: mcordova@amstorage.com

Mailing Address: 781 E. San Bernardino Rd
Covina CA 91723
City State ZIP

Daytime Phone No: (626) 332-2210 Fax No: (626) 339-4286

Engineer/Representative's Name: Marianne Cordova-Breen E-Mail: mcordova@amstorage.com

Mailing Address: 781 E. San Bernardino Rd
Covina CA 91723
City State ZIP

Daytime Phone No: (626) 332-2210 Fax No: (626) 339-4286

Property Owner's Name: AMS Group, LLC E-Mail: mcordova@amstorage.com

Mailing Address: 781 E San Bernardino Rd
Covina CA 91723
City State ZIP

Daytime Phone No: (626) 332-2210 Fax No: (626) 339-4286

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

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

APPLICATION FOR CHANGE OF ZONE

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

Marianne Cordova-Breen
PRINTED NAME OF APPLICANT

Marianne Cordova-Breen
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Marianne Cordova-Breen
PRINTED NAME OF PROPERTY OWNER(S)

Marianne Cordova-Breen
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 405-230-006,002 and 010

Section: 28 Township: 25 Range: 1W

Approximate Gross Acreage: 18.44

General location (nearby or cross streets): North of Brookside Ave, South of Cherry Valley Rd East of Nancy, West of Beaumont Ave.

Thomas Brothers map, edition year, page number, and coordinates: 2006 Edition, Pag 490 G 5

APPLICATION FOR CHANGE OF ZONE

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

- 1) Amend Pass (Cherry Valley) Area Policy Plan § PAP 3.2 to extend "local ^{service} commercial development westward along Brookside Ave. from Beaumont to Nancy
 - 2) Change the Foundation Component From: Rural Community TO: Community Development
 - 3) Change the General Plan FROM: VLDR TO: CR
- Related cases filed in conjunction with this request: (4) Change Zone FROM: AI-1 TO: C-1/CP

GPA 1052
CUP

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

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

CC005138

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER *CUP 03 629* DATE SUBMITTED: *9.9.09*

EA 42206 *CFG 05559*

APPLICATION INFORMATION

Applicant's Name: AMS Group, LLC E-Mail: mcordova@amstorage.com

Mailing Address: 781 E. San Bernardino Road
Covina Street Ca 91723
City *State* *ZIP*

Daytime Phone No: (626) 332-2210 Fax No: (626) 339-4286

Engineer/Representative's Name: Marianne Cordova-Breen E-Mail: mcordova@amstorage.com

Mailing Address: 781 E. San Bernardino Road
Covina Street Ca 91723
City *State* *ZIP*

Daytime Phone No: (626) 332-2210 Fax No: (626) 339-4286

Property Owner's Name: AMS Group, LLC E-Mail: mcordova@amstorage.com

Mailing Address: 781 E. San Bernardino Road
Covina Street Ca 91723
City *State* *ZIP*

Daytime Phone No: (626) 332-2210 Fax No: (626) 339-4286

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

AMS Group LLC by Marianne Cordova-Breen *Marianne Cordova-Breen*
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

AMS Group, LLC by Marianne Cordova-Breen *Marianne Cordova-Breen*
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 405-230-006,002 and 010

Section: 28 Township: 2S Range: 1W

Approximate Gross Acreage: 18.44 (for the Zone Change and 6.53 ac for the CUP)

General location (nearby or cross streets): North of Brookside Avenue, South of Cherry Valley Road, East of Nancy, West of Beaumont Avenue.

Thomas Brothers map, edition year, page number, and coordinates: 2006 Edition Page 690 G5

APPLICATION FOR LAND USE AND DEVELOPMENT

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

To develop a self-storage facility on 6.53 acres of an 18.44 acre site. The remaining to be held for commercial use. The CUP site currently contains one residence which will also house the new office. Approximately 120,000 sq. ft. of storage buildings will be constructed.

Related cases filed in conjunction with this request:

A Zone Change for the entire 18.44 acre parcel is being filed.
The Board of Supervisors approved the processing of GPA 1052

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

If yes, provide Case No(s). GPA 1052 (Parcel Map, Zone Change, etc.)

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

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

If yes, indicate the type of report(s) and provide a copy: A Phase 1 Environmental Report was prepared

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: The sites slope gently at a 2% grade.

Estimated amount of fill = cubic yards: No significant cut/fill is anticipated.

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

Import _____ Export _____ Neither X

APPLICATION FOR LAND USE AND DEVELOPMENT

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

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

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) entire site sq. ft.

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

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

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

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

- Santa Ana River Santa Margarita River San Jacinto River Whitewater River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

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

Owner/Representative (1)  Date 9/7/09

Owner/Representative (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region ¹		
Project File No.		
Project Name:	Brookside Self Storage	
Project Location:	3692 and 38718 Brookside Ave. Cherry Valley	
Project Description:	CUP for a Sef-storage facility	
Project Applicant Information:		
Proposed Project Consists of, or includes:		
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial and commercial development where the land area ² represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan ³ as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies ⁴ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
¹ Includes San Jacinto River watershed. ² Land area is based on acreage disturbed. ³ The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf . ⁴ The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html .		
DETERMINATION: Circle appropriate determination.		
If any question answered "YES"	Project requires a project-specific WQMP.	
If all questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.	

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

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

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) – **REQUEST:** 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)

TIME OF HEARING: **9:00 a.m.** or as soon as possible thereafter.
July 18, 2012
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

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

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/2/2012

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

APN (s) or case numbers C207718/GPA01052/CUP03629 For

Company or Individual's Name Planning Department

Distance buffered 800'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

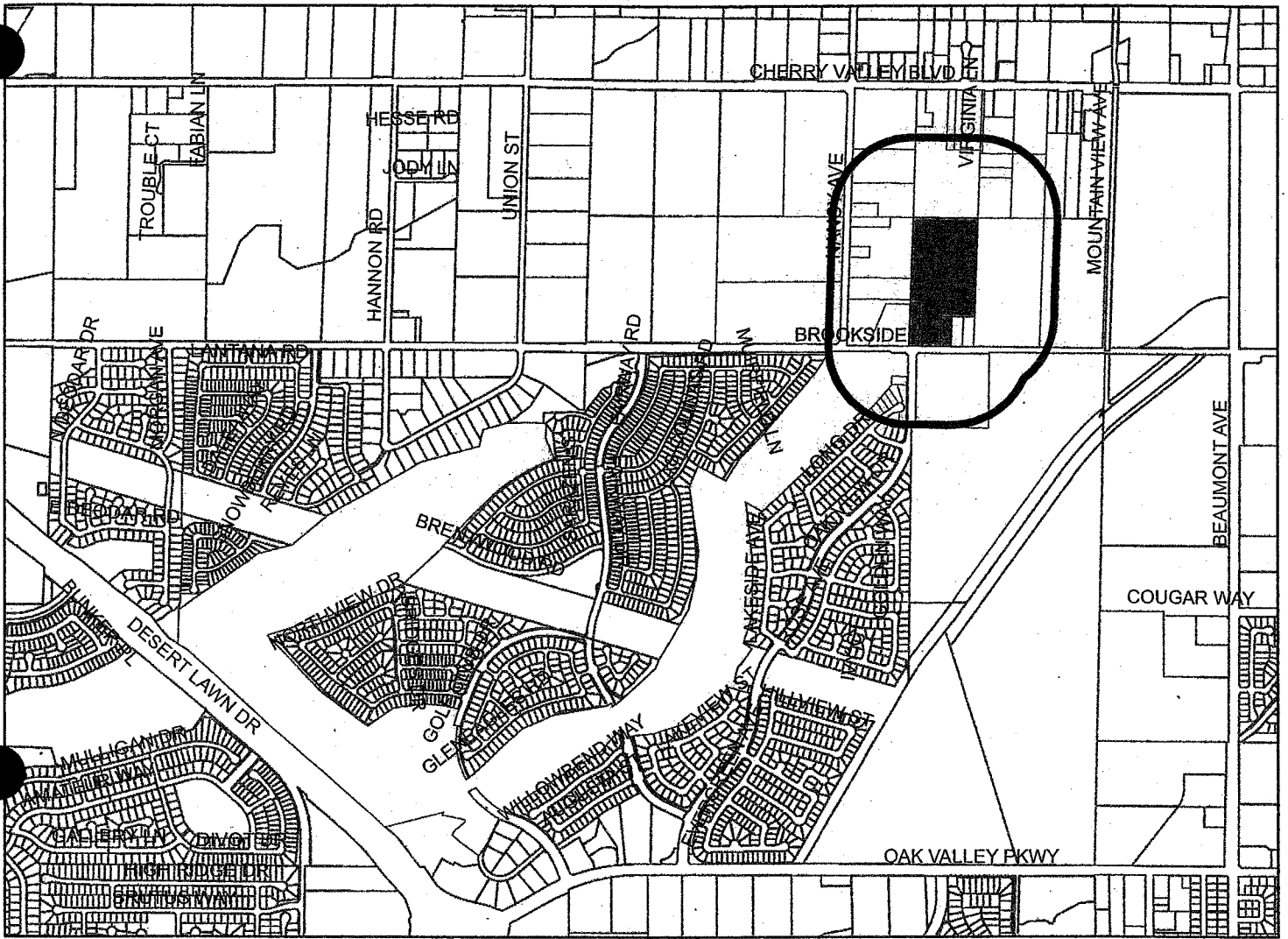
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 6/7/12 *[Signature]*
B.P. 11/2/12

CZ07718/GPA01052/CUP03629 (800 feet buffer)



Selected Parcels

405-200-009	405-220-006	405-230-002	405-230-006	405-230-010	400-420-001	400-250-002	405-240-003	405-240-004	400-420-003
400-250-001	405-230-012	405-220-004	405-250-010	405-250-011	400-280-071	400-420-023	400-420-024	405-220-001	405-250-007
400-420-002	405-200-008	400-250-012	405-190-008	405-190-012	405-190-006	405-200-010	405-200-004	400-420-021	400-420-005
405-190-007	400-420-020	400-420-007	405-180-003	400-420-004	400-420-006	400-420-019	400-420-022	405-180-004	405-230-011
405-200-007	405-180-002	405-180-005	405-210-010	405-200-012	405-220-002	405-220-003	405-220-005	405-200-006	



1,800 900 0 1,800 Feet

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

ASMT: 400250001, APN: 400250001
RESORT, ETAL
20530 EARLGATE ST STE 100
DIAMOND BAR CA 91789

ASMT: 400420005, APN: 400420005
JESUS SANCHEZ
1775 LONG DR
BEAUMONT, CA. 92223

ASMT: 400250012, APN: 400250012
OLINGER RIVERSIDE LTD PARTNERSHIP, ETA
C/O LEONARD B OLINGER
603 N BEDFORD DR
BEVERLY HILLS CA 90210

ASMT: 400420006, APN: 400420006
BRANDY SMITH, ETAL
1773 LONG DR
BEAUMONT, CA. 92223

ASMT: 400280071, APN: 400280071
CITY OF BEAUMONT
550 E 6TH ST
BEAUMONT CA 92223

ASMT: 400420007, APN: 400420007
ANITA KOLLY, ETAL
1771 LONG DR
BEAUMONT, CA. 92223

ASMT: 400420001, APN: 400420001
LISELI DERAMIREZ, ETAL
1789 LONG DR
BEAUMONT, CA. 92223

ASMT: 400420019, APN: 400420019
JEANETTE NGUYEN, ETAL
18300 SANTA CARLOTTA
FOUNTAIN VALLEY CA 92708

ASMT: 400420002, APN: 400420002
TRISHA RITARITA, ETAL
1785 LONG DR
BEAUMONT, CA. 92223

ASMT: 400420020, APN: 400420020
AMBER CORDOVA, ETAL
1774 LONG DR
BEAUMONT, CA. 92223

ASMT: 400420003, APN: 400420003
DARLENE HERSHEY, ETAL
34633 BOROS BLVD
BEAUMONT CA 922237465

ASMT: 400420021, APN: 400420021
SANDRA MORA, ETAL
1780 LONG DR
BEAUMONT, CA. 92223

ASMT: 400420004, APN: 400420004
LINDA MASON, ETAL
1779 LONG DR
BEAUMONT, CA. 92223

ASMT: 400420022, APN: 400420022
JAIME OLIVAS, ETAL
1786 LONG DR
BEAUMONT, CA. 92223

ASMT: 400420024, APN: 400420024
CITY OF BEAUMONT
P O BOX 158
BEAUMONT CA 92223

ASMT: 405190012, APN: 405190012
EQUITY HOLDING CORP
P O BOX 87
MIDPINES CA 95345

ASMT: 405180003, APN: 405180003
KRISTINA VANDERBRUG
P O BOX 590
BEAUMONT CA 92223

ASMT: 405200004, APN: 405200004
MISTO KOBOLD, ETAL
10610 VIRGINIA LN
BEAUMONT, CA. 92223

ASMT: 405180004, APN: 405180004
JAMES DINKINS, ETAL
10756 NANCY AVE
CHERRY VALLEY CA 92223

ASMT: 405200006, APN: 405200006
KIM HAGUEWOOD, ETAL
10650 VIRGINIA LN
CHERRY VALLEY CA 92223

ASMT: 405180005, APN: 405180005
HAROLD HODOSH, ETAL
19922 PACIFIC COAST HWY
MALIBU CA 90265

ASMT: 405200007, APN: 405200007
STEVEN PACE
10698 VIRGINIA LN
BEAUMONT, CA. 92223

ASMT: 405190006, APN: 405190006
ERIK FLOREN
38745 CHERRY VALLEY BLV
BEAUMONT, CA. 92223

ASMT: 405200008, APN: 405200008
DESIREE ESPINOZA
10712 VIRGINIA LN
BEAUMONT, CA. 92223

ASMT: 405190007, APN: 405190007
IRMA NAVA, ETAL
40652 BROOKSIDE AVE
CHERRY VALLEY CA 92223

ASMT: 405200009, APN: 405200009
SANDRA CHATIGNY, ETAL
38887 CHERRY VALLEY BLV
BEAUMONT, CA. 92223

ASMT: 405190008, APN: 405190008
LISA BALDERRAMA, ETAL
38705 CHERRY VALLEY BLVD
CHERRY VALLEY CA 92223

ASMT: 405200010, APN: 405200010
HELEN MESSRAH
38915 CHERRY BLVD
CHERRY VALLEY CA 92223



ASMT: 405200012, APN: 405200012
TABITHA MAX BLUEBERRY FARM
38865 CHERRY VALLEY BLV
CHERRY VALLEY CA 92223

ASMT: 405230010, APN: 405230010
AMS GROUP
781 E SAN BERNARDINO RD
COVINA CA 91723

ASMT: 405210010, APN: 405210010
MARY MURAT, ETAL
525 EAST E ST
WILMINGTON CA 90744

ASMT: 405230011, APN: 405230011
YOLANDA LIRA, ETAL
38730 BROOKSIDE AVE
BEAUMONT, CA. 92223

ASMT: 405220001, APN: 405220001
ANA DEOROZCO, ETAL
10778 NANCY AVE
BEAUMONT, CA. 92223

ASMT: 405230012, APN: 405230012
YOLANDA FLANAGAN, ETAL
38766 BROOKSIDE AVE
BEAUMONT, CA. 92223

ASMT: 405220003, APN: 405220003
PATRICIA WELDEN, ETAL
11748 3RD ST
YUCAIPA CA 92399

ASMT: 405240004, APN: 405240004
BEAUMONT UNIFIED SCHOOL DISTRICT
P O BOX 187
BEAUMONT CA 92223

ASMT: 405220004, APN: 405220004
CHARLES WILSON
10826 NANCY AVE
BEAUMONT, CA. 92223

ASMT: 405250007, APN: 405250007
CALIFORNIA STREET PROJECT, ETAL
C/O CENTURY 21 BEST PROP
33075 YUCAIPA BLV
YUCAIPA CA 92399

ASMT: 405220005, APN: 405220005
PATRICIA WELDON, ETAL
C/O JENNIFER JOHNSON
11748 THIRD ST
YUCAIPA CA 92399

ASMT: 405250011, APN: 405250011
CHERRY VALLEY ACRES
5305 E 2ND ST NO 204
LONG BEACH CA 90803

ASMT: 405220006, APN: 405220006
MARTHA TINAJERO, ETAL
38590 BROOKSIDE AVE
BEAUMONT, CA. 92223

Beaumont Unified School District
500 Grace Ave.
P.O. Box 187
Beaumont, CA 92223

ATTN: Dan Kopulsky
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 725
San Bernardino, CA 92401-1400

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

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

San Gorgonio Pass Water Agency
1210 Beaumont Ave.
P.O. Box 520
Beaumont, CA 92223

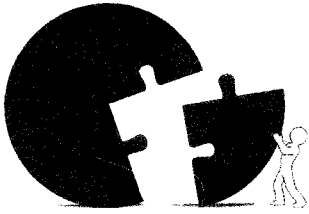
Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Verizon Engineering
9 South 4th St.,
Redlands, CA 92373

Southern California Gas Company
3460 Orange St.
Riverside, CA 92506

Applicant/Owner:
AMS Group, LLC
781 E San Bernardino Rd.
Covina, CA 91723

Eng-Rep:
Cozad & Fox, Inc.
151 S. Girard St.
Hemet, CA 92544



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

EA42206, General Plan Amendment No. 1052, Change of Zone No. 7718, Conditional Use Permit No. 3629

Project Title/Case Numbers

Christian Hinojosa

County Contact Person

(951) 955-0972

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

AMS Group, LLC

Project Applicant

781 E San Bernardino Road, Covina, CA 91723

Address

Northerly of Brookside Avenue and easterly of Nancy Avenue

Project 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, 35,000 square feet of gravel based outside storage area for approximately 81 vehicles and seven (7) parking spaces. The development for Phase II includes a 1,950 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.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on July 18, 2012, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,101.50 + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

Signature

Title

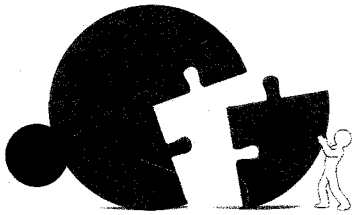
Date

Date Received for Filing and Posting at OPR: _____

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

Please charge deposit fee case#: ZEA42206 ZCFG05559

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA42206, General Plan Amendment No. 1052, Change of Zone No. 7718,
Conditional Use Permit No. 3629

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

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

COMPLETED/REVIEWED BY:

By: Christian Hinojosa Title: Project Planner Date: June 14, 2012

Applicant/Project Sponsor: AMS Group, LLC Date Submitted: September 9, 2009

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

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

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

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

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

Please charge deposit fee case#: ZEA42206 ZCFG05559

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0912910

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

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

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

Received from: AMS GROUP LLC \$64.00
paid by: CK 11796
CA F&G FEE FOR EA42206
paid towards: CFG05559 CALIF FISH & GAME: DOC FEE
at parcel: 38692 BROOKSIDE AVE BEAU
appl type: CFG3

By _____ Sep 09, 2009 12:16
SBROSTRO posting date Sep 09, 2009

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1205020

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

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

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

Received from: AMS GROUP LLC \$2,101.50
paid by: CK 13850
CA F&G FEE FOR EA42206
paid towards: CFG05559 CALIF FISH & GAME: DOC FEE
at parcel: 38692 BROOKSIDE AVE BEAU
appl type: CFG3

By _____ Jun 11, 2012 16:23
MGARDNER posting date Jun 11, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,101.50

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

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

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

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) – **REQUEST:** 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)

TIME OF HEARING: **9:00 a.m.** or as soon as possible thereafter.
July 18, 2012
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

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

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

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



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

October 4, 2012

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: GPA 1052; ZC 7718; CUP 3629

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Saturday, October 6, 2012.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Mcgil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: mtinajero@pe.com on behalf of Master, PEC Legals <legalsmaster@pe.com>
Sent: Thursday, October 04, 2012 8:26 AM
To: Gil, Cecilia
Subject: Re: [Legals] FOR PUBLICATION: GPA 1052 ZC 7718 CUP 3629

Received for publication on Oct. 6. Proof with cost to follow.

On Thu, Oct 4, 2012 at 8:17 AM, Gil, Cecilia <CCGIL@rcbos.org> wrote:

Attached is a Notice of Public Hearing, for publication on Saturday, Oct. 6, 2012. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
[951-955-8464](tel:951-955-8464)

THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.

--
Legal Advertising



Publisher of The Press-Enterprise

Phone: 1.800.880.0345

Fax: 951.368.9018

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, CHANGE OF ZONE AND CONDITIONAL USE PERMIT IN THE CHERRY VALLEY ZONING DISTRICT – THE PASS AREA PLAN, FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, October 16, 2012 at 11:00 a.m. or as soon as possible thereafter**, to consider the application submitted by AMS Group, LLC – Cozad & Fox, Inc., on **General Plan Amendment No. 1052**, which proposes to amend the land use from Rural Community: Very Low Density Residential (RC: VLDR) Foundation Component to Community Development: Commercial Retail (CD: CR); **Change of Zone No. 7718**, which proposes to change the zone from Light Agriculture – 1 Acre Minimum (A-1-1) to General Commercial (C-1/C-P), or such other zones as the Board may find appropriate; and **Conditional Use Permit No. 3629**, which proposes two (2) phase mini-warehouse facility (“the project”). The project is located northerly of Brookside Avenue and easterly of Nancy Avenue in the Cherry Valley Zoning District – The Pass Area Plan, Fifth Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 42206**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT CHRISTIAN HINOJOSA, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL chinojos@rctlma.org.

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

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

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: October 4, 2012

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on October 4, 2012, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA 1052, ZC 7718 and CUP 3629

to be posted, pursuant to Government Code Section 21092 et seq, in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: October 16, 2012 @ 11:00 AM

SIGNATURE: McGil DATE: October 4, 2012
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclrec.com>
Sent: Thursday, October 04, 2012 11:27 AM
To: Gil, Cecilia; Anderson, Rosemarie; Kennemer, Bonnie; Reese, Brenda
Subject: RE: FOR POSTING: GPA 1052 ZC 7718 CUP 3629

received

From: Gil, Cecilia
Sent: Thursday, October 04, 2012 8:18 AM
To: Anderson, Rosemarie; Kennemer, Bonnie; Meyer, Mary Ann; Reese, Brenda
Subject: FOR POSTING: GPA 1052 ZC 7718 CUP 3629

Good Morning! Attached is a Notice of Public Hearing, for POSTING. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on October 4, 2012, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA 1052, ZC 7718 and CUP 3629

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: October 16, 2012 @ 11:00 AM

SIGNATURE: Mcgil
Cecilia Gil

DATE: October 4, 2012

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/2/2012,

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

APN (s) or case numbers C207718/GPAC1052/CUPD3629 For

Company or Individual's Name Planning Department,

Distance buffered 800'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

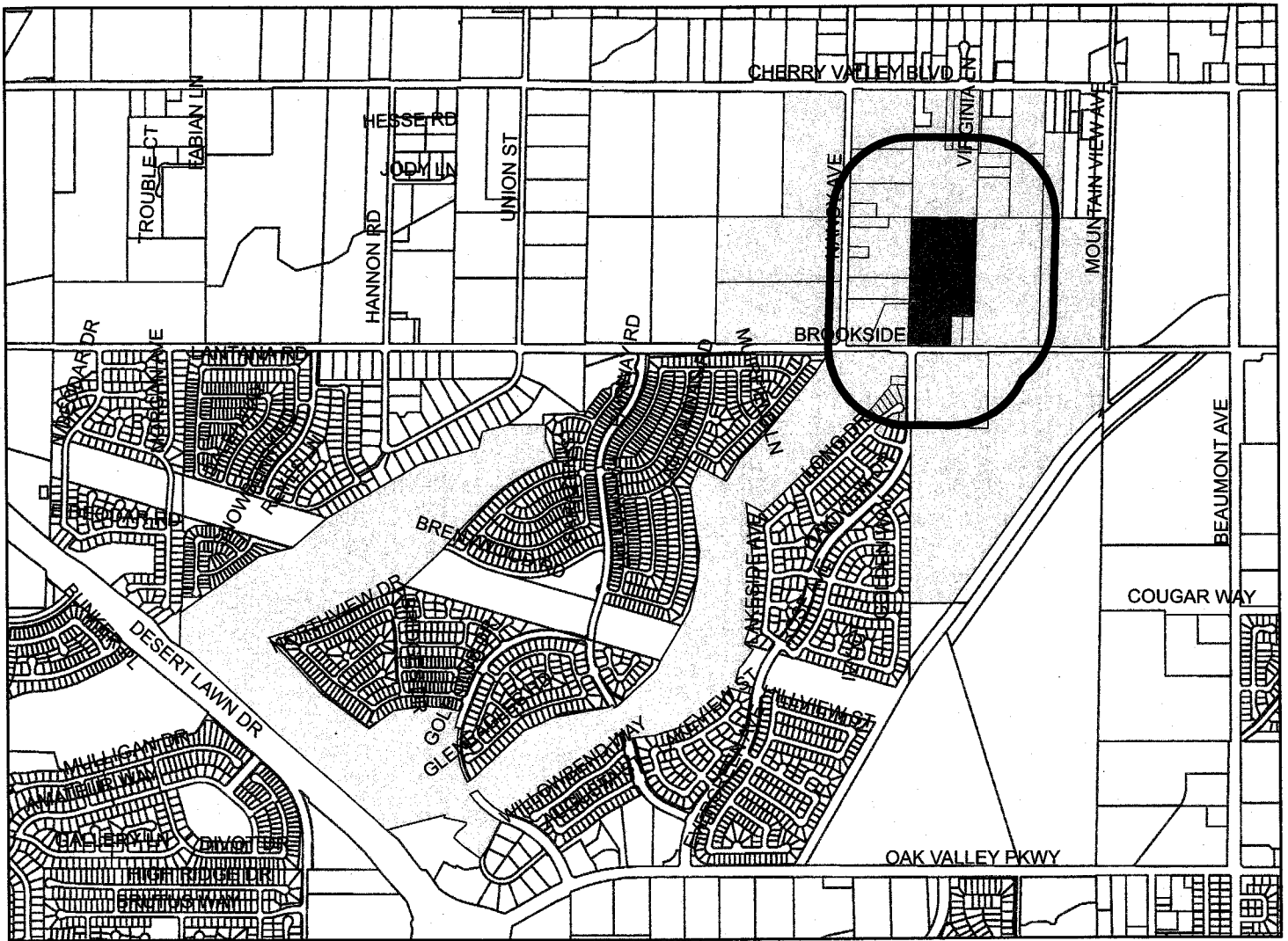
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 6/7/12 *[Signature]*
B.P. 11/2/12

CZ07718/GPA01052/CUP03629 (800 feet buffer)



Selected Parcels

405-200-009	405-220-006	405-230-002	405-230-006	405-230-010	400-420-001	400-250-002	405-240-003	405-240-004	400-420-003
400-250-001	405-230-012	405-220-004	405-250-010	405-250-011	400-280-071	400-420-023	400-420-024	405-220-001	405-250-007
400-420-002	405-200-008	400-250-012	405-190-008	405-190-012	405-190-006	405-200-010	405-200-004	400-420-021	400-420-005
405-190-007	400-420-020	400-420-007	405-180-003	400-420-004	400-420-006	400-420-019	400-420-022	405-180-004	405-230-011
405-200-007	405-180-002	405-180-005	405-210-010	405-200-012	405-220-002	405-220-003	405-220-005	405-200-006	



1,800 900 0 1,800 Feet

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

Beaumont Unified School District
500 Grace Ave.
P.O. Box 187
Beaumont, CA 92223

ATTN: Dan Kopulsky
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 725
San Bernardino, CA 92401-1400

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

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

San Geronio Pass Water Agency
1210 Beaumont Ave.
P.O. Box 520
Beaumont, CA 92223

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

Verizon Engineering
9 South 4th St.,
Redlands, CA 92373

Southern California Gas Company
3460 Orange St.
Riverside, CA 92506

Applicant/Owner:
AMS Group, LLC
781 E San Bernardino Rd.
Covina, CA 91723

Eng-Rep:
Cozad & Fox, Inc.
151 S. Girard St.
Hemet, CA 92544

ASMT: 400250001, APN: 400250001
RESORT, ETAL
20530 EARLGATE ST STE 100
DIAMOND BAR CA 91789

ASMT: 400420005, APN: 400420005
JESUS SANCHEZ
1775 LONG DR
BEAUMONT, CA. 92223

ASMT: 400250012, APN: 400250012
OLINGER RIVERSIDE LTD PARTNERSHIP, ETA
C/O LEONARD B OLINGER
603 N BEDFORD DR
BEVERLY HILLS CA 90210

ASMT: 400420006, APN: 400420006
BRANDY SMITH, ETAL
1773 LONG DR
BEAUMONT, CA. 92223

ASMT: 400280071, APN: 400280071
CITY OF BEAUMONT
550 E 6TH ST
BEAUMONT CA 92223

ASMT: 400420007, APN: 400420007
ANITA KOLLY, ETAL
1771 LONG DR
BEAUMONT, CA. 92223

ASMT: 400420001, APN: 400420001
LISELI DERAMIREZ, ETAL
1789 LONG DR
BEAUMONT, CA. 92223

ASMT: 400420019, APN: 400420019
JEANETTE NGUYEN, ETAL
18300 SANTA CARLOTTA
FOUNTAIN VALLEY CA 92708

ASMT: 400420002, APN: 400420002
TRISHA RITARITA, ETAL
1785 LONG DR
BEAUMONT, CA. 92223

ASMT: 400420020, APN: 400420020
AMBER CORDOVA, ETAL
1774 LONG DR
BEAUMONT, CA. 92223

ASMT: 400420003, APN: 400420003
DARLENE HERSHEY, ETAL
34633 BOROS BLVD
BEAUMONT CA 922237465

ASMT: 400420021, APN: 400420021
SANDRA MORA, ETAL
1780 LONG DR
BEAUMONT, CA. 92223

ASMT: 400420004, APN: 400420004
LINDA MASON, ETAL
1779 LONG DR
BEAUMONT, CA. 92223

ASMT: 400420022, APN: 400420022
JAIME OLIVAS, ETAL
1786 LONG DR
BEAUMONT, CA. 92223

ASMT: 400420024, APN: 400420024
CITY OF BEAUMONT
P O BOX 158
BEAUMONT CA 92223

ASMT: 405190012, APN: 405190012
EQUITY HOLDING CORP
P O BOX 87
MIDPINES CA 95345

ASMT: 405180003, APN: 405180003
KRISTINA VANDERBRUG
P O BOX 590
BEAUMONT CA 92223

ASMT: 405200004, APN: 405200004
MISTO KOBOLD, ETAL
10610 VIRGINIA LN
BEAUMONT, CA. 92223

ASMT: 405180004, APN: 405180004
JAMES DINKINS, ETAL
10756 NANCY AVE
CHERRY VALLEY CA 92223

ASMT: 405200006, APN: 405200006
KIM HAGUEWOOD, ETAL
10650 VIRGINIA LN
CHERRY VALLEY CA 92223

ASMT: 405180005, APN: 405180005
HAROLD HODOSH, ETAL
19922 PACIFIC COAST HWY
MALIBU CA 90265

ASMT: 405200007, APN: 405200007
STEVEN PACE
10698 VIRGINIA LN
BEAUMONT, CA. 92223

ASMT: 405190006, APN: 405190006
ERIK FLOREN
38745 CHERRY VALLEY BLV
BEAUMONT, CA. 92223

ASMT: 405200008, APN: 405200008
DESIREE ESPINOZA
10712 VIRGINIA LN
BEAUMONT, CA. 92223

ASMT: 405190007, APN: 405190007
IRMA NAVA, ETAL
40652 BROOKSIDE AVE
CHERRY VALLEY CA 92223

ASMT: 405200009, APN: 405200009
SANDRA CHATIGNY, ETAL
38887 CHERRY VALLEY BLV
BEAUMONT, CA. 92223

ASMT: 405190008, APN: 405190008
LISA BALDERRAMA, ETAL
38705 CHERRY VALLEY BLVD
CHERRY VALLEY CA 92223

ASMT: 405200010, APN: 405200010
HELEN MESSRAH
38915 CHERRY BLVD
CHERRY VALLEY CA 92223

ASMT: 405200012, APN: 405200012
TABITHA MAX BLUEBERRY FARM
38865 CHERRY VALLEY BLV
CHERRY VALLEY CA 92223

ASMT: 405230010, APN: 405230010
AMS GROUP
781 E SAN BERNARDINO RD
COVINA CA 91723

ASMT: 405210010, APN: 405210010
MARY MURAT, ETAL
525 EAST E ST
WILMINGTON CA 90744

ASMT: 405230011, APN: 405230011
YOLANDA LIRA, ETAL
38730 BROOKSIDE AVE
BEAUMONT, CA. 92223

ASMT: 405220001, APN: 405220001
ANA DEOROZCO, ETAL
10778 NANCY AVE
BEAUMONT, CA. 92223

ASMT: 405230012, APN: 405230012
YOLANDA FLANAGAN, ETAL
38766 BROOKSIDE AVE
BEAUMONT, CA. 92223

ASMT: 405220003, APN: 405220003
PATRICIA WELDEN, ETAL
11748 3RD ST
YUCAIPA CA 92399

ASMT: 405240004, APN: 405240004
BEAUMONT UNIFIED SCHOOL DISTRICT
P O BOX 187
BEAUMONT CA 92223

ASMT: 405220004, APN: 405220004
CHARLES WILSON
10826 NANCY AVE
BEAUMONT, CA. 92223

ASMT: 405250007, APN: 405250007
CALIFORNIA STREET PROJECT, ETAL
C/O CENTURY 21 BEST PROP
33075 YUCAIPA BLV
YUCAIPA CA 92399

ASMT: 405220005, APN: 405220005
PATRICIA WELDON, ETAL
C/O JENNIFER JOHNSON
11748 THIRD ST
YUCAIPA CA 92399

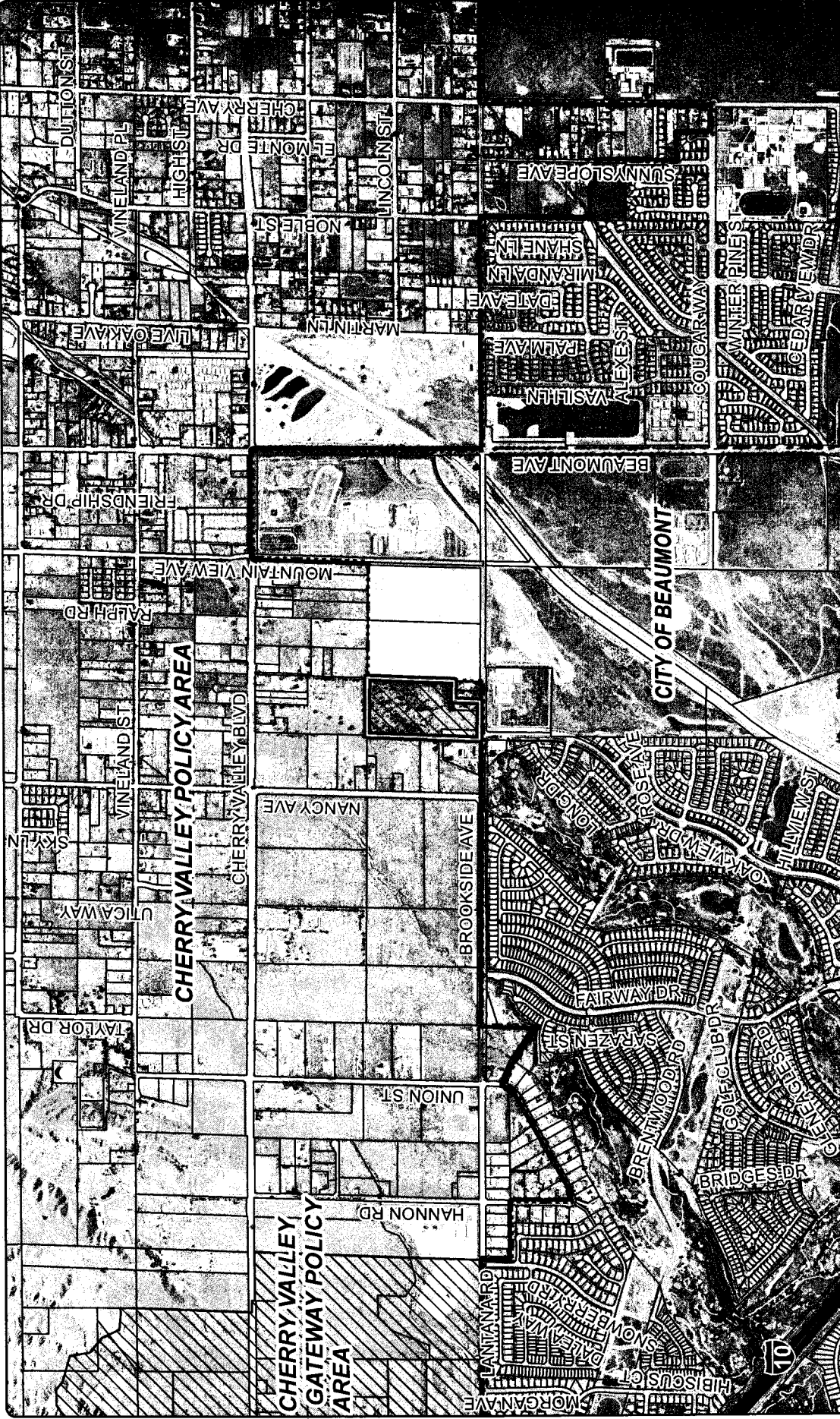
ASMT: 405250011, APN: 405250011
CHERRY VALLEY ACRES
5305 E 2ND ST NO 204
LONG BEACH CA 90803

ASMT: 405220006, APN: 405220006
MARTHA TINAJERO, ETAL
38590 BROOKSIDE AVE
BEAUMONT, CA. 92223

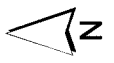
**RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01052 CZ07718 CUP03629
VICINITY/POLICY AREAS**

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 covering 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.lflma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

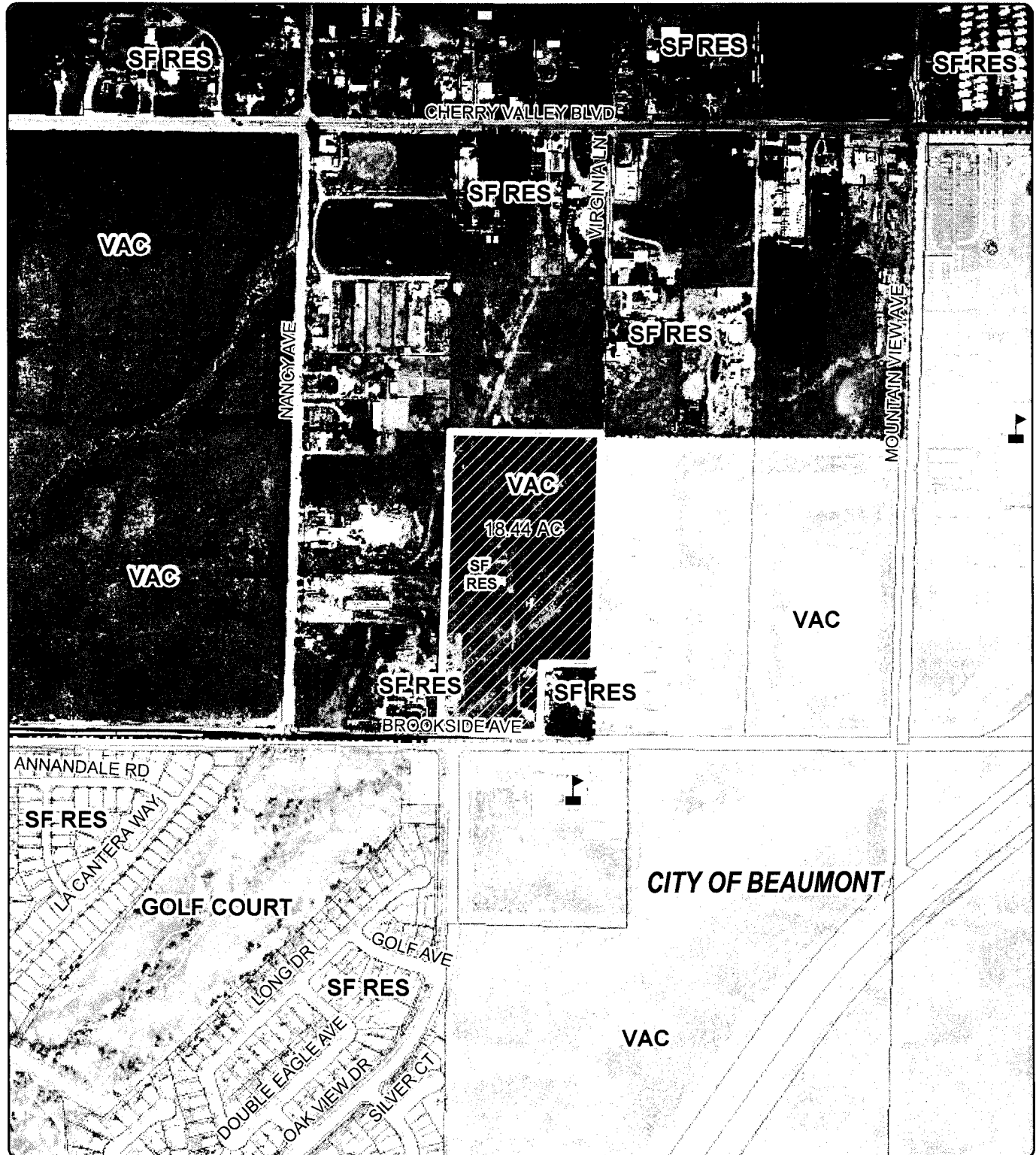
GPA01052 CZ07718 CUP03629

Supervisor Ashley
District 5

LAND USE

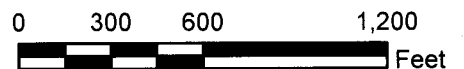
Date Drawn: 05/02/2012

Exhibit 1



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.ltrm.ca.riverside.ca.us/index.html>

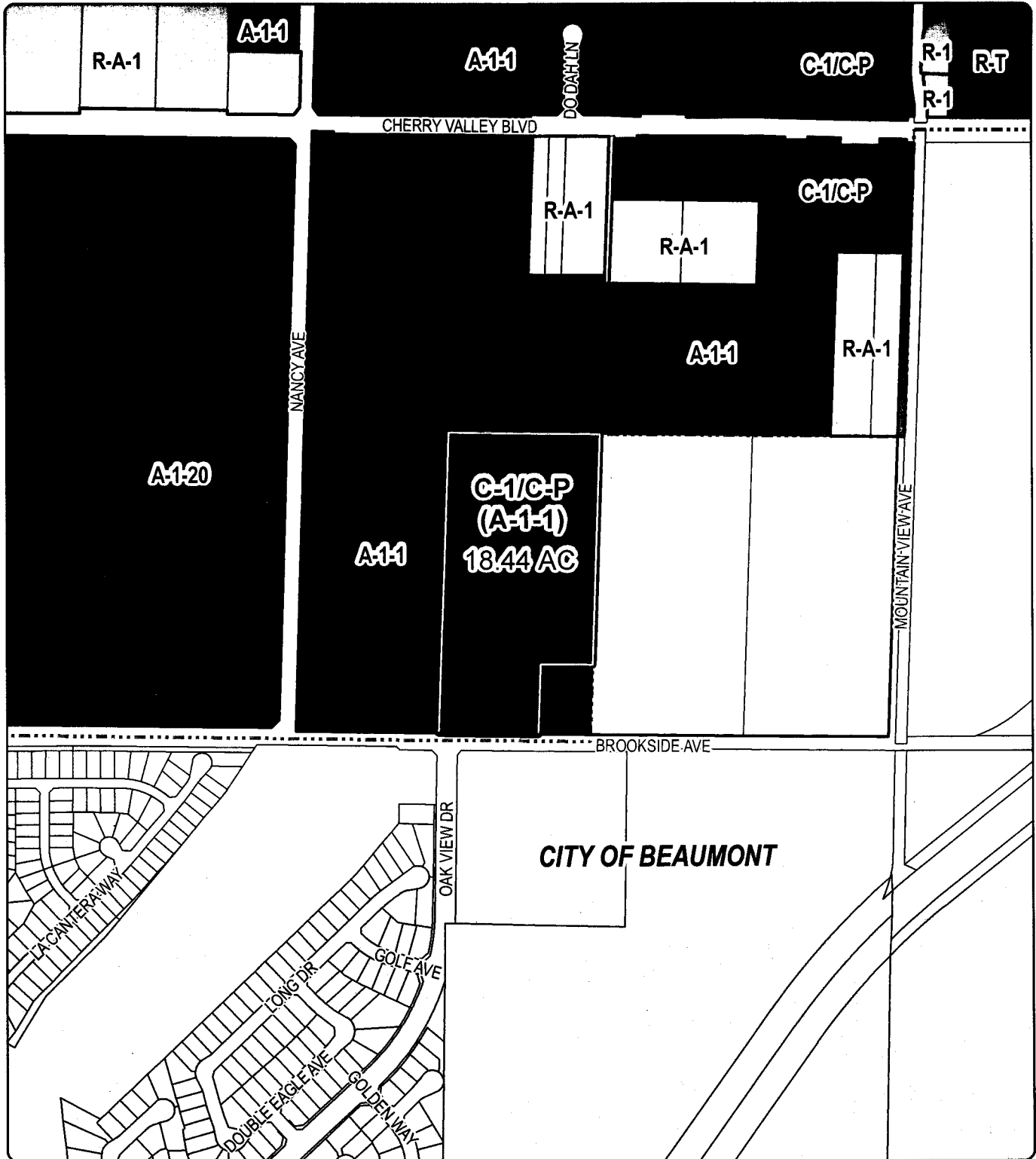
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01052 CZ07718 CUP03629

PROPOSED ZONING

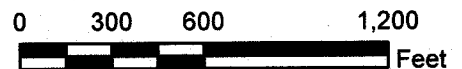
Supervisor Ashley
District 5

Date Drawn: 05/02/2012
Exhibit 3



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

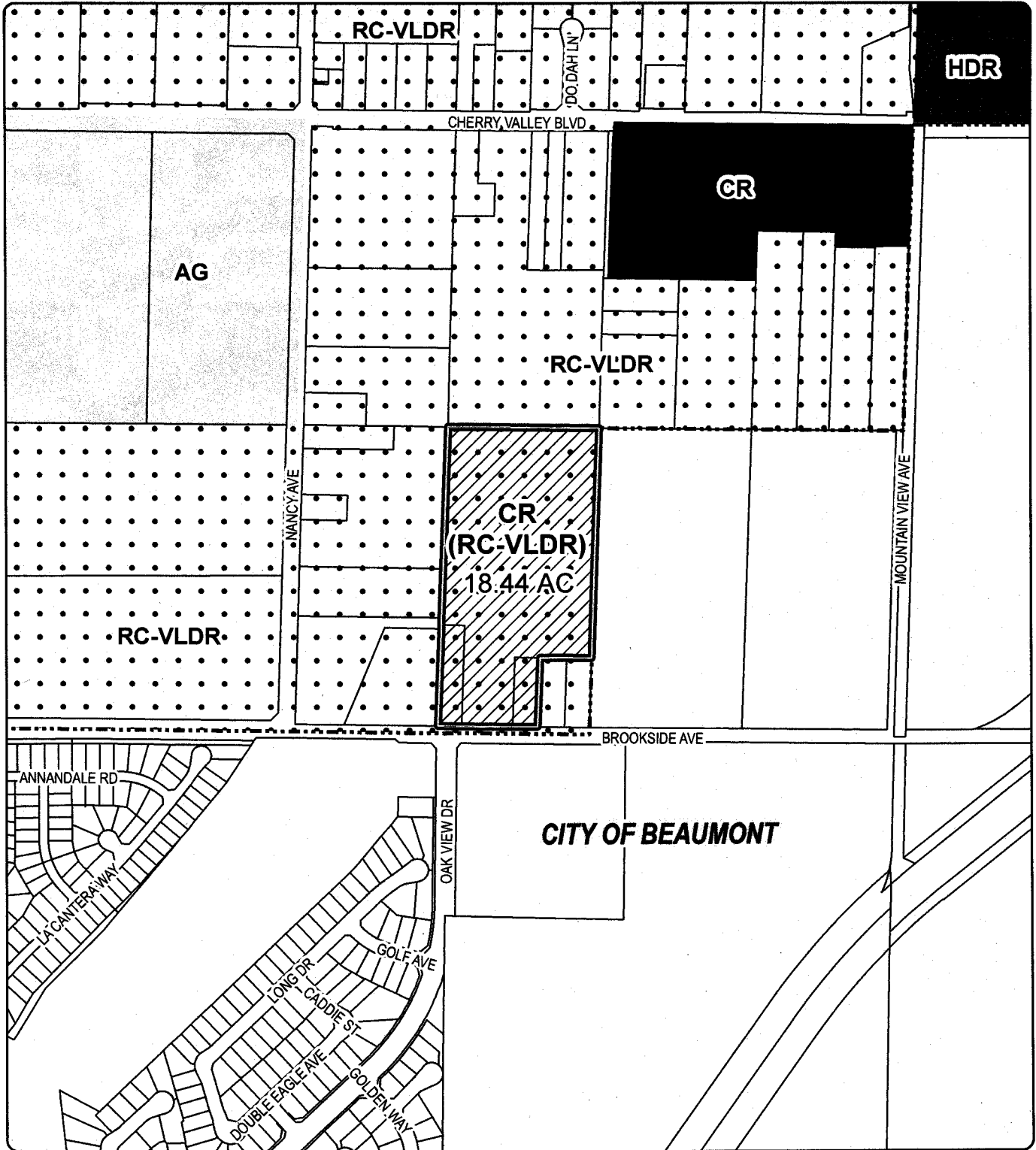
GPA01052 CZ07718 CUP03629

Date Drawn: 05/02/2012

Supervisor Ashley
District 5

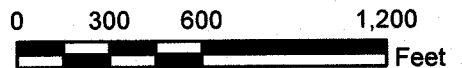
PROPOSED GENERAL PLAN

Exhibit 6



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

FOR BILLING INQUIRIES:
CALL (951) 388-9710
EMAIL billinginquiry@pe.com

enterprisemedia



THE PRESS-ENTERPRISE **PE.com**



WEEKLY



HS

8-MEDIA waves

LANDSOCAL

10	11	12	13	15	16	17	18	19	20
DATE	REFERENCE NUMBER	DESCRIPTION - OTHER COMMENTS/CHARGES	PRODUCT/ZONE	SIZE	BILLED UNITS	TIMES RUN	RATE	GROSS AMOUNT	NET AMOUNT
10/06/2012	100904799-10062012	PO# GPA1052 ZC7718 CUP3629, NOTI	Press-Enterprise	1 x 177 LI	177	1	1.30	230.10	230.10

Order Placed by: Cecilia Gil

RECEIVED RIVERSIDE COUNTY
 CLERK / BOARD OF SUPERVISORS
 2012 OCT 11 PM 12:25

*Planning
16-2 of 10/16/12*

Legal Advertising Invoice

BALANCE
\$230.10

SALES CONTACT INFORMATION		ADVERTISER INFORMATION			
25	1	6	7	2	
BILLING PERIOD	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME		
10/06/2012 - 10/06/2012	100141323	100141323	BOARD OF SUPERVISORS		
Maria Tinajero 951-368-9225					

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME			
BOARD OF SUPERVISORS			
1	6	7	
BILLING PERIOD	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	
10/06/2012 - 10/06/2012	100141323	100141323	
23	24	3	
BALANCE	INVOICE NUMBER	TERMS OF PAYMENT	
\$230.10	100904799-10062012	DUE UPON RECEIPT	



Legal Advertising Invoice

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS

BOARD OF SUPERVISORS
P.O. BOX 1147
COUNTY OF RIVERSIDE
RIVERSIDE, CA 92502

Enterprise Media
POST OFFICE BOX 12009
RIVERSIDE, CA 92502-2209

THE PRESS-ENTERPRISE

3450 Fourteenth Street
Riverside, CA 92501-3878
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): Press-Enterprise

PROOF OF PUBLICATION OF

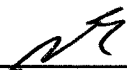
Ad Desc.: / GPA1052 ZC7718 CUP3629

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, and under date of August 25, 1995, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

10/06/2012

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: October 08, 2012
At: Riverside, California



BOARD OF SUPERVISORS
P.O. BOX 1147
COUNTY OF RIVERSIDE
RIVERSIDE, CA 92502

Ad Number: 0000904799-01

P.O. Number: GPA1052 ZC7718 CUP3629

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, CHANGE OF ZONE AND CONDITIONAL USE PERMIT IN THE CHERRY VALLEY ZONING DISTRICT - THE PASS AREA PLAN, FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, October 16, 2012 at 11:00 a.m. or as soon as possible thereafter, to consider the application submitted by AAS Group, LLC - Cozad & Fox, Inc., on General Plan Amendment No. 1052, which proposes to amend the land use from Rural Community: Very Low Density Residential (RC-VLDR) Foundation Component to Community Development: Commercial Retail (CD-CR); Change of Zone No. 7718, which proposes to change the zone from Light Agriculture - 1 Acre Minimum (A-1-1) to General Commercial (C-1/C-P), or such other zones as the Board may find appropriate; and Conditional Use Permit No. 3629, which proposes two (2) phase mini-warehouse facility ("the project"). The project is located northerly of Brookside Avenue and easterly of Nancy Avenue in the Cherry Valley Zoning District - The Pass Area Plan, Fifth Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for Environmental Assessment No. 42206.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT CHRISTIAN HINOJOSA, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL chinojos@rcplma.org.

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

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improve-

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, CHANGE OF ZONE AND CONDITIONAL USE PERMIT IN THE CHERRY VALLEY ZONING DISTRICT – THE PASS AREA PLAN, FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, October 16, 2012 at 11:00 a.m. or as soon as possible thereafter**, to consider the application submitted by AMS Group, LLC – Cozad & Fox, Inc., on **General Plan Amendment No. 1052**, which proposes to amend the land use from Rural Community: Very Low Density Residential (RC: VLDR) Foundation Component to Community Development: Commercial Retail (CD: CR); **Change of Zone No. 7718**, which proposes to change the zone from Light Agriculture – 1 Acre Minimum (A-1-1) to General Commercial (C-1/C-P), or such other zones as the Board may find appropriate; and **Conditional Use Permit No. 3629**, which proposes two (2) phase mini-warehouse facility (“the project”). The project is located northerly of Brookside Avenue and easterly of Nancy Avenue in the Cherry Valley Zoning District – The Pass Area Plan, Fifth Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 42206**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT CHRISTIAN HINOJOSA, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL chinojos@rctlma.org.

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

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

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: October 4, 2012

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

10.2 of 10-16-12

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, CHANGE OF ZONE AND CONDITIONAL USE PERMIT IN THE CHERRY VALLEY ZONING DISTRICT – THE PASS AREA PLAN, FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, October 16, 2012 at 11:00 a.m. or as soon as possible thereafter**, to consider the application submitted by AMS Group, LLC – Cozad & Fox, Inc., on **General Plan Amendment No. 1052**, which proposes to amend the land use from Rural Community: Very Low Density Residential (RC: VLDR) Foundation Component to Community Development: Commercial Retail (CD: CR); **Change of Zone No. 7718**, which proposes to change the zone from Light Agriculture – 1 Acre Minimum (A-1-1) to General Commercial (C-1/C-P), or such other zones as the Board may find appropriate; and **Conditional Use Permit No. 3629**, which proposes two (2) phase mini-warehouse facility (“the project”). The project is located northerly of Brookside Avenue and easterly of Nancy Avenue in the Cherry Valley Zoning District – The Pass Area Plan, Fifth Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 42206**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT CHRISTIAN HINOJOSA, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL chinojos@rctlma.org.

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

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

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: October 4, 2012

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16.2 of 10-16-12

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, CHANGE OF ZONE AND CONDITIONAL USE PERMIT IN THE CHERRY VALLEY ZONING DISTRICT – THE PASS AREA PLAN, FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, October 16, 2012 at 11:00 a.m. or as soon as possible thereafter**, to consider the application submitted by AMS Group, LLC – Cozad & Fox, Inc., on **General Plan Amendment No. 1052**, which proposes to amend the land use from Rural Community: Very Low Density Residential (RC: VLDR) Foundation Component to Community Development: Commercial Retail (CD: CR); **Change of Zone No. 7718**, which proposes to change the zone from Light Agriculture – 1 Acre Minimum (A-1-1) to General Commercial (C-1/C-P), or such other zones as the Board may find appropriate; and **Conditional Use Permit No. 3629**, which proposes two (2) phase mini-warehouse facility (“the project”). The project is located northerly of Brookside Avenue and easterly of Nancy Avenue in the Cherry Valley Zoning District – The Pass Area Plan, Fifth Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 42206**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT CHRISTIAN HINOJOSA, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL chinojos@rctlma.org.

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

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

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: October 4, 2012

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16.2 of 10-16-12

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



16.2

11:00 a.m. being the time set for public hearing on the recommendation from Transportation & Land Management Agency/Planning regarding a Public Hearing on General Plan Amendment No. 1052 / Change Of Zone No. 7718 / Conditional Use Permit No. 3629 – AMS Group, LLC – Cozad & Fox, Inc. – Cherry Valley – The Pass Area Plan – 5th District. Recommend Adoption of a Mitigated Negative Declaration for Environmental Assessment No. 42206; Tentative Approval of General Plan Amendment No. 1052 to amend the land use from Rural Community: Very Low Density Residential (RC: VLDR) Foundation Component to Community Development: Commercial Retail (CD: CR); Tentative Approval of Change of Zone No. 7718 to change the zone from Light Agriculture – 1 Acre Minimum (A-1-1) to General Commercial (C-1/C-P); and Approval of Conditional Use Permit No. 3629 which proposes a two (2) phase mini-warehouse facility.

On motion of Supervisor Ashley, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, November 20, 2012 at 11:00 a.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on October 16, 2012 of Supervisors Minutes.

(seal)

WITNESS my hand and the seal of the Board of Supervisors
Dated: October 16, 2012
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

By: _____

Deputy

AGENDA NO.
16.2

xc: Planning, Applicant, CQB

October 12, 2012

Kecia Harper-Ihem, Clerk of the Board,
Riverside County Board Members

RE: General Plan Amendment No. 1052

I want to go on record as opposing general plan amendment No. 1052. To wit, the building of storage units proposed to be built behind my property. These type of units seem to be a magnet for undesirables.

My concerns are, what type of security they plan to have? If break-ins and thefts increase in this area, are they going to be responsible? Being in a rural area part of Cherry Valley, we are not under the protection of Beaumont Police Department and response time from the County Sheriff Department is abysmal.

Again I vigorously oppose this project.

Sincerely,



Mr. & Mrs. Salvador Lira Jr.
38730 Brookside Ave
Cherry Valley, Ca 92223
Phone: 951-845-2098

cc: Christian Hinojosa, Project Planner
Cherry Valley Acres and Neighbors
M/M Charles Flanagan

lu. 2
10-16-12

2012-10-15 11:52 AM

October 12, 2012

Kecia Harper-Ihem, Clerk of the Board,
Riverside County Board Members

RE: General Plan Amendment No. 1052

I want to go on record as opposing general plan amendment No. 1052. To wit, the building of storage units proposed to be built behind my property. These type of units seem to be a magnet for undesirables.

My concerns are, what type of security they plan to have? If break-ins and thefts increase in this area, are they going to be responsible? Being in a rural area part of Cherry Valley, we are not under the protection of Beaumont Police Department and response time from the County Sheriff Department is abysmal.

Again I vigorously oppose this project.

Sincerely,



Mr. & Mrs. Salvador Lira Jr.
38730 Brookside Ave
Cherry Valley, Ca 92223
Phone: 951-845-2098

cc: Christian Hinojosa, Project Planner
Cherry Valley Acres and Neighbors
M/M Charles Flanagan

10-16-12
16, 2

2012-10-115 280

10 MINS
**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Marianne Cordova-Breen

Address: AMS Group, LLC
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 14.3

PLEASE STATE YOUR POSITION BELOW: Applicant

Position on "Regular" (non-appealed) Agenda Item:

Support _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Thomas Breen

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 16.3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: Marianne Cordova
Breen