

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

802B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
April 18, 2012

REVIEWED BY EXECUTIVE OFFICE

DATE

Departmental Concurrence  
Tina Grande

**CONDITIONAL USE PERMIT NO. 3386, REVISED PERMIT NO. 1** – Applicant: Harold D. Meyers – Third / Third Supervisorial District – Location: Northerly of Highway 79, easterly of Interstate 15 and westerly of Rainbow Canyon Road – 6.29 Gross Acres - Zoning: Manufacturing-Service Commercial (M-SC) - **REQUEST:** The proposed revised permit is for a 3,586 square foot building that will include security uses, a caretaker's facility, offices and storage area and a 112 square foot building for a restroom. The project proposes 5 parking spaces and 5 truck parking spaces. The existing propane storage facility comprised of six (6) 30,000 gallon propane tanks, approved by CUP03386, will remain.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case approved by the Planning Commission on April 18, 2012.

**The Planning Commission:**

**ADOPTED** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42387**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVED** **CONDITONAL USE PERMIT NO. 3386, REVISED PERMIT NO. 1** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

*Carolyn Syme Luna*  
Carolyn Syme Luna  
Planning Director

Initials:  
CSL:kh

(Continued on next page)

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: May 15, 2012  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board

By: *[Signature]*  
Deputy

Prev. Agn. Ref.

District: 3 / 3

Agenda Number:

ATTACHMENTS FILED

Y:\Planning Case Files-Riverside office\CUP03386R1\DH\PC-BOS\Hearings\BOS\Final T1P - CUP03386R1.BOS.docx

1.2



The Honorable Board of Supervisors

Re: CONDITIONAL USE PERMIT NO. 3386, REVISED PERMIT NO. 1

May 15, 2012

Page 2 of 2

### **BACKGROUND**

A letter, dated April 9, 2012, from the Soboba tribe was provided to staff prior to the Planning Commission hearing on April 18, 2012. In this letter the tribe requested a meeting with the Planning Department and this meeting took place on April 16, 2012. In the meeting with the tribe, the tribe's representative had no issues with the project and deferred its interest to the Pechanga tribe.

On April 18, 2012, the Planning Commission approved the project. During the hearing, at the request of the applicant, condition of approval 90.PLANNING.16 (Trash Enclosures) was deleted. Also, the letter from the Soboba tribe was introduced into the public record.

Y:\Planning Case Files-Riverside office\CUP03386R1\DH-PC-BOS Hearings\BOS\Form 11P - CUP03386R1.BOS.docx





# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

5/29/12  
Date

CS  
Initial

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.

EA 42387 / CUP03386R1

Project Title/Case Numbers

Kinika Hesterly  
County Contact Person

(951) 955-1888  
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Harold Meyers  
Project Applicant

35286 E. 10th Drive, Watkins, Colorado 80137  
Address

Conditional Use Permit No. 3386, Revised Permit No. 1 is for a 3,586 square foot building that will include security uses, caretaker's facility, offices and storage area and a 112 square foot building to be used for a restroom. All other items approved in CUP03386 will remain. The project proposes 10 parking spaces. The applicant will dedicate 44 feet right of way on Rainbow Canyon Road.

The original conditional use permit (CUP03386) allowed a propane storage facility with six (6) 30,000 gallon propane tanks.

A 16,800 sq. ft. detention basin is located at the center of the site and it is part of a 125-foot wide easement for public facilities granted to the Metropolitan Water District that runs from north to south along the middle of the project's site.

Project Description

Project site is located west of Rainbow Canyon Road and is east of the Interstate 15 and the U.S. Border Patrol Check Point.

Project Location

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

Urban Regional Planner  
Title

4/18/12

Date

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

Y:\Planning Case Files-Riverside office\CUP03386R1\DH-PC-BOS Hearings\DH-PC\NOD.CUP03386R1.docx

Please charge deposit fee case#: ZEA42387 ZCFG05751 \$2,165.50

FOR COUNTY CLERK'S USE ONLY

1.2 MAY 15 2012





## MITIGATED NEGATIVE DECLARATION

**FOR COUNTY CLERK'S USE ONLY**



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1012435

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

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

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

Received from: MEYERS HAROLD \$64.00  
paid by: CK 2948  
paid towards: CFG05751 CALIF FISH & GAME: DOC FEE  
CFG FOR EA42387  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Nov 16, 2010 16:16  
MGARDNER posting date Nov 16, 2010

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

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

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

Additional info at [www.rctlma.org](http://www.rctlma.org)



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

F\* REPRINTED \* R1200170

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: MEYERS HAROLD \$2,101.50  
paid by: CK 3066  
CFG FOR EA42387  
paid towards: CFG05751 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Jan 09, 2012 15:06  
MGARDNER posting date Jan 09, 2012

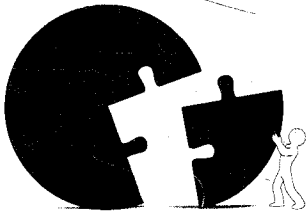
\*\*\*\*\*  
\*\*\*\*\*

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

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







# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

802B  
05.15.2012

DATE: April 18, 2012

TO: Clerk of the Board of Supervisors

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

SUBJECT: CONDITIONAL USE PERMIT NO. 3386, REVISED PERMIT NO. 1, MITIGATED NEGATIVE DECLARATION

(Charge your time to these case numbers)

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

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Place on Administrative Action (Receive & File, EOT)        | <input type="checkbox"/> Hearing Item   |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input type="checkbox"/> Publish in Newspaper:  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (3rd Dist) Press Enterprise and The Californian   |
| <input type="checkbox"/> Place on Consent Calendar  | <input type="checkbox"/> Mitigated Negative Declaration   |
| <input type="checkbox"/> Place on Policy Calendar*  | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                          | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)   |
|   | Controversial: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO              |

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

Notice of Determination and Mit Neg Dec Forms  
Fish & Game Receipt (CFG05751)

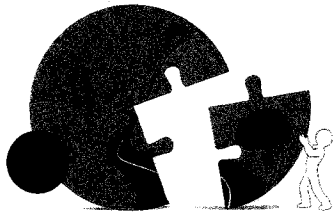
Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-1811

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

"Planning Our Future... Preserving Our Past"

1.2  
MAY 15 2012





*Carolyn Syms Luna*  
*Director*

# **RIVERSIDE COUNTY**

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# **PLANNING DEPARTMENT**

## **Memorandum**

**DATE:** April 18, 2012

**TO:** Planning Commission

**FROM:** Kinika Hesterly, Urban Regional Planner

**RE:** Item No. 3.1, Conditional Use Permit No. 3386, Revised Permit No. 1

**Please find attached a letter from the Soboba tribe, dated April 9, 2012.**

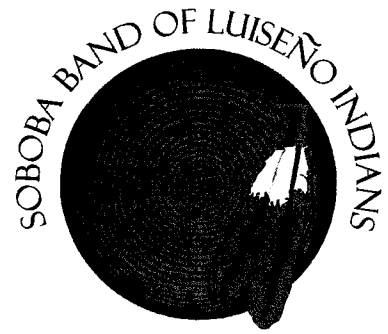
Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-1811

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

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

April 9, 2012

Attn: Kinika Hesterly, Project Planner  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409



EST. JUNE 19, 1883

**Re: Intent to Adopt a Mitigated Negative Declaration for Conditional Use Permit No. 3386,  
Revised Permit No. 1**

The Soboba Band of Luiseno Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. This project location is in close proximity to known village sites and is a shared use area that was used in ongoing trade between the Luiseno and Cahuilla tribes. Therefore it is regarded as highly sensitive to the people of Soboba.

Soboba Band of Luiseno Indians is requesting the following:

1. To initiate a consultation with the Project Developer and Land owner.
2. The transfer of information to the Soboba Band of Luiseno Indians regarding the progress of this project should be done as soon as new developments occur.
3. Soboba Band of Luiseno Indians continues to act as a consulting tribal entity for this project.
4. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason the Soboba Band of Luiseno Indians requests that a Native American monitoring component be included as a mitigation measure for the negative declaration. The Tribe requesting that a Treatment and Dispositions Agreement between the developer and The Soboba Band be provided to the County of Riverside prior to the issuance of a grading permit and before conducting any additional archaeological fieldwork
5. Request that proper procedures be taken and requests of the tribe be honored  
(Please see the attachment)

The Soboba Band of Luiseno Indians is requesting a face-to-face meeting between the County of Riverside and the Soboba Cultural Resource Department. Please contact me at your earliest convenience either by email or phone in order to make arrangements.

Sincerely,

Joseph Ontiveros  
Soboba Cultural Resource Department  
P.O. Box 487  
San Jacinto, CA 92581  
Phone (951) 654-5544 ext. 4137  
Cell (951) 663-5279  
[jontiveros@soboba-nsn.gov](mailto:jontiveros@soboba-nsn.gov)

**Cultural Items (Artifacts).** Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer should agree to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. When appropriate and agreed upon in advance, the Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

The Developer should waive any and all claims to ownership of Native American ceremonial and cultural artifacts that may be found on the Project site. Upon completion of authorized and mandatory archeological analysis, the Developer should return said artifacts to the Soboba Band within a reasonable time period agreed to by the Parties and not to exceed (30) days from the initial recovery of the items.

**Treatment and Disposition of Remains.**

A. The Soboba Band shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods shall be treated and disposed of with appropriate dignity.

B. The Soboba Band, as MLD, shall complete its inspection within twenty-four (24) hours of receiving notification from either the Developer or the NAHC, as required by California Public Resources Code § 5097.98 (a). The Parties agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes.

C. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The Soboba Band, as the MLD in consultation with the Developer, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains.

D. All parties are aware that the Soboba Band may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The Developer should accommodate on-site reburial in a location mutually agreed upon by the Parties.

E. The term "human remains" encompasses more than human bones because the Soboba Band's traditions periodically necessitated the ceremonial burning of human remains. Grave goods are those artifacts associated with any human remains. These items, and other funerary remnants and their ashes are to be treated in the same manner as human bone fragments or bones that remain intact.

**Coordination with County Coroner's Office.** The Lead Agencies and the Developer should immediately contact both the Coroner and the Soboba Band in the event that any human remains are discovered during implementation of the Project. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c).

**Non-Disclosure of Location Reburials.** It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).

Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer agrees to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.



**PLANNING COMMISSION  
COUNTY ADMINISTRATIVE CENTER  
MINUTE ORDER APRIL 18, 2012**

- I. AGENDA ITEM 3.1 CONDITIONAL USE PERMIT NO. 3386, REVISED PERMIT NO. 1** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Harold D. Meyers – Engineer/Representative: Dennis Janda & Associates - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Light Industrial (LI) (0.25-0.60 Floor Area Ratio), Public Facilities (PF) (<0.60 Floor Area Ratio) – Location: Northerly of Highway 79, easterly of Interstate 15 and westerly of Rainbow Canyon Road – 6.29 Gross Acres - Zoning: Manufacturing-Service Commercial (M-SC).

**II. PROJECT DESCRIPTION:**

The proposed revised permit is for a 3,586 square foot building that will include security uses, a caretaker's facility, offices and storage area and a 112 square foot building for a restroom. The project proposes 5 parking spaces and 5 truck parking spaces. The existing propane storage facility comprised of six (6) 30,000 gallon propane tanks, approved by CUP03386, will remain. (Quasi-judicial)

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Kinika Hesterly at (951) 955-1888 or email [khesterl@rcltma.org](mailto:khesterl@rcltma.org).

There was one speaker **in favor** of the subject proposal:

Larry Markham, Applicant's Representative, 41635 Enterprise Circle N, Suite B, Temecula, CA 92590

There were no speakers neutral or in opposition of the subject proposal.

**IV. CONTROVERSIAL ISSUES:**

None

**V. PLANNING COMMISSION ACTION:**

By a vote of 3-0; Commissioners Porras and Zuppardo were absent:

**ADOPTED MITIGATED NEGATIVE DECLARATION;** and

**APPROVED CONDITIONAL USE PERMIT NO. 3386, REVISED PERMIT NO. 1,**

subject to deletion of condition of approval 90.Plannning.16 – Trash Enclosures.

**VI. CD**

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

3.1

Agenda Item No.:  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisory District: Third/Third  
Project Planner: Kinika Hesterly  
Planning Commission: April 18, 2012

CONDITIONAL USE PERMIT NO. 3386,  
REVISED PERMIT NO. 1  
Environmental Assessment No. 42387  
Applicant: Harold Meyers  
Engineer/Representative: Dennis Janda, Inc.

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The revised permit is for a 3,586 square foot building that will include security uses, a caretaker's facility, offices and storage area and a 112 square foot building to be used for a restroom. The existing propane storage facility comprised of six (6) 30,000 gallon propane tanks, approved by CUP03386, will remain. The revised permit proposes 5 parking spaces and 5 truck parking spaces for a total of 10 parking spaces at the site. Rainbow Canyon Road will be dedicated for a 44 foot half-width right of way along the project site.

The project is located northerly of Highway 79, easterly of Interstate 15 and westerly of Rainbow Canyon Road.

### ISSUES OF POTENTIAL CONCERN:

#### **Metropolitan Water District Easement**

A Metropolitan Water District (MWD) easement is located within the project site. However, MWD has confirmed that the site design, as proposed, will not conflict with the easement.

#### **Setback Adjustment**

A portion of the proposed building is proposed to encroach up to 11'-5" into the 25 foot setback. A setback adjustment was filed with a request to reduce the setback to 13'-5". The reason for the setback adjustment is that the site is constrained by the 44' ultimate Right-of-Way for Rainbow Canyon Road and a Metropolitan Water District (MWD) easement that traverses through the middle of the property.

### SUMMARY OF FINDINGS:

- |  |  |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5):    | Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) and Public Facilities (CD:PF) (<0.60 Floor Area Ratio)  |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural: Rural Residential (R:RR) (5 Acre Minimum) and Community Development: Public Facilities (CD:PF) (<0.60 Floor Area Ratio) to the north, Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the east, Community Development: Public Facilities (CD:PF) (<0.60 Floor Area Ratio) to the south and Border Patrol Station to the west |
| 3. Existing Zoning (Ex. #2):                   | Manufacturing-Service Commercial (M-SC)  |
| 4. Surrounding Zoning (Ex. #2):                | Rural Residential (R-R) to the north, Manufacturing-Service Commercial (M-SC) to the east and south and Interstate 15 and a Border Patrol Station to the west  |
| 5. Existing Land Use (Ex. #1):                 | Propane Storage Facility   |
| 6. Surrounding Land Use (Ex. #1):              | Vacant land, Metropolitan Water District land,   |

D.M.



- |                            |  |
|----------------------------|--|
| 7. Project Data:           | contractor storage yard, and lumber storage yard<br>Total Acreage: 6.29<br>Project: 3,586 square foot office and caretaker's residence and a 112 square foot building for restroom<br>Parking: 10 spaces |
| 8. Environmental Concerns: | See attached environmental assessment  |

### **RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42407**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVAL** of **CONDITIONAL USE PERMIT NO. 3386, REVISED PERMIT NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### **CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) and Public Facilities (CD:PF) (<0.60 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Manufacturing-Service Commercial (M-SC) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

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

1. The project site is designated Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) and Public Facilities (CD:PF) (<0.60 Floor Area Ratio) on the Southwest Area Plan.
2. The proposed use, is consistent with the Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) designation.
3. The project site is surrounded by properties which are designated Rural: Rural Residential (R:RR) (5 Acre Minimum) and Community Development: Public Facilities (CD:PF) (<0.60 Floor Area Ratio) to the north, Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the east, Community

Development: Public Facilities (CD:PF) (<0.60 Floor Area Ratio) to the south and Border Patrol Station to the west.

4. The zoning for the subject site is Manufacturing-Service Commercial (M-SC).
5. The proposed use is a permitted use, subject to approval of a revised permit in the Manufacturing-Service Commercial (M-SC) zone.
6. In accordance with Ordinance No. 348, Section No. 11.5 (Exceptions to Development Standards), the development standards may be waived or modified as part of the conditional use permit process if it is determined that the standard is inappropriate for the proposed use, and that the waiver or modification of the standard will not be contrary to the public health and safety.

The requirement that 10% of the site proposed for development shall be landscaped is inappropriate due to required areas of avoidance of oak woodlands and seasonal wetlands on site. Also, the Metropolitan Water District (MWD) easement must remain undisturbed. These avoided areas reduce the potential area of development, including the potential area that can be landscaped. The total area that will be landscaped as part of the project is approximately 6%. Although this is a 4% reduction of the development standard, this reduction will not be contrary to the public health, safety and welfare.

7. The proposed use is consistent with development standards set forth in the Manufacturing-Service Commercial (M-SC) zone, with the exception of the requirement that 10% of the site be landscaped.
8. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north, Manufacturing-Service Commercial (M-SC) to the east and south and Interstate 15 and a Border Patrol Station to the west.
9. Similar uses have been constructed and are operating in the project vicinity.
10. This project is not located within a Criteria Area of the Western Riverside County Multi-Species Habitat Conservation Plan.
11. This project is within the City Sphere of Influence of Temecula. The City of Temecula provided a letter dated December 14, 2010, stating they have no concerns with the short and long term impacts of the project.
12. Environmental Assessment No. 42387 identified the following potentially significant impacts:
  - a. Biological Resources
  - b. Hazards and Hazardous Materials
  - c. Hydrology / Water Quality
  - d. Transportation / Traffic

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

#### **INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.

2. The project site is not located within:
  - a. An Agricultural Preserve;
  - b. A Redevelopment Area;
  - c. An Airport Influence Area;
  - d. A Ground Subsidence Area;
  - e. An Area with Potential for Liquefaction;
  - f. A Fault Zone;
  - g. A WRCMSHCP Area; or,
  - h. A 100-year flood plain, an area drainage plan, or dam inundation area.
  
3. The project site is located within:
  - a. The Boundaries of the Temecula Valley Unified School District;
  - b. Zone B, 16.64 miles from Mt. Palomar Observatory;
  - c. The City of Temecula's Sphere of Influence;
  - d. An Area with Low Potential for Liquefaction; and,
  - e. The Stephens Kangaroo Rat Fee Area.
  
4. The subject site is currently designated as Assessor's Parcel Number: 918-190-006.

KH:kh

Y:\Planning Case Files-Riverside office\CUP03386R1\DH-PC-BOS Hearings\DH-PC\Staff Report.CUP03386R1.docx

Date Prepared: 6/29/11

Date Revised: 3/07/12

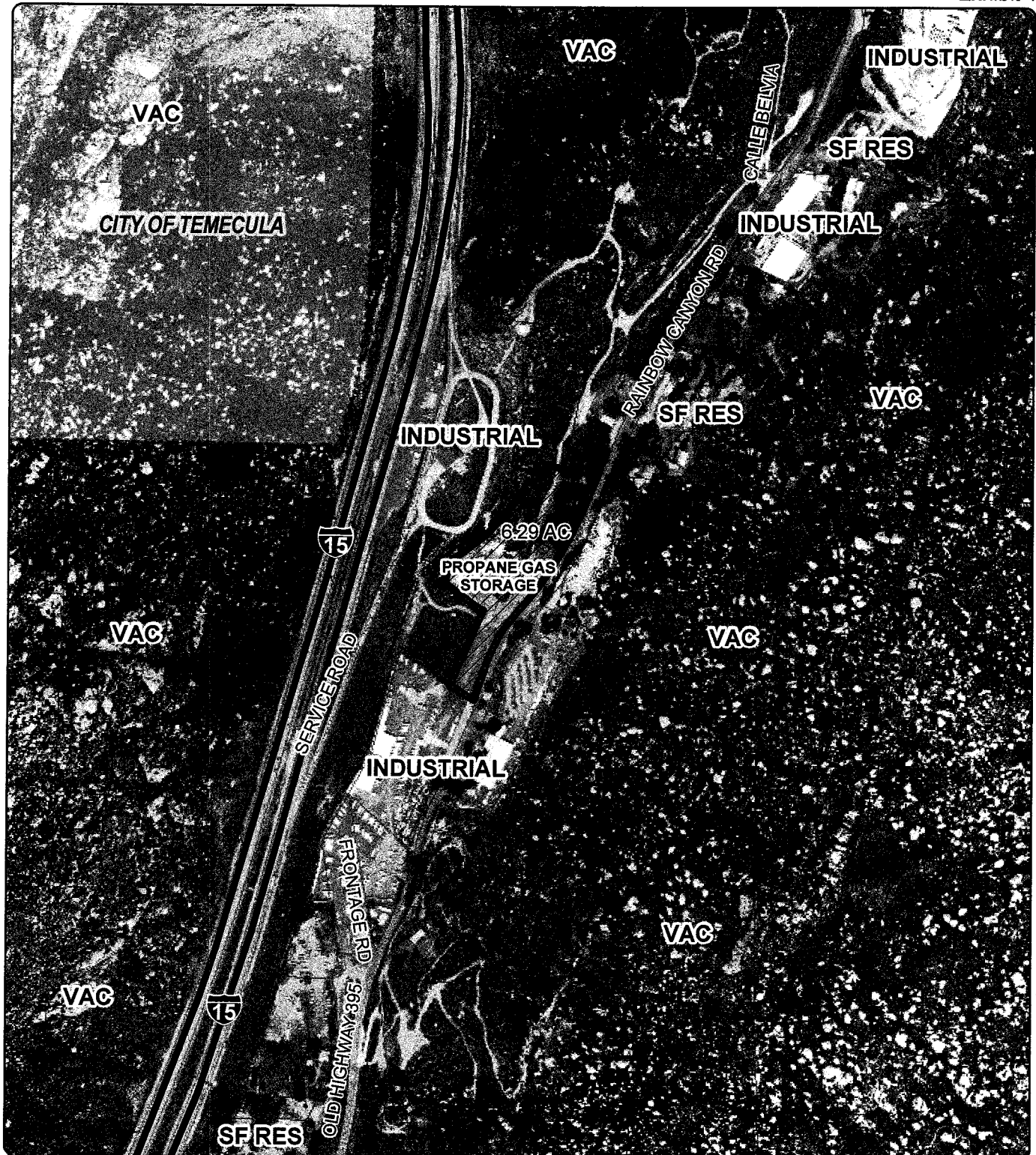
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CUP03386R1

Supervisor Stone  
District 3

### LAND USE

Date Drawn: 02/28/2012  
Exhibit 1



Zoning Area: Rancho California  
Township/Range: T8SR2W  
Section: 31

Assessors Bk. Pg. 918-190  
Thomas Bros. Pg. 979 A7  
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.dlma.co.riverside.ca.us/index.html>

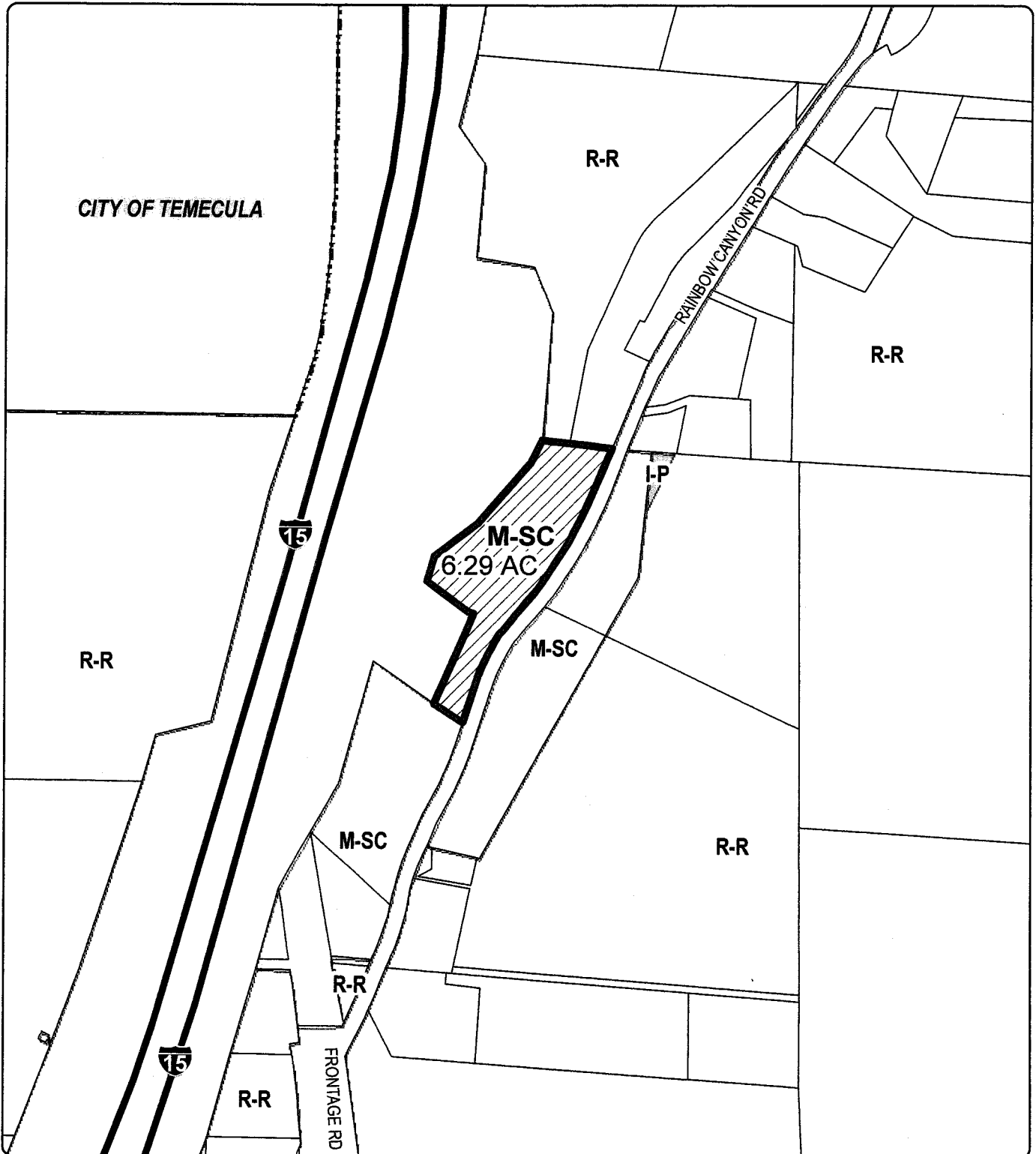
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# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CUP03386R1 EXISTING ZONING

Date Drawn: 02/27/2012  
Exhibit 2

Supervisor Stone  
District 3



Zoning Area: Rancho California  
Township/Range: T8SR2W  
Section: 31

Assessors Bk. Pg. 918-190  
Thomas Bros. Pg. 979 A7  
Edition 2011

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CUP03386R1

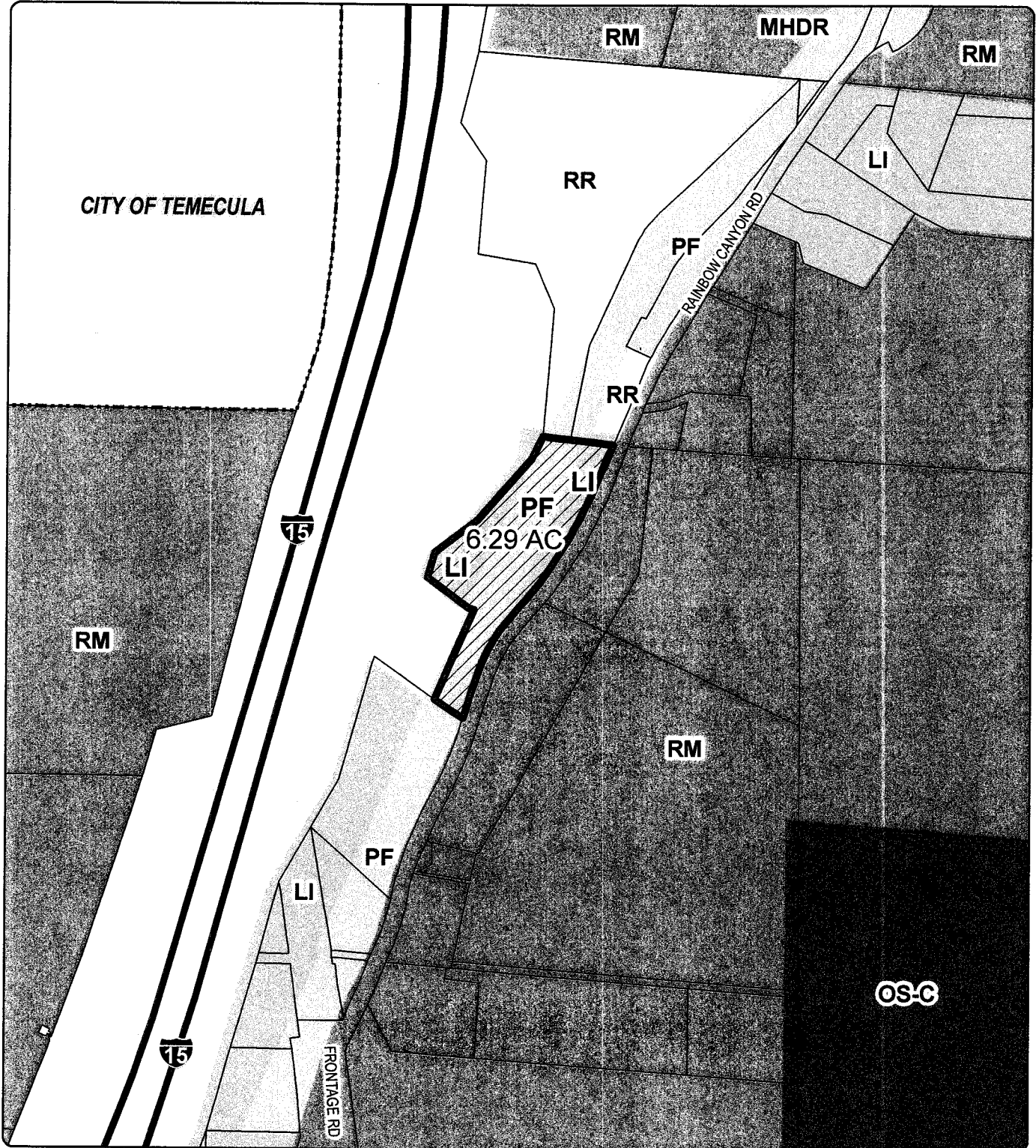
### EXISTING GENERAL PLAN

Supervisor Stone

District: 3

Date Drawn: 02/27/2012

Exhibit 5



Zoning Area: Rancho California  
 Township/Range: T8SR2W  
 Section: 31

Assessors Bk. Pg. 918-190  
 Thomas Bros. Pg. 979 A7  
 Edition 2011

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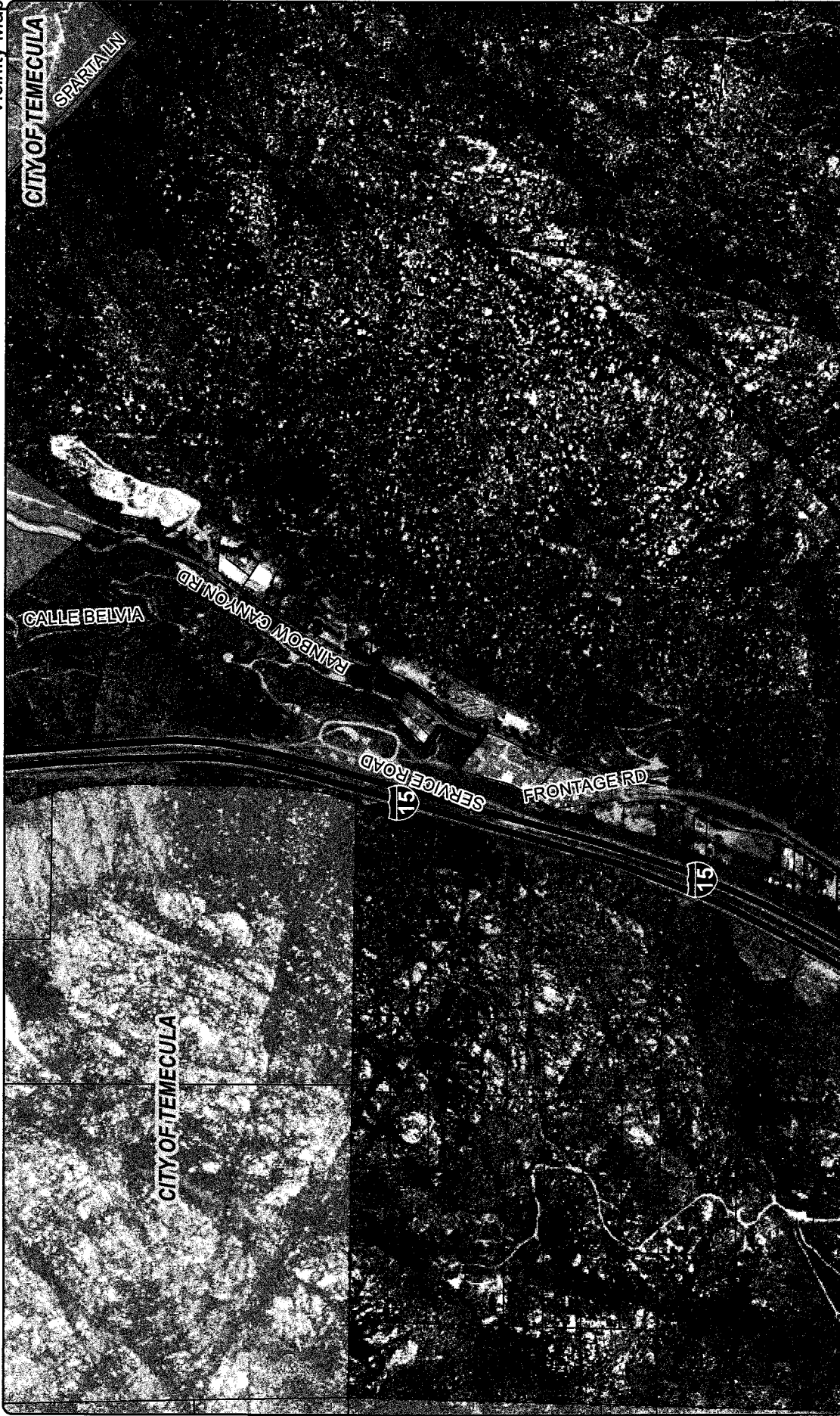
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# **RIVERSIDE COUNTY PLANNING DEPARTMENT** **CUP03386R1** **VICINITY/POLICY AREAS**

Supervisor Stone  
 District 3

Date Drawn: 02/28/2012  
 Vicinity Map



**Zoning Area: Rancho California**  
**Township/Range: T8SR2W**  
**Section: 31**

**Assessors Bk. Pg. 918-190**  
**Thomas Bros. Pg. 979 A7**  
**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.jarra.co.in959506.ca.us/index.html>







# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42387

**Project Case Type (s) and Number(s):** Conditional Use Permit No. 3386, Revised Permit No. 1

**Lead Agency Name:** County of Riverside Planning Department

**Address:** P.O. Box 1409, Riverside, CA 92505-1409

**Contact Person:** Kinika Hesterly, Project Planner

**Telephone Number:** (951) 955-1888

**Applicant's Name:** Harold Meyers

**Applicant's Address:** 35286 E. 10<sup>th</sup> Drive, Watkins, Colorado 80137

### I. PROJECT INFORMATION

#### A. Project Description:

Conditional Use Permit No. 3386, Revised Permit No. 1 is for a 3,586 square foot building that will include security uses, caretaker's facility, offices and storage area and a 112 square foot building to be used for a restroom. The project proposes 10 parking spaces. The applicant will dedicate a 44 foot half-width right of way on Rainbow Canyon Road.

The original conditional use permit (CUP03386) allowed a propane storage facility with six (6) 30,000 gallon propane tanks. This approved use will remain.

A 16,800 sq. ft. detention basin is located at the center of the site and it is part of a 125-foot wide easement for public facilities granted to the Metropolitan Water District that runs from north to south along the middle of the project's site.

The project site is located west of Rainbow Canyon Road and is east of the Interstate 15 and the U.S. Border Patrol Check Point.

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

**C. Total Project Area:** 6.29 acres

**Residential Acres:**  
**Commercial Acres:**  
**Industrial Acres:** 6.29  
**Other:**

**Lots:**  
**Lots:**  
**Lots:**

**Units:**  
**Sq. Ft. of Bldg. Area:**  
**Sq. Ft. of Bldg. Area:**

**Projected No. of Residents:**  
**Est. No. of Employees:** 2  
**Est. No. of Employees:** 1

**D. Assessor's Parcel No(s):** 918-190-006

**E. Street References:** West of Rainbow Canyon Road, east of I-15 and south of Pala Road

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 31, Township 8 South, Range 2 West

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The site is bounded to the east and west by steep slopes surfaced with granite boulders of various sizes. A Metropolitan Water District (MWD) easement for three (3) water pipelines traverses the site. About half of the site is free of vegetation as a result of grading and paving activities. The vegetation is comprised of coastal sage scrub, non-native grassland and a patch of coastal live oak trees found north of the development area, along the

eastern property line. Scattered light Industrial and residential uses are found to the north and south of the proposed site.

## **II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

### **A. General Plan Elements/Policies:**

1. **Land Use:** The project implements land use policy (LU) 24.8 requiring industrial development to be designed to consider the surroundings and visually enhance, not degrade, the character of the surrounding area.
2. **Circulation:** Adequate circulation facilities exist to serve the proposed project. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land is a part of this project. The project is not located within an MSHCP Criteria Cell. The project would not interfere with any animal, fish or nursery sites within the adjacent Special Linkage Area. The proposed project meets with applicable Multipurpose Open Space element policies.
4. **Safety:** The project is located in a low paleontological area and is not located in a subsidence area, liquefaction area or a fault zone area. Although the project is located in a high fire area, the proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The proposed project meets all other applicable Noise element policies.
6. **Housing:** The project will not impact housing.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

### **B. General Plan Area Plan(s): Southwest Area**

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

### **D. Land Use Designation(s): Light Industrial (LI) and Public Facilities (PF)**

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

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

### **G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: Rural: Rural Residential (R:RR) (5 Acre Minimum to the north), Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the east, Community Development: Public Facilities (CD:PF) (<0.60 Floor Area Ratio) and Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) to the south and Interstate 15 and U.S. Border Patrol Check Point to the west**

## H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Manufacturing-Service Commercial (M-SC)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Rural Residential (R-R) to the north and Manufacturing-Service Commercial (M-SC) to the east and south and the Interstate 15 to the west.

## III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

## IV. DETERMINATION

On the basis of this initial evaluation:

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

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

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

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

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

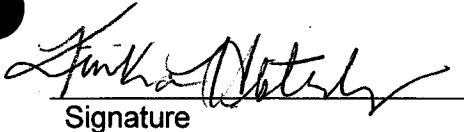
☐ I find that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162

exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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

  
Signature

3-07-12  
Date

Kinika Hesterly  
Printed Name

Carolyn Syms Luna, Planning Director

## V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-9 "Scenic Highways", Riverside County General Plan Land Use Element

### Findings of Fact:

a-b) The General Plan indicates that the project site is not located within a designated scenic corridor. Development of the proposed project will not substantially damage scenic resources, including, but not limited to, trees and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view. Also, the proposed development is located outside of the rock outcroppings existing on the property. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: GIS database, Ord. No. 655

Findings of Fact: The project site is approximately 16.64 miles from the Observatory and is within Zone B of Riverside County Ordinance No. 655. The intent of this ordinance is to restrict the permitted

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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use of certain light fixtures emitting into the night sky undesirable light rays, which have a detrimental effect on astronomical observation and research. The County conditions all projects in Zone B to comply with Ordinance No. 655 (Condition of Approval 10.Planning.32), which is adequate to ensure that impacts on the Mount Palomar Observatory are less than significant. This is not considered unique mitigation according to CEQA, therefore, the project is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 3. Other Lighting Issues

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Expose residential property to unacceptable light levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Site Visit, Project Description

Findings of Fact: The proposed project will create a new source of light in the area as a result of the installation of two (2) buildings proposed; however, the project was conditioned to hood all outside lighting and to direct light so as not to shine directly upon adjoining property or public rights of way (COA 10.Planning.8). This will result in less than significant impacts to light and glare and will not expose residential property to unacceptable light levels. This is not considered unique mitigation for CEQA purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### AGRICULTURE & FOREST RESOURCES Would the project

#### 4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database and Project Materials.

Findings of Fact:

a-d) According to the GIS database, the portion of the site to be developed is not located in an area designated as Farmland and is not currently under a Williamson Act contract. The project will not result in the conversion of existing agricultural use to a non-agricultural use. No impacts on agricultural resources are expected to occur as a result of the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact: The project is not located in a forest area.

a-c) The project will not conflict with or cause the rezoning of forest land, timberland or timberland zoned property, result in the loss or conversion of forest land, or involve other changes in the existing environment that could result in conversion of forest land to non-forest use. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>AIR QUALITY</b> Would the project				
<b>6. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: South Coast Air Quality Management District (SCAQMD) California Environmental Quality Act (CEQA) Air Quality Handbook Table 6-2, Staff Review

Findings of Fact:

The project proposes a 3,586 square foot building that will include security uses, caretaker's facility, offices and storage area and a 112 square foot building to be used for a restroom. The existing propane facility will remain. Because the use is being proposed for the management of the propane facility (the underlying existing use located at the site), significant impacts are not anticipated with the ancillary proposal, specifically that the project will not significantly: conflict with or obstruct implementation of the applicable air quality plan; violate any air quality standard or contribute substantially to an existing or projected air quality violation; expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions; result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors); involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter, nor, create objectionable odors affecting a substantial number of people. A less than significant impact is anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

<b>7. Wildlife &amp; Vegetation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?				
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** GIS Database, Site Visit, Environmental Programs Division (EPD) review and "MSHCP CONSISTENCY ANALYSIS," prepared by Principe and Associates, and Dated: May 31, 2011.

**Findings of Fact:** The project site contains approximately 4 acres of scattered coastal sage scrub and non-native grassland found to the north and south of the property and a patch of coastal live oak trees to the north of the northern driveway along the eastern property line.

a) The project will not conflict with the provisions of an adopted Habitat Conservation Plan or other approved plan. The project site is not located in the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP) conservation cell area; as such development of the proposed project is not in conflict with this or another conservation plan. There will be no impact.

b-d) The project will not have a substantial adverse effect, on any endangered or threatened species listed in Title 14 of the California Code of Regulations or in Title 50, Code of Federal Regulations, nor will it have a substantial adverse effect on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Wildlife Service. Review by the County Biologist determined that development of this project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. There will be a less than significant impact.

e-f) The project will not result in impacts to the Riparian/Riverine Area of 0.1 acres in size. The project has been conditioned by the County Biologist to avoid the area, therefore, this proposal will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service, and will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. The impact is considered less than significant with mitigation.

g) The project will have not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, however, the project is causing oak woodlands to be avoided. The impact is considered less than significant.

**Mitigation:** Prior to grading permit issuance a burrowing owl pre-construction survey must occur (30 Day Burrowing Owl Survey 60.EPD.1) and oak woodland area must be avoided (Oak Tree Avoidance 60.EPD.2, Temp Fencing 60.EPD.3, and Deed Restriction 60.EPD.4).

**Monitoring:** Mitigation monitoring shall occur by the Environmental Programs Division during the Building & Safety: Grading Permit Process.

#### **CULTURAL RESOURCES** Would the project

<b>8. Historic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Project Application Materials, Phase I Cultural Resources Assessment dated July 2011.

#### **Findings of Fact:**

a-b) No historic places have been identified as part of the project. There will be no impact.

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

**Monitoring:** No monitoring is required.

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

**Source:** Project Application Materials, Archaeological report PD-A-4714, by Jean Keller, dated July 2011.

#### **Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) No prehistoric (Native American) cultural resources were observed within the boundaries of the subject property and a previously unrecorded site of historical origin was observed and recorded in a "Not a Part" portion of the property. The subject property is located in a highly sensitive archaeological area, therefore, it is recommended that ground disturbing activities be monitored by a qualified archaeologist and a Native American monitor from the Pechanga tribes. The impact is considered less than significant with mitigation.

c-d) The project is not anticipated to disturb human remains or restrict sacred uses within the project area. 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.

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.

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.

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 (If Human Remains Found, COA 10.PLANNING.1 and Inadvertent Archaeo Find, COA 10.PLANNING.2). The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

#### 10. Paleontological Resources

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

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

Findings of Fact: A portion of the site for the proposed project has already been graded and paved.

According to the General Plan, the site has been identified as being within a low paleontological sensitivity area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to the study prepared for this site, no "recorded sites of either prehistoric or historic origin within the boundaries of the subject property" were found. A less than significant impact on paleontological resources is expected as a result of implementing the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

#### **GEOLOGY AND SOILS** Would the project

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

Source: Geology Review

Findings of Fact: According to the Riverside County General Plan GIS database, the site is not subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault.

According to the Geologic Study prepared for this site, it is located in a region of generally high seismicity, as all of southern California. During its design life, the site is expected to experience strong ground motions from earthquakes on regional and/or local cusative faults. The subject site is not located within a State of California Fault-Rapture Hazard Zone for active faulting. No active fault traces or fault features have been identified on the subject site or were noted on or trending onto the subject site. The closest known major fault is the Elsinore fault zone (Temecula segment) located approximately 2.1 kilometers to the northeast.

The study concluded that due to the site being underlain by medium dense to dense granitic bedrock at both the ground surface and at shallow depths and by minor amounts of fill, the absence of groundwater, and known faulting, the potential for secondary hazards including liquefaction, ground rupture, seiches and tsunamis and seismically induced soil settlement are considered negligible.

Review by the County's Geologist concluded that it is not expected that the development of this site will result in the exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. Impacts from an earthquake fault zone to the proposed project are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

<b>12. Liquefaction Potential Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Be subject to seismic-related ground failure, including liquefaction?

Source: Geologist Comments

Findings of Fact: According to the GIS database, the site is not subject to seismic-related ground failure, including liquefaction. Furthermore, the previous Geologic Study prepared for this site, concluded that due to the site being underlain by medium dense to dense granitic bedrock at both the ground surface and at shallow depths and by minor amounts of fill, the absence of groundwater, and known faulting, the potential for secondary hazards including liquefaction, ground rupture, seiches and tsunamis and seismically induced soil settlement are considered negligible.

Review by the County's Geologist determined that no impacts as a result of liquefaction are expected to occur as a result of the implementation and operation of this project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

### 13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: General Plan Figure S-2 "Earthquake Fault Study Zones", Geographic Information System (GIS) database, "As-Built Geotechnical Conditions" CUP03386, prepared by T.H.E. Soils Co., Inc., dated November 7, 2005, Geologist Comments.

Findings of Fact: According to the GIS database, the site is not subject to strong seismic ground shaking. However, according to the Geologic Study prepared for this site, it is located in a region of generally high seismicity, as is all of southern California. During its design life, the site is expected to experience strong ground motions from earthquakes on regional and/or local cusative faults. The subject site is not located within a State of California Fault-Rapture Hazard Zone for active faulting. No active fault traces or fault features have been identified on the subject site or were noted on or trending onto the subject site. The closest known major fault is the Elsinore fault zone (Temecula segment) located approximately 2.1 kilometers to the northeast.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

### 14. Landslide Risk

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Geologist comments, Site Inspection.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The site for the proposed project is not located on a geologic unit that would become unstable as a result of constructing and operating the propane storage facility.

The project is bounded to the west and east by steep slopes dotted with granite boulders with various sizes. The County's geologist determined that the surrounding topography will have a low impact on the site in the event that the boulders would become unstable and roll down the hill since there is significant distance from the hillside to the location of the tanks.

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

**Monitoring:** No monitoring is required.

#### 15. Ground Subsidence

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

**Source:** Resolution No. 94-125, Riverside County General Plan, Geologist Comments.

**Findings of Fact:** The project site is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence. Potential impacts from ground subsidence are expected to be less than significant as a result of implementing this project.

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

**Monitoring:** No monitoring is required.

#### 16. Other Geologic Hazards

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

**Source:** Site visit, Project Application, "As-Built Geotechnical Conditions" CUP03386, prepared by T.H.E. Soils Co., Inc., dated November 7, 2005.

**Findings of Fact:** The Geologic Study prepared for this site, concluded that due to the site being underlain by medium dense to dense granitic bedrock at both the ground surface and at shallow depths and by minor amounts of fill, the absence of groundwater, and known faulting, the potential for secondary hazards including liquefaction, ground rupture, seiches and tsunamis and seismically induced soil settlement are considered negligible.

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

**Monitoring:** No monitoring is required.

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

Source: Riv. Co. 800 Scale Slope Maps and Ordinance No. 457, Building and Safety: Grading Review

Findings of Fact:

- a) The majority of the project site has been disturbed by prior grading.
- b) The project is not proposing any slope greater than 2:1 or higher than 30 feet.
- c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

<b>18. Soils</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Staff Review, application materials, site visit

Findings of Fact: The area for the proposed project has already been graded and paved. No further ground disturbance is proposed. The site has been designed to direct run-off water to the existing detention basin. The project has been conditioned to provide landscaping on all existing manufactured slopes to minimize potential erosion.

a) Although the development of the project site could have the potential to result in soil erosion or the loss of topsoil during grading and construction, standard conditions of approval have been issued regarding soil erosion that will ensure protection against erosion during grading and construction (COAs 10.BS GRADE.4, 10.BS GRADE.6, 10.BS GRADE.7). These are standard conditions of approval and are not considered unique mitigation for CEQA implementation purposes.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to all structures will mitigate the potential impact to less than significant. As



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CBC requirements are applicable to all new structures, they are not considered unique mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

☐ ☐ ☒ ☐

b) Result in any increase in water erosion either on or off site?

☐ ☐ ☒ ☐

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Staff Review, application materials, site visit

Findings of Fact: The area for the proposed project has already been graded and paved. The site has been designed to direct run-off water to the existing detention basin. The project has been conditioned to provide landscaping on all existing manufactured slopes to minimize potential erosion.

a) With implementation of the proposed landscaping, the impacts on any river or streambed and water erosion either on or off site will be less than significant.

b) The project may result in an increase in water erosion either on or off-site. The Building and Safety Department has provided standard conditions of approval to ensure erosion impacts are mitigated to a level of less than significance (COA 10.BS GRADE.7). These are standard conditions of approval and are not considered unique mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

☐ ☐ ☐ ☒

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact: The site for the proposed project is not subject to on or off-site wind erosion or blowsand. Impacts from wind erosion and blowsand are not expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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## HAZARDS AND HAZARDOUS MATERIALS Would the project

### 21. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

☐ ☐ ☒ ☐

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

☐ ☐ ☒ ☐

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

☐ ☐ ☒ ☐

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

☐ ☐ ☒ ☐

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

☐ ☐ ☒ ☐

Source: Project materials

Findings of Fact: Storage and handling of propane gas was reviewed in the original project and has since been in operation. The proposed caretaker's facility, security and office use will not create a significant impact on hazardous materials. The Department of Environmental Health has provided standard conditions of approval regarding the handling of hazardous materials to ensure that the applicant adequately addresses any impacts resulting from the operation of this facility. These conditions of approval are not considered unique mitigation for the purposes of CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

### 22. Airports

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

☐ ☐ ☐ ☒

b) Require review by the Airport Land Use Commission?

☐ ☐ ☐ ☒

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

☐ ☐ ☐ ☒

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

☐ ☐ ☐ ☒

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-19 "Airport Locations", Figure C-6 "Airport Influence Area", GIS

Findings of Fact:

a-d) According to the Riverside County General Plan, the project site is outside of the Airport-Influence Area for any public or private airports. Because of the project site's location in relation to existing airports within the area, implementation of the proposed project will not result in an inconsistency with an Airport Master Plan or require review by the Airport Land Use Commission. The project site is not located within an airport land use plan or within two mile of a public airport or public use airport that would result in a safety hazard for people residing or working in the project area. The project site is also not located within the vicinity of a private airstrip, or heliport, which would result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

**23. Hazardous Fire Area**

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

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," Riverside County Fire Department Review

Findings of Fact: The project is located in a hazardous fire area. As such, development of this project may expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. The Fire Department has conditioned the project to provide adequate fire hydrants and to obtain appropriate building standards for fire protection.

Mitigation: The applicant shall comply with condition of approval 10.FIRE.1, 10.FIRE.3, and 90.FIRE.2.

Monitoring: Monitoring will be provided by the Riverside County Fire Department through the Building and Safety Plan Check Process.

**HYDROLOGY AND WATER QUALITY** Would the project

**24. Water Quality Impacts**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
discharge requirements?				
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report.

Findings of Fact: A 16,800 sq. ft. detention basin exist at about the center of the site and it is part of a 125-foot easement for public facilities granted to the Metropolitan Water District that runs from north to south along the middle of the site permitting groundwater recharge and to maintain adequate draining flow.

The site is impacted by approximately 216 acres from northeast. The original approved permit on this site was for the storage tanks only with no structures proposed. There are two existing basins that collect and convey the flow via culvert to an existing low. This low is subjected to flood inundation. The revised permit exhibit shows the finished floor elevation of the proposed building 7 ft above the flow line and also since the proposed building is outside the flood inundation area the Flood Control District has no objection to this proposal. The development of this site would adversely impact water quality. To mitigate water quality impact, a project specific Water Quality Management Plan (WQMP) will be required. The Flood Control District has received a preliminary WQMP on May 12, 2011, and additional back up calculation were received on June 6, 2011. The developer is proposing porous pavement on the access ramp and the parking area to mitigate for water quality.

The proposed site is not located within a 100-year or 500-year flood zones. No impacts are expected to occur as a result of operating this project.

The Flood Control District has received a preliminary WQMP on May 12, 2011, and additional back up calculation were received on June 6, 2011. The developer is proposing porous pavement on the access ramp and the parking area to mitigate for water quality.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation:** The final project specific WQMP shall be submitted to the Flood Control District for review and approval prior to building permit issuance (Submit Final WQMP, COA 80.FLOOD RI.3).

**Monitoring:** Mitigation monitoring will occur by the Flood Control District as part of the Building & Safety Plan Check Process.

## 25. Floodplains

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

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

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

**Findings of Fact:** A 16,800 sq. ft. detention basin exist at about the center of the site and it is part of a 125-foot easement for public facilities granted to the Metropolitan Water District that runs from north to south along the middle of the site permitting groundwater recharge and to maintain adequate draining flow.

a) The development of this site could substantially alter the existing drainage pattern of the site or area. To mitigate this impact, the developer has proposed porous pavement, vegetated infiltration swales, detention/infiltration basin. Therefore, the impact is considered less than significant with mitigation.

b) Minimal changes to the project site will occur, therefore, because a majority of the project site will remain in its existing condition, the project will not likely increase flow rates on downstream property owners and produce changes in absorption rates or the rate and amount of surface runoff. Therefore, the impact is considered less than significant.

c) The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

d) The project will not cause changes in the amount of surface water in any water body.

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

Monitoring: No monitoring is required.

#### LAND USE/PLANNING Would the project

<b>26. Land Use</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, GIS, Project Materials

#### Findings of Fact:

a) The proposed project will not result in the alteration of the present Light Industrial (LI) land use designation since proposed operation is consistent with the Riverside County's Integrated Plan's Land Use Designation. Incidental uses such as offices, storage and caretaker's unit are no prohibited in this land use designation. There will be no impact.

b) The project is located within the Sphere of Influence in the City of Temecula and the issued a letter indicating no concern with the proposed storage, office and caretaker use of the proposed building. There will be a less than significant impact.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring is required.

<b>27. Planning</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: The existing propane gas storage and proposed office and caretaker's use on the site is a conditionally permitted use within the Manufacturing-Service Commercial (M-SC) zone and is compatible with the existing and planned surrounding zoning and land uses.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project will not impact the site's existing zoning of Manufacturing-Service Commercial (M-SC) which allows offices, security and a caretaker's residence to be used in support of the existing propane storage facility operation.

b) The project will be compatible with the surrounding zones to the south and east as they are classified as Manufacturing-Service Commercial (M-SC). The Rural Residential (R-R) zone is classified on the parcel to the north. This parcel is owned by the Metropolitan Water District (MWD) and is vacant. Interstate 15 is located to the west. The project is compatible with the existing zones and will cause a less than significant impact on surrounding zoning.

c) The project is compatible with surrounding uses, including the contractor storage yard to the south, the lumber storage yard to the east and the Border Patrol facility adjacent to Interstate 15 to the west. The project will not conflict with the surrounding zones as the use proposed is ancillary to the primary use of the property, the propane storage facility, and will not create a significant impact.

d) The project and zoning are consistent with the Light Agriculture (LI) land use designation.

e) The project site will not disrupt or divide any existing community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **MINERAL RESOURCES** Would the project

##### **28. Mineral Resources**

a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact: No mineral resources have been identified on the project. No impacts are anticipated as a result of the implementation of the proposed project.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**29. Airport Noise**

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

NA ☒ A ☐ B ☐ C ☐ D ☐

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

NA ☒ A ☐ B ☐ C ☐ D ☐

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

Findings of Fact: The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels; or within the vicinity of a private airstrip, that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

**30. Railroad Noise**

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: Riverside County General Plan, Site Visit

Findings of Fact: The project site is not located near an active railroad line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

**31. Highway Noise**

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: Application materials, Site Visit, Project Exhibit, Riverside County General Plan figure S-20 "Major Highways Locations"



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The proposed project is adjacent to the Interstate 15 and vehicular noise can be perceived at the site. However, impacts on potential receptors are not expected to be significant.

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

**Monitoring:** No monitoring is required.

### 32. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

**Source:** Project description and materials

**Findings of Fact:** No other noise pollution sources are anticipated to impact the project site.

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

**Monitoring:** No monitoring is required.

### 33. Noise Effects on or by the Project

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

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

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

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

**Source:** Project materials and description

**Findings of Fact:** It is not anticipated that a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project will be created by the operation of the proposed propane storage facility. It will not create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project

Since this is an unmanned facility and no residential development is found in the immediate vicinity, it is not expected that there will be a significant exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Furthermore, people will not be exposed to excessive ground-borne vibration or ground-borne noise levels as a result of the proposed operation.

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

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

**POPULATION AND HOUSING** Would the project

**34. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

☐ ☐ ☐ ☒

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

☐ ☐ ☐ ☒

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

☐ ☐ ☐ ☒

d) Affect a County Redevelopment Project Area?

☐ ☐ ☐ ☒

e) Cumulatively exceed official regional or local population projections?

☐ ☐ ☐ ☒

f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

☐ ☐ ☐ ☒

Source: Project description and materials, GIS

Findings of Fact: The proposed project will not create housing related impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

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

**35. Fire Services**

☐ ☐ ☒ ☐

Source: Riverside County General Plan Safety Element, and Project Review

Findings of Fact: The proposed facility will have an incremental increase in the potential need for public services. However, this increase will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>36. Sheriff Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan and Project Review.

Findings of Fact: The proposed facility will have an incremental increase in the potential need for sheriff services. However, this increase will be less than significant.

The proposed project will not have a significant impact on sheriff services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

<b>37. Schools</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Temecula Valley School District

Findings of Fact: The project site is located within the Temecula Valley School District. The implementation of the proposed project is not anticipated to result in an increased number of students and need for additional classrooms.

The project has been conditioned to pay school fees to the Temecula School District (80.PLANNING.17).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

<b>38. Libraries</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The proposed project will not result in an incremental increased demand for libraries.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

<b>39. Health Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan and Project Review

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The proposed propane storage facility will not result in an incremental increased demand for health services.

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

**Monitoring:** No monitoring is required.

## RECREATION

### 40. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** GIS, Ord. No. 460, Section 10.35, Parks & Open Space Department Review

**Findings of Fact:** The proposed propane storage facility will not result in the need to provide park or recreation facilities. The County of Riverside Recreation and Parks District does not have any present or future plans to build a park in the area that would be impacted by the operation of this facility. No impacts are expected to occur.

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

**Monitoring:** No monitoring is required.

### 41. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

**Findings of Fact:** The proposed propane storage facility will not result in the need to provide park or recreational trails since the County of Riverside Recreation and Parks District does not have any present or future plans to incorporate a recreational trail in the immediate vicinity of the proposed site. No impacts are expected to occur.

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

**Monitoring:** No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>TRANSPORTATION/TRAFFIC</b> Would the project				
<b>42. Circulation</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan project review, site visit

Findings of Fact:

a) Review by the Transportation Department determined that sufficient irrevocable public street right-of-way along Rainbow Canyon Road shall be conveyed for public use (prior to the issuance of a certificate of occupancy for the first building) to provide for a 44 foot half-width right-of-way per County Standard No. 94, Ordinance 461. (Modified for reduced half-width right-of-way from 50' to 44'.)

b-j) The review also found that development and operation of the proposed project will not result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; alter waterborne, rail or air traffic; substantially increase hazards to a design feature or incompatible uses; cause an effect upon, or a need for new or altered maintenance of roads; result in inadequate emergency access or access to nearby uses nor will it conflict with adopted policies supporting alternative transportation.

Mitigation: Compliance with 90.TRANS.2 requiring the conveyance of right-of-way for Rainbow Canyon is necessary.

Monitoring: Mitigation monitoring will occur by the Transportation Department through the Building & Safety Plan Check Process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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#### 43. Bike Trails

☐ ☐ ☐ ☒

Source: Riverside County General Plan

Findings of Fact: No bike trails are planned for this area

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

#### UTILITY AND SERVICE SYSTEMS Would the project

##### 44. Water

☐ ☐ ☐ ☒

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

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

☐ ☐ ☐ ☒

Source: Department of Environmental Health Review

Findings of Fact: The development of the proposed propane facility will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have adequate water supplies to operate. No impacts on water supplies are expected to occur as a result of this project.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring is required.

##### 45. Sewer

☐ ☐ ☐ ☒

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

☐ ☐ ☐ ☒

Source: Department of Environmental Health Review

Findings of Fact: The proposed facility will not cause the construction of new septic or sewer facilities or result in a determination of the wastewater treatment provider that adequate capacity to serve the site exists.

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

**Monitoring:** No monitoring is required.

#### 46. Solid Waste

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan))?

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

**Findings of Fact:** The proposed propane storage facility will not create significant amounts of solid waste. The Riverside County Waste Management determined that the site will be adequately served for waste disposal services. No impacts on solid waste are expected.

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

**Monitoring:** No monitoring is required.

#### 47. Utilities

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

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

**Source:** Riverside County General Plan and Project Review.

**Findings of Fact:** The proposed project will not significantly impact essential utility and public services. The proposed project will not conflict with any adopted energy conservation plans

**Mitigation:** No mitigation measures are required at this time. The applicant will comply with each agencies' requirements.

**Monitoring:** No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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#### MANDATORY FINDINGS OF SIGNIFICANCE

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 48. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Application materials, above checklist

Findings of Fact: Implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory as presented in the Habitat Assessment and Archeological Evaluation prepared for this site. Furthermore, the project site has already been constructed.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 49. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project application, above checklist

Findings of Fact: The preceding analysis concludes that the proposed project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 50. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, project application, above checklist.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The preceding analysis concludes that the proposed project does not have the potential to create significant cumulatively impacts.

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

Findings of Fact: The proposed unmanned above ground propane storage facility will not result in environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly as concluded in this environmental review.

The preceding assessment does not identify any significant potential adverse impacts on human beings. CEQA and the County's procedures for implementing CEQA provide a mechanism for reevaluation of this finding in the event that the specific nature of the future use of the proposed project presents the potential for substantial adverse impacts on humans.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

## VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

Archaeological report PD-A-4714, by Jean Keller, dated July 2011.

Location: County of Riverside Planning Department  
4080 Lemon Street, 9th Floor  
Riverside, CA 92505



ADDITIONAL USE PERMIT Case #: CUP03386R1

Parcel: 918-190-006

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for the addition of a 3,586 square foot building that will include security uses, a caretaker's facility, offices and storage area. A 112 square foot building will be used as a restroom facility. Five (5) parking spaces are included along with five (5) truck parking spaces located to the northeast of the building. The site will contain a total of 10 parking spaces. The six (6) 30,000 gallon propane storage tanks, approved by CUP03386, will remain.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

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

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

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

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

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Riverside County LMS  
CONDITIONS OF APPROVAL

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CONDITIONAL USE PERMIT Case #: CUP03386R1

Parcel: 918-190-006

10. GENERAL CONDITIONS

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

RECOMMND

incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3386, Revised Permit No. 1 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Conditional Use Permit No. 3386, Revised Permit No. 1, Exhibit A (Sheets 1-2), Amended No. 2, dated January 9, 2012.

APPROVED EXHIBIT B = Colored Elevations for Conditional Use Permit No. 3386, Revised Permit No. 1, Exhibit B (Sheets 1-3), dated November 17, 2010.

APPROVED EXHIBIT B & C = Elevations and Floor Plans for Conditional Use Permit No. 3386, Revised Permit No. 1, Exhibit B & C (Sheets 1-3), dated August 24, 2011.

APPROVED EXHIBIT G = Grading Plans for Conditional Use Permit No. 3386, Revised Permit No. 1, Exhibit G (Sheets 1-3), Amended No. 2, dated January 9, 2012.

APPROVED EXHIBIT L = Landscape Plans for Conditional Use Permit No. 3386, Revised Permit No. 1, Amended No. 1, dated February 21, 2012.

APPROVED EXHIBIT M = Color Material Board for Conditional Use Permit No. 3386, Revised Permit No. 1, Exhibit M, dated November 17, 2010.

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

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

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Riverside County LMS  
CONDITIONS OF APPROVAL

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ADDITIONAL USE PERMIT Case #: CUP03386R1

Parcel: 918-190-006

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1                   USE - GENERAL INTRODUCTION                   RECOMMND

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

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

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

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

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

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

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

10.BS GRADE. 6                   USE - NPDES INSPECTIONS                   RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a

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Riverside County LMS  
CONDITIONS OF APPROVAL

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CONDITIONAL USE PERMIT Case #: CUP03386R1

Parcel: 918-190-006

10. GENERAL CONDITIONS

10.BS GRADE. 6

USE - NPDES INSPECTIONS (cont.)

RECOMMND

larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

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

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

10.BS GRADE. 7

USE - EROSION CNTRL PROTECT

RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 8                      USE - DUST CONTROL                      RECOMMND

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

10.BS GRADE. 9                      USE - 2:1 MAX SLOPE RATIO                      RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 10                      USE - SLOPE STABL'TY ANLYS                      RECOMMND

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

10.BS GRADE. 11                      USE - MINIMUM DRNAGE GRADE                      RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 12                      USE - DRAINAGE & TERRACING                      RECOMMND

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

10.BS GRADE. 13                      USE - SLOPE SETBACKS                      RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 18 USE - OFFST. PAVED PKG

RECOMMND

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

10.BS GRADE. 20 USE - RETAINING WALLS

RECOMMND

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

10.BS GRADE. 23 USE - MANUFACTURED SLOPES

RECOMMND

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

10.BS GRADE. 24 USE - FINISH GRADE

RECOMMND

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

BS PLNCK DEPARTMENT

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

RECOMMND

Building permits shall be obtained prior to the construction and or placement of any buildings, structures or equipment on the property. All building plan submittals shall comply with current adopted California Building Codes and riverside County Ordinances.

E HEALTH DEPARTMENT

10.E HEALTH. 1 CUP#3386R1 - COMMENTS

RECOMMND

The Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) utilizing seepage pits for



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10. GENERAL CONDITIONS

10.E HEALTH. 1 CUP#3386R1 - COMMENTS (cont.)

RECOMMND

Conditional Use Permit#3386R1 based on T.H.E. Soils Co., Inc. Soils Percolation Report Work Order No. 631301.01 dated February 22, 2010 provided that all parameters set forth by this report is maintained.

10.E HEALTH. 2 OWTS/ATU - MAINTAIN SETBACKS

RECOMMND

All proposed Onsite Wastewater Treatment Systems (OWTS) and/or proposed Advanced Treatment Units (ATU) must maintain all required setbacks as specified in the Department of Environmental Health (DEH) Technical Guidance Manual, Uniform Plumbing Code, and State and Local Laws. Please note that the most restrictive minimum setback may be applied at the discretion of DEH.

In addition, no part of the proposed OWTS and/or ATU can be located within "Do Not Disturbed" areas without written consent from the appropriate regulatory agency. Moreover, no part of the proposed OWTS and/or ATU can be located within easements that are not legally dedicated for use by the proposed OWTS and/or ATU.

10.E HEALTH. 3 DEH SITE EVALUATION

RECOMMND

For all proposed new Onsite Wastewater Treatment Systems (OWTS) and/or Advanced Treatment Units (ATU), a site evaluation is required by the Department of Environmental Health (DEH). The applicant must ensure that the groundwater detection boring (4 inch perforated pipe that extends at least 10 feet below the proposed seepage pit bottom) is installed for DEH staff to evaluate.

In addition, the applicant must ensure that the job property is clearly identified with a durable placard delineating the site address or APN# as well as ensure that all property corners are clearly staked or marked. \*\*Please note that if groundwater encroachment is observed, further engineering as well as Regional Water Quality Control Board Clearance may be required.\*\*

10.E HEALTH. 4 OWTS/ATU PLANS & FLOOR PLANS

RECOMMND

Upon Building Submittal, the applicant must submit to the Department of Environmental Health (DEH) for review at least three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record (individual or firm who is responsible for the soils percolation report) drawn to an appropriate scale showing

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10. GENERAL CONDITIONS

10.E HEALTH. 4 OWTS/ATU PLANS & FLOOR PLANS (cont.)

RECOMMND

the location of all applicable detail as required in the DEH Technical Guidance Manual.

If grading is proposed, the applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by the Professional of Record. Please note that any significant grading at the proposed OWTS/ATU area may require further soils percolation testing and/or engineering.

Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing.

FIRE DEPARTMENT

10.FIRE. 1 USE-#21-HAZARDOUS FIRE AREA

RECOMMND

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.1.

10.FIRE. 2 USE-#005-ROOFING MATERIAL

RECOMMND

All buildings shall be constructed with class B roofing material as per the California Building Code.

10.FIRE. 3 USE-#50-BLUE DOT REFLECTOR

RECOMMND

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

10.FIRE. 4 USE-#23-MIN REQ FIRE FLOW

RECOMMND

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

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10. GENERAL CONDITIONS

10.FIRE. 5 USE-#20-SUPER FIRE HYDRANT

RECOMMND

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

10.FIRE. 6 USE-#25-GATE ENTRANCES

RECOMMND

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

10.FIRE. 7 USE-#88A-AUTOMATIC GATES

RECOMMND

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

CUP 3386 R1 is a proposal to construct a 3,586 sq. ft of building, 112 sq. ft of restrooms and 5 parking spaces to an approved CUP 3386 on a 6.29 acre site in Rancho California area. The site is located northerly of Highway 79, easterly of I-15 freeway and westerly of Rainbow Canyon Road.

The site is impacted by approximately 216 acres from northeast. The original approved permit on this site was for the storage tanks only with no structures proposed. There are two existing basins that collect and convey the flow via culvert to an existing low. This low is subjected to flood inundation. The revised permit exhibit shows the finished floor elevation of the proposed building 7 ft above the flow line and also since the proposed building is outside the flood inundation area the District has no

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## 10. GENERAL CONDITIONS

### 10.FLOOD RI. 1

#### USE FLOOD HAZARD REPORT (cont.)

RECOMMND

objection to this proposal.

The development of this site would adversely impact water quality. To mitigate water quality impact, a project specific Water Quality Management Plan (WQMP) will be required. The District has received a preliminary WQMP on May 12, 2011, and additional back up calculation were received on June 6, 2011. The developer is proposing porous pavement on the access ramp and the parking area to mitigate for water quality. Conceptually this is acceptable to the District. In final plan check stage, the developer can choose to replace porous pavement with any other functionally equivalent BMP.

### 10.FLOOD RI. 5

#### USE SUBMIT FINAL WQMP >PRELIM

RECOMMND

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

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

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the

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10. GENERAL CONDITIONS

10.FLOOD RI. 5 USE SUBMIT FINAL WQMP >PRELIM (cont.)

RECOMMND

land-use application package. The format of the PRELIMINARY report shall mimic the format/template of the final report but can be less detailed. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary project specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP. The report will need significant revisions to meet the requirements of a final project specific WQMP. Also, it should 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. 6 USE WQMP ESTABL MAINT ENTITY

RECOMMND

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

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary

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## 10. GENERAL CONDITIONS

### 10.PLANNING. 1

#### GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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

#### GEN - INADVERTANT ARCHAEO FIND

RECOM

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

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

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

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made,

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10. GENERAL CONDITIONS

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

with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

10.PLANNING. 3 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/permit holder shall ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

Prior to the installation or rehabilitation of landscaped area, the developer/ permit holder/landowner shall:

- 1)Submit landscape and irrigation plans to the County Planning Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.
- 2)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3)Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859; and,
- 4)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation 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.

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10. GENERAL CONDITIONS

10.PLANNING. 4

USE - LC LANDSCAPE SPECIES

RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site

<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html>. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

10.PLANNING. 5

USE - LOW PALEO

RECOMMND

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

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

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

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

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

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

6.If fossil remains are encountered by earthmoving



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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - LOW PALEO (cont.)

RECOMMND

activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

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

10.PLANNING. 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 EXHIBITS, 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

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

with.

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

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

10.PLANNING. 9                   USE - COLORS & MATERIALS                   RECOMMND

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

10.PLANNING. 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 hours of 7:30 a.m. to 5:30 p.m. Monday through Sunday (with the exception of the caretaker and security personnel who may be on the property 24 hours daily), in order to reduce conflict with adjacent land uses.

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), Industrial Uses: 2 spaces/3 employees on each of the two largest shifts and 1 space/company operated vehicle.

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.

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10.PLANNING. 24 USE - EXTERIOR NOISE LEVELS

RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 55 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 75 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 25 USE - NOISE MONITORING REPORTS

RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Code Enforcement Department of as part of a code enforcement action. Upon written notice from the Code Enforcement Department requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Code Enforcement Department unless more time is allowed through written agreement by the Code Enforcement Department. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

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

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10. GENERAL CONDITIONS

10.PLANNING. 28 USE - CEASED OPERATIONS (cont.)

RECOMMND

become null and void.

10.PLANNING. 29 USE - IND OCCUPANT CHANGE

RECOMMND

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial use, the permit holder shall provide a letter from the Planning Department to Building & Safety verifying no need for further environmental, hazardous materials or air quality review as a result of the change.

10.PLANNING. 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. 34 USE - PERMIT SIGNS

RECOM

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

10.PLANNING. 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](http://www.rctlma.org.buslic).

10.PLANNING. 38 USE- PRESERVE BOULDERS

RECOMMND

The two boulders located within the proposed development footprint shall be incorporated into project landscaping as a feature representing the historic rock quarry activity of the general area. These two boulders are not part of the historic rock quarry site (Primary #33-019858) located outside of the proposed development area. The historic rock quarry site has been documented in

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10. GENERAL CONDITIONS

10.PLANNING. 38 USE- PRESERVE BOULDERS (cont.)

RECOMMND

Archaeological report PD-A-4714, by Jean Keller, dated July 2011, and will not be impacted by the currently proposed development. Should any future development, including any road widening of Rainbow Canyon Road, be located within or adjacent to the area of the historic quarry site, additional historical documentation, evaluation, preservation or mitigation treatments may be required by that project applicant at that time.

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

10.TRANS. 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.

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10. GENERAL CONDITIONS

10.TRANS. 5 USE - NO ADD'L ROAD IMPRVMENTS

RECOMMND

No additional road improvements will be required at this time along Rainbow Canyon Road due to existing improvements.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 4 USE - EXPIRATION DATE-CUP/PUP

RECOMMND

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1                   USE - NPDES/SWPPP (cont.)                   RECOMMND

SWRCB at (916) 657-1146.

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

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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 5 USE - SLOPE STABILITY ANLY

RECOMMND

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

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 letter regarding this application, or if not specifically addressed in their letter, 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, is required for any proposed off site grading.

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.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13

USE - ALTERNATIVE PVMT

RECOMMND

In instances where the grading plan involves the use of porous or pervious pavements as an alternative to asphalt and concrete surfaces, prior to the issuance of a grading permit, approval shall be obtained from the Building and Safety Department.

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 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

- OAK TREE AVOIDANCE

RECOMMND

The areas mapped as "Oak Woodland" on the exhibit labeled "BIOLOGICAL RESOURCES / PROJECT FOOTPRINT MAP" of the report entitled "MSHCP CONSISTENCY ANALYSIS," prepared by Principe and Associates, and Dated: May 31, 2011, will be clearly delineated on the Grading Plan to ensure that no disturbances are proposed within these areas. These areas shall be mapped and labeled "Oak Woodland Avoidance Area"

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 - OAK TREE AVOIDANCE (cont.)

RECOMMND

on the Grading Plan to the satisfaction of the Riverside County Planning Department, Environmental Programs Division.

60.EPD. 3 - TEMP FENCING

RECOMMND

The areas mapped as "Oak Woodland" on the exhibit labeled "BIOLOGICAL RESOURCES / PROJECT FOOTPRINT MAP" of the report entitled "MSHCP CONSISTENCY ANALYSIS," prepared by Principe and Associates, and Dated: May 31, 2011, will be fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas and the oak trees shall not be impacted.

60.EPD. 4 - DEED RESTRICTION

RECOMMND

Prior to the issuance of a grading or building permit, the applicant shall record a deed restriction protecting the areas mapped as "Oak Woodland" on the exhibit labeled "BIOLOGICAL RESOURCES / PROJECT FOOTPRINT MAP" of the report entitled "MSHCP CONSISTENCY ANALYSIS," prepared by Principe and Associates, and Dated: May 31, 2011. The deed restriction language must be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD) prior to recordation. Please contact EPD for further direction with regard to deed restriction language.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3 USE SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 13 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3386, Revised Permit No. 1, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

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-SUBMIT PLAT AND LEGAL/SUR

RECOMMND

Applicant/owner shall prepare and submit plats and legal for required road dedication along Rainbow Canyon Road per 90.TRANS.2 condition of approval to Riverside County Survey Division.

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

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.

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

WATER WILL SERVE LETTER REQ'D

RECOMMND

A "will serve" letter is required from the agency/agencies serving potable water service.

80.E HEALTH. 2

USE - E.HEALTH CLEARANCE REQ.

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

EPD DEPARTMENT

80.EPD. 1 MAP - OAK TREE AVOIDANCE II

RECOMMND

The areas mapped as "Oak Woodland" on the exhibit labeled "BIOLOGICAL RESOURCES / PROJECT FOOTPRINT MAP" of the report entitled "MSHCP CONSISTENCY ANALYSIS," prepared by Principe and Associates, and Dated: May 31, 2011, will be clearly delineated on the Building Plan to ensure that no disturbances are proposed within these areas. These areas shall be mapped and labeled "Oak Woodland Avoidance Area" on the Grading Plan to the satisfaction of the Riverside County Planning Department, Environmental Programs Division.

80.EPD. 2 MAP - TEMP FENCING II

RECOMMND

The areas mapped as "Oak Woodland" on the exhibit labeled "BIOLOGICAL RESOURCES / PROJECT FOOTPRINT MAP" of the report entitled "MSHCP CONSISTENCY ANALYSIS," prepared by Principe and Associates, and Dated: May 31, 2011, will be fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas and the oak trees shall not be impacted.

80.EPD. 3 MAP - DEED RESTRICTION II

RECOMMND

Prior to the issuance of a grading or building permit, the applicant shall record a deed restriction protecting the areas mapped as "Oak Woodland" on the exhibit labeled "BIOLOGICAL RESOURCES / PROJECT FOOTPRINT MAP" of the report entitled "MSHCP CONSISTENCY ANALYSIS," prepared by Principe and Associates, and Dated: May 31, 2011. The deed restriction language must be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD) prior to recordation. Please contact EPD for further direction with regard to deed restriction language.

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2

USE-#4-WATER PLANS

RECOMMND

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

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 2

USE SUBMIT PLANS MINOR REVIEW

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3

USE SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 3

USE - CONFORM TO ELEVATIONS

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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

80.PLANNING. 5                   USE - ROOF EQUIPMENT SHIELDING                   RECOMMND

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

80.PLANNING. 7                   USE - MAXIMUM DWELLING UNITS                   RECOMMND

A maximum of one (1) dwelling unit is allowed under this permit.

80.PLANNING. 16                  USE - WASTE MGMT. CLEARANCE                   RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated December 20, 2010, summarized as follows: The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 17                  USE - SCHOOL MITIGATION                   RECOMMND

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

80.PLANNING. 18                  USE - LIGHTING PLANS                   RECOMMND

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

80.PLANNING. 19                  USE - FEE STATUS                   RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3386, Revised Permit No. 1, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state,

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 USE - FEE STATUS (cont.)

RECOMMND

the permit holder shall pay the outstanding balance.

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.

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.



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90. PRIOR TO BLDG FINAL INSPECTION

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 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

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90. PRIOR TO BLDG FINAL INSPECTION

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

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.

E HEALTH DEPARTMENT

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

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2                      USE-FEE STATUS                      RECOMMND

Prior to final approval, the Environmental Health Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay any outstanding balances. Contact the accounting section at (951) 955-8982.

90.E HEALTH. 3                      USE - HAZMAT BUS PLAN                      RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 4                      USE - HAZMAT REVIEW                      RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 5                      USE - HAZMAT CONTACT                      RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

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

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

90.FIRE. 3 USE-#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. 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

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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](http://www.floodcontrol.co.riverside.ca.us), e-mail [fcnpdes@co.riverside.ca.us](mailto:fcnpdes@co.riverside.ca.us), or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

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

90.FLOOD RI. 3 USE IMPLEMENT WQMP

RECOMMND

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

90.FLOOD RI. 4 USE BMP MAINTENANCE & INSPECT

RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 4 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of five (5) 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 according to current standards as approved by the

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4                      USE - PARKING PAVING MATERIAL (cont.)                      RECOMMND

Department of Building and Safety.

90.PLANNING. 5                      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 handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at \_\_\_\_ or by telephoning \_\_\_\_."

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. 9                      USE - ROOF EQUIPMENT SHIELDING                      RECOMMND

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

90.PLANNING. 12                      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

04/18/12  
16:27

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 36

CONDITIONAL USE PERMIT Case #: CUP03386R1

Parcel: 918-190-006

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 12 USE - UTILITIES UNDERGROUND (cont.)

RECOMMND

void with respect to that utility.

90.PLANNING. 16 USE - TRASH ENCLOSURES

DELETED

One (1) trash enclosure adequate to enclose a minimum of one (1) bin shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with 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.

(CONDITION DELETED AT PC ON 4/18/12 AT THE REQUEST OF THE APPLICANT'S REPRESENTATIVE.)

90.PLANNING. 25 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. 28 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, 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. 3386, Revised Permit No. 1 is calculated to be 0.35 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

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16:27

Riverside County LMS  
CONDITIONS OF APPROVAL

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ADDITIONAL USE PERMIT Case #: CUP03386R1

Parcel: 918-190-006

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - ORD 810 O S FEE (2) (cont.)

RECOMMND

superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 29 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. 3386, Revised Permit No. 1 has been calculated to be 0.35 net acres.

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

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF

RECOMMND

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

04/18/12  
16:27

Riverside County LMS  
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CONDITIONAL USE PERMIT Case #: CUP03386R1

Parcel: 918-190-006

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS.. 2

USE - R-O-W DEDICATION 1

RECOMMND

Sufficient irrevocable public street right-of-way along Rainbow Canyon Road shall be conveyed for public use (prior to the issuance of a certificate of occupancy for the first building) to provide for a 44 foot half-width right-of-way per County Standard No. 94, Ordinance 461. (Modified for reduced half-width right-of-way from 50' to 44'.)



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

DATE: December 8, 2010

**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  
Riv. Co. Dept. of Bldg. & Safety – Plan Check  
Regional Parks & Open Space District  
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones  
Riv. Co. GIS – Phillip Kang  
P.D. Landscaping Section-R. Dyo  
P.D. Archaeology Section-L. Mouriquand  
Riv. Co. Sheriff's Department  
Riv. Co. Waste Management Dept.  
3rd District Planning Commissioner  
City of Temecula

Temecula Valley Unified School Dist  
Western Municipal Water Dist.  
Southern California Edison  
Verizon  
CALTRANS District #8  
Eastern Information Center (UCR)

**CONDITIONAL USE PERMIT NO. 3386, REVISED PERMIT NO. 1 - EA42387** – Applicant: Harold D. Meyers – Engineer/Representative: Dennis Janda & Associates - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Light Industrial (LI) (0.25-0.60 Floor Area Ratio), Public Facilities (PF) (<0.60 Floor Area Ratio) – Location: Northerly of Highway 79, easterly of Interstate 15 and westerly of Rainbow Canyon Road – 6.29 Gross Acres - Zoning: Manufacturing-Service Commercial (M-SC) - **REQUEST:** The proposed revised permit is for a 3,586 square foot building that will include security uses, caretaker's facility, offices and storage area and a 112 square foot building to be used for a restroom. All other items approved in CUP03386 will remain. The project proposes 5 parking spaces. - APN: 918-190-006 – Related Case: CUP03386

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting Agenda on January 6, 2011**. 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 **Kinika Hesterly, Project Planner**, at (951) 955-1888 or email at **khesterl@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

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

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

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

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

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



THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

Office of the General Manager

MWD San Diego Pipeline Nos. 1 and 2  
Sta. 1553+00 to 1559+00  
MWD San Diego Pipeline No. 3  
Sta. 1683+00 to 1689+00  
Substr. Job No. 2029-11-001

January 18, 2011

Ms. Kinika Hesterly  
Urban Regional Planner IV  
Riverside County  
Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409

Dear Ms. Hesterly:

47055 Rainbow Canyon Road – Proposed Building

We received your email on January 11, 2011, submitting prints of the plans (Sheets 1 and 2 of 2) for a proposed building located at 47055 Rainbow Canyon Road in the county of Riverside. Included with your submittal was a copy of an initial case transmittal dated December 8, 2010.

We have reviewed the submitted plans, and our comments and requirements are as follows:

Ms. Kinika Hesterly

Page 2

January 18, 2011

1. The locations of our San Diego Pipelines Nos. 1, 2 and 3 and accompanying varied width permanent easement right-of-way, as shown on Sheets 1 and 2 of the plans, are generally in agreement with our records.
2. The locations of the building, retaining wall and foundation and power pole, as shown on Sheets 1 and 2 of 2 of your plans, are acceptable to Metropolitan, since it is proposed outside the limits of our right-of-way. During construction of this building, no construction equipment or materials should be located within 25 feet of our pipeline.
3. There appear to be no conflicts with the proposed paved road within a portion of our easement, as shown on Sheets 1 and 2 of your plans, since only minor grading will be involved over the existing dirt road. Metropolitan's access should be maintained through this area.
4. We have no objections to the proposed overhead transmission line that will cross our pipelines and easement, as shown on Sheets 1 and 2 of your plans, provided a minimum of 35 feet of vertical clearance is maintained above the surface elevation.
5. We understand that the owner has accommodated our access to the property by allowing Metropolitan to install our locks on the gate. We would like to request the same accommodation on the new gates when installed.
6. We request that a stipulation be added on all pertinent sheets of your plans for notification of Darwin Potter or Gerri Michael of our Water System Operations Group, telephone (951) 926-5853, at least two working days (Monday through Thursday) prior to any work in the vicinity of our facilities.

We are returning prints of Sheets 1 and 2 of the plans, stamped "REVIEWED — CORRECTIONS NOTED — NO RESUBMITTAL REQUIRED."

Ms. Kinika Hesterly

Page 3

January 18, 2011

For any further correspondence with Metropolitan relating to this project, please make reference to the Substructures Job Number shown in the upper right-hand corner of the first page of this letter. Should you require any additional information, please contact Ken Chung, telephone (213) 217-7670.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Kieran M. Callanan', written in a cursive style.

Kieran M. Callanan, P.E.  
Manager, Substructures Team

KC:ly  
DOC 2029-11-001

Enclosures (2)



**PECHANGA CULTURAL RESOURCES**  
*Temecula Band of Luiseño Mission Indians*

Post Office, Box 2183 • Temecula, CA 92593  
Telephone (951) 308-9295 • Fax (951) 506-9491

Chairperson:  
Germaine Arenas

Vice Chairperson:  
Mary Bear Magee

Committee Members:  
Evie Gerber  
Darlene Miranda  
Bridgett Barcello Maxwell  
Aurelia Marruffo  
Richard B. Searce, III

Director:  
Gary DuBois

Coordinator:  
Paul Macarro

Cultural Analyst:  
Anna Hoover

December 2, 2011

**VIA E-MAIL and USPS**

Ms. Kinika Hesterly  
Project Planner  
Riverside County TLMA  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502

**Re: Pechanga Tribe Initial Comments on Conditional Use Permit 03386R1**

Dear Ms. Hesterly:

This comment letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government. The Tribe formally requests, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"). Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archeological reports, and all documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project. Please incorporate these comments into the record of approval for this Project as well.

The Pechanga Tribe informs the County that the Project area is within the Luiseño Ancestral Origin Landscape Area which includes Luiseño place names, *tóota yixélval* (rock art, pictographs, and petroglyphs), Village Complexes, a TCP, sacred places and other tangible and intangible tribal heritage resources. Please understand that the above information may not be exhaustive of all the cultural resources that may be impacted by this Project. Based upon our oral tradition, ethnographic studies and historic documents, the Origin Landscape is one of the most sacred areas to the Tribe and is presently included in the Sacred Lands File with the State Native American Heritage Commission and is considered by the Tribe to be eligible for both the California and National Registers of Historic Places.

The archaeological and cultural importance of this area and the Project site is confirmed in the Project's archaeological study (i.e., see page 36 of the study). Although no archaeological resources have been identified within the survey boundaries at this time, as noted above, the

Pechanga Comment Letter to the County of Riverside  
Re: Pechanga Tribe Comments on CUP 3386R1  
December 2, 2011  
Page 2

Project area lies within an area the Tribe defines as its Ancestral Origin Landscape. In addition, a significant cultural resource is located within several hundred feet of the Project: a prominent boulder outcrop known as *Naxáchish*. *Naxáchish* is a Luiseño ancestor (*Kaamalam*) who was responsible for naming many of the places throughout Luiseño territory and played a vital role in the origin of the Luiseño. His existence and story continues to influence traditional values and teach moral and cultural lessons. Also of importance is the fact that the Project area is located ¼ mile from the external boundaries of the Pechanga Reservation. As such, the Tribe considers itself to be a neighboring tribal government landowner with corresponding concerns.

Given the geographical area within which the Project lies, and the Project's proximity to recorded and known archaeological and cultural resources, the Project's impacts must be carefully considered and the Tribe consulted with concerning such impacts. At this time, the Tribe is opposed to any direct, indirect and cumulative impacts this Project may have to tribal heritage resources.

The Tribe requests to be involved and participate with the County in assuring that an adequate environmental assessment is completed, and in developing appropriate avoidance measures for impacts to cultural resources. At this time we are requesting additional project specific information on biological resources, lighting, noise, geotechnical and any other relevant surveys or studies. As additional Project information becomes available and through consultations between the Tribe and the County, the Tribe may offer specific avoidance or mitigation measures. Further discussions with the County should occur in a confidential setting regarding this culturally important and sensitive landscape.

The Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to tribal cultural resources and potential mitigation, including avoidance, for such impacts. Further, the Tribe reserves the right to participate in the regulatory process and provide comment on issues pertaining to the regulatory process and Project approval.

The Pechanga Tribe looks forward to working together with the County in protecting the invaluable Pechanga cultural resources found in the Project area, as well as working together to further identify the tangible and intangible cultural resources within this Project area. Please contact me at 951-770-8104 or [ahoover@pechanga-nsn.gov](mailto:ahoover@pechanga-nsn.gov) once you have had a chance to review these comments so that we can schedule a meeting to discuss our concerns. Thank you.

Sincerely,



Anna Hoover  
Cultural Analyst

Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians  
Post Office Box 2183 • Temecula, CA 92592

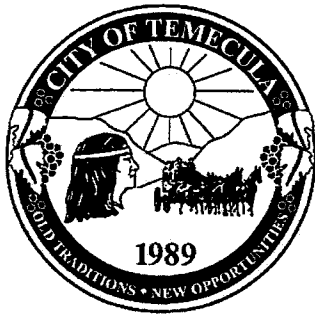
*Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need*

Pechanga Comment Letter to the County of Riverside  
Re: Pechanga Tribe Comments on CUP 3386R1  
December 2, 2011  
Page 3

Cc Pechanga Office of the General Counsel  
Laura Miranda, Counsel for Pechanga Band  
Courtney Ann Coyle, Counsel for Pechanga Band  
Leslie Mouriquand, Riverside County Tribal Liaison and Archaeologist

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians  
Post Office Box 2183 • Temecula, CA 92592*

*Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need*



# City of Temecula

## Community Development Planning Division

43200 Business Park Drive • Temecula, CA 92590  
P.O. Box 9033 • Temecula, CA 92589-9033  
FAX (951) 694-6477

December 14, 2010

Ms. Kinika Hesterly, Project Planner  
Riverside County Planning Department  
P.O. Box 1409  
Mailstop #1070  
Riverside, CA 92502-1409

**SUBJECT: Conditional Use Permit No. 3386, Revised No. 1**

Dear Ms. Hesterly:

The Planning Department has reviewed the proposed project to revise CUP No. 3386 to add a 3,586-square foot building that will include security uses, caretaker's facility, offices, and storage space to an existing propane storage facility located within the light industrial area along Rainbow Canyon Road. The Planning Department has no concerns with the short- and long-term impacts of the project. Thank you for the opportunity to comment on the above referenced project.

Sincerely,

Patrick Richardson  
Director of Planning and Redevelopment

cc: Mayor Jeff Comerchero  
Mayor Pro Tem Ron Roberts  
Council Member Maryann Edwards  
Council Member Mike Naggar  
Council Member Chuck Washington  
Shawn Nelson, City Manager  
Aaron Adams, Assistant City Manager





John V. Rossi  
General Manager

**Securing Your Water Supply**

Charles D. Field  
Director 1

Thomas P. Evans  
Director 2

Brenda Dennstedt  
Director 3

Donald D. Galleano  
Director 4

S.R. "Al" Lopez  
Director 5

December 14, 2010

Kinika Hesterly, Project Planner  
County of Riverside, Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409

**CONDITIONS OF APPROVAL CONDITIONAL USE PERMIT 3686, EA42387**

In response to your transmittal letter dated December 8, 2010. Western Municipal Water District's (Western) Conditions of Approval for the above referenced project are as follows:

1. Compliance with water efficient landscape requirements per the County of Riverside's Ordinance.
2. Western as a member agency of Metropolitan Water District of Southern California (MWD) will enforce MWD's Plan for Water Use Guideline requirements for water conservation.
3. Developer's landscape architect is required to consult with Western's conservation team to review Western's landscape and irrigation requirements. Contact Western's Engineering Department for the review fee charge.
4. Developer to submit landscape plans for Western's review concurrently with the City of Riverside's submittal and Western's approval is required prior to a building permit being issued.
5. No water meter installation will be permitted unless the landscape plans have been reviewed and approved by Western.
6. Developer to submit a 24" x 36" preliminary onsite and/or offsite plan of water and/or sewer plan layout to Western before formal submittal of Water and/or Sewer Improvement Plans.

7. Preliminary water and/or sewer plans shall show the following items:
  - a. Delineate all proposed water and/or sewer facilities within project boundaries. Include pipeline diameters and type of material.
  - b. Delineate all existing utility facilities (i.e.; pipe diameter, pipe material, manholes, water meters, air/vac, blow-off, fire hydrants, valves, electrical vaults, etc.) within project boundaries.
  - c. Delineate all easements within project boundaries.
  - d. Delineate all proposed and existing lots, streets, and storm drains.
8. Developer to submit a detailed engineer's construction cost estimate to Western for review and approval. Once approved, Developer shall make a deposit for plan checking services for Water and/or Sewer Improvement Plans.
9. Water and/or Sewer Improvement Plans shall be designed per Western's Standard Specifications.
10. Developer to submit grading plans for Western's review and approval before grading permit is issued. All onsite and/or offsite utilities to be relocated are at Developers expense.
11. Developer to pay all cost associated with preliminary review by Western at the time of review.
12. Water and/or Sewer Improvement Plans shall not be accepted for plan checking until all items mentioned above are reviewed and approved by Western.
13. Contact Western's Development Services Department at (951) 571-7100 for further information.

Thank you for giving Western the opportunity to submit these items as part of the Conditions of Approval.



TAMMY MARTIN  
Engineering Technician

TM:sc

Enclosure: Initial Case Transmittal



**Riverside County**  
**Waste Management Department**

*Hans W. Kernkamp, General Manager-Chief Engineer*

December 20, 2010

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

**RE: Conditional Use Permit (CUP) No. 3386R1**  
**Proposal: The CUP proposes 3,586 sq ft building for Mutual Propane.**  
**APN: 918-190-006**

Dear Ms. Hesterly:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Highway 79, east of Interstate 15, and west of Rainbow canyon Road, in the Southwest 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**, 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**, 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.
3. **Prior to issuance of a building permit**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

4. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
5. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
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) 486-3200.

Sincerely,



Ryan Ross  
Planner IV

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

Set ID# CC006087

**APPLICATION FOR LAND USE AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

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

*Revision*

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

CASE NUMBER: CUP 03386 R1      DATE SUBMITTED: 11-16-10

**APPLICATION INFORMATION**

Applicant's Name: Harold D. Meyers      E-Mail: hdmeyers@q.com

Mailing Address: 35286 East 10th Drive  
Watkins      CO      80137  
City      State      ZIP

Daytime Phone No: ( 951 ) 830-2661      Fax No: ( 303 ) 363-8946

Engineer/Representative's Name: Dennis Jorda & Assoc      E-Mail: \_\_\_\_\_

Mailing Address: 42164 Remington Ave.  
Temecula      CA      92590  
City      State      ZIP

Daytime Phone No: ( 951 ) 699-8874      Fax No: ( 951 ) 699-8568

Property Owner's Name: Melvin A. Moore      E-Mail: N/A

Mailing Address: PO Box 293  
DANA POINT      CA      92629  
City      State      ZIP

Daytime Phone No: ( 949 ) 795-3426      Fax No: ( 310 ) 515-2633

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.

EA 42387 / CFG05751

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 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.

HAROLD D. MEYERS  
PRINTED NAME OF APPLICANT

[Signature]  
SIGNATURE OF APPLICANT

### AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Melvin A. Moore  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
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): 918-190-006

Section: 31 Township: 8 South Range: 2 West

Approximate Gross Acreage: 6.29

General location (nearby or cross streets): North of  Hwy 79 South , South of

Rainbow Exit I-15, East of I-15, West of Rainbow Canyon Rd

Thomas Brothers map, edition year, page number, and coordinates: \_\_\_\_\_

# 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):

Construct two (2) building one housing  
Security / Care taken with office for staff and  
Storage Area. Second building restroom

Related cases filed in conjunction with this request:

CLIP 63386

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

If yes, provide Case No(s). CUP 03386 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 38765 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: "The Seckle" Soil Report  
Grading & Septic

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 ☒ Septic

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 2 miles

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 760

Estimated amount of fill = cubic yards 700

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

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

## APPLICATION FOR LAND USE AND DEVELOPMENT

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

N/A

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

N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 6612 6432 sq. ft.  
Bldg Perched  
Area Area

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.htm>) 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)

[Signature]

Date 10-28-2010

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 Margarita River Region	
Project File No.	CWP 03386RI
Project Name:	MELVIN A. MOORE
Project Location:	47055 Rainbow Blvd (US Hwy 395) Temecula
Project Description:	Office, Storage, Greeter Unit & bulk propane
Project Applicant Information:	Adding Office - Storage - Greeter Unit Storage detached 20x30 room
<b>Proposed Project Consists of, or includes:</b>	
Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)], applies only to the addition, and not to the entire development.]	YES NO <input type="checkbox"/> <input checked="" type="checkbox"/>
Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments.	<input type="checkbox"/> <input checked="" type="checkbox"/>
Commercial development greater than 100,000 square feet. Defined as any development on private land that is not for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.	<input type="checkbox"/> <input checked="" type="checkbox"/>
Automotive repair shops. (Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5541-Gasoline Service Stations, 7532-Top, Body & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops, 7534-Tire Retreading and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/> <input checked="" type="checkbox"/>
Restaurants. (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.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)].	<input type="checkbox"/> <input checked="" type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater	<input type="checkbox"/> <input checked="" type="checkbox"/>
Environmentally Sensitive Areas (ESAs) <sup>1</sup> All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input checked="" type="checkbox"/> <input type="checkbox"/>
Parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input checked="" type="checkbox"/> <input type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input checked="" type="checkbox"/> <input type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.	<input type="checkbox"/> <input checked="" type="checkbox"/>
<sup>1</sup> Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies, areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from <a href="http://www.swrcb.ca.gov/rwqcb9/programs/basinplan.html">www.swrcb.ca.gov/rwqcb9/programs/basinplan.html</a> . The most recent CWA Section 303(d) list can be found at <a href="http://www.swrcb.ca.gov/tmdl/303d_lists.html">www.swrcb.ca.gov/tmdl/303d_lists.html</a> .	
<p align="center"><b>DETERMINATION: Circle appropriate determination.</b></p> <p>If <u>any</u> question answered "YES" Project requires a project-specific WQMP. <span style="float: right;">20 May 2009</span></p> <p>If <u>all</u> 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.</p>	

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/28/2012

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CUPO3386R1 For

Company or Individual's Name Planning Department

Distance buffered 2000'

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

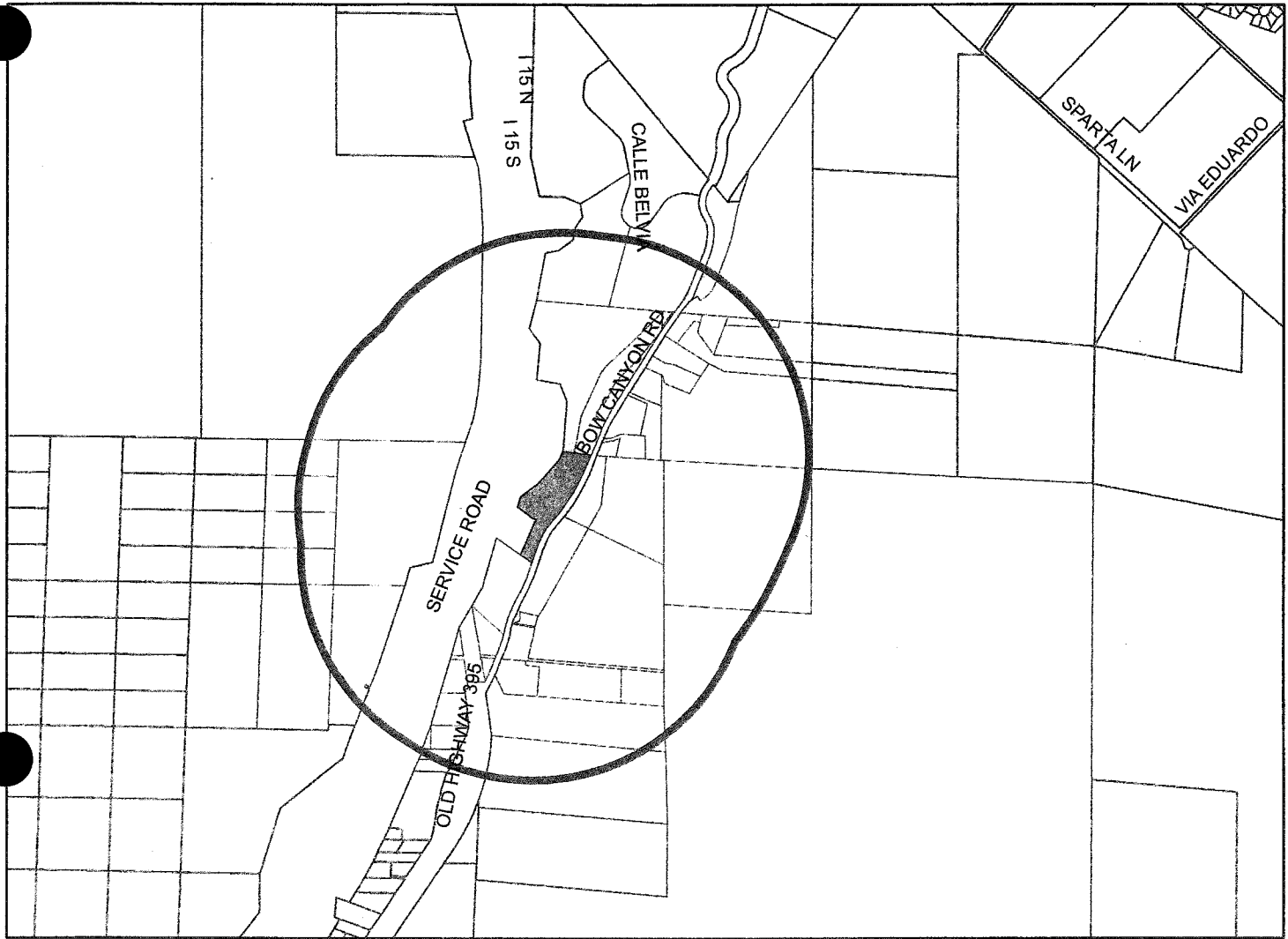
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

✓ 2/28/2012  
E. P. P. 8/28/2012

**CUP03386R1 (2000 feet buffer)**



**Selected Parcels**

918-200-003	918-200-007	918-200-015	918-200-016	918-100-005	918-100-006	918-100-008	918-100-007	918-100-012	918-110-028
918-120-004	918-200-014	918-200-017	918-160-018	918-110-010	918-110-030	918-200-011	918-200-025	918-200-026	918-160-011
918-190-009	918-200-023	918-120-033	918-110-008	918-160-012	918-110-012	918-140-012	918-200-002	918-110-002	918-160-004
918-190-006	918-160-019	918-170-001	918-170-002	918-160-003	918-160-005	918-140-010	918-140-015	918-140-017	918-160-021
918-160-022	918-160-016	918-120-026	918-120-030	918-190-008	918-200-022	918-210-002	918-170-003	918-170-004	918-170-005
918-170-006	918-170-011	918-080-011	918-210-011	918-200-010	918-170-007	918-210-001			



1,600 800 0 1,600 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: 918100006, APN: 918100006  
ARTHUR HAUSEN  
9658 ALPACA ST  
SOUTH EL MONTE CA 91733

ASMT: 918120033, APN: 918120033  
MIGUEL MORENO, ETAL  
P O BOX 1775  
SAN MARCOS CA 92079

ASMT: 918100007, APN: 918100007  
GLORIA HAUSEN, ETAL  
14125 GOLDENWEST ST  
WESTMINSTER CA 92683

ASMT: 918140012, APN: 918140012  
PENNIE SCHOBBER, ETAL  
C/O SCHOBBER FAMILY TRUST  
P O BOX 919  
PAUMA VALLEY CA 92061

ASMT: 918100008, APN: 918100008  
ARTHUR HAUSEN  
C/O FUSECOTE CO  
9658 ALPACA  
SOUTH EL MONTE CA 91733

ASMT: 918140017, APN: 918140017  
BAJA RACING, ETAL  
C/O FEDERAL HOME LOANS  
P O BOX 421217  
SAN DIEGO CA 92142

ASMT: 918110002, APN: 918110002  
LESNEY JUANITA ESTATE OF  
C/O NANCY BALDWIN  
5715 AVENIDA CIRCO  
SAN DIEGO CA 92124

ASMT: 918160003, APN: 918160003  
PAULSON MANUFACTURING CORP  
46754 RAINBOW CANYON RD  
TEMECULA, CA. 92592

ASMT: 918110012, APN: 918110012  
DENISE ROSSI, ETAL  
305 RAINBOW CREST  
FALLBROOK CA 92028

ASMT: 918160004, APN: 918160004  
MEG BERRY  
46870 RAINBOW CANYON RD  
TEMECULA, CA. 92592

ASMT: 918110028, APN: 918110028  
GRUNDER PROP, ETAL  
C/O LUCILLE A GRUNDER  
6012 RICHFIELD RD  
YORBA LINDA CA 92886

ASMT: 918160005, APN: 918160005  
PATRICIA LONG, ETAL  
37250 LOS ALAMOS RD  
MURRIETA CA 92563

ASMT: 918120004, APN: 918120004  
ELSA MORALES  
4090 MIRA COSTA ST  
OCEANSIDE CA 92056

ASMT: 918160011, APN: 918160011  
JACK GETTMAN  
46970 RAINBOW CANYON RD  
TEMECULA, CA. 92592

ASMT: 918160012, APN: 918160012  
JOHN WORTHY  
P O BOX 1404  
TEMECULA CA 92593

ASMT: 918190006, APN: 918190006  
MELVIN MOORE  
P O BOX 293  
DANA POINT CA 92629

ASMT: 918160016, APN: 918160016  
THOMAS BRODY  
46950 RAINBOW CANYON RD  
TEMECULA, CA. 92592

ASMT: 918200002, APN: 918200002  
KOLB FAMILY ASSN  
2415 HAAS ST  
ESCONDIDO CA 92025

ASMT: 918160018, APN: 918160018  
BETTY JONES, ETAL  
C/O PAUL JONES  
46920 RAINBOW CANYON RD  
TEMECULA, CA. 92592

ASMT: 918200003, APN: 918200003  
PATRICIA GETTMAN, ETAL  
47336 RAINBOW CYN RD  
TEMECULA, CA. 92592

ASMT: 918160021, APN: 918160021  
SAN DIEGO COUNTY WATER AUTHORITY  
4677 OVERLAND AVE  
SAN DIEGO CA 92123

ASMT: 918200010, APN: 918200010  
JAROLD LAIDLAW, ETAL  
1919 PUENTE AVE  
BALDWIN PARK CA 91706

ASMT: 918160022, APN: 918160022  
SOUTHWEST CONST CO INC  
C/O DAVE SIMON  
2909 RAINBOW VALLEY BL  
FALLBROOK CA 92028

ASMT: 918200016, APN: 918200016  
PATRICIA GETTMAN, ETAL  
C/O ALVIN GETTMAN  
47336 RAINBOW CYN RD  
TEMECULA CA 92592

ASMT: 918170001, APN: 918170001  
MWD  
C/O ASSEST MANAGEMENT  
P O BOX 54153  
LOS ANGELES CA 90054

ASMT: 918200017, APN: 918200017  
MARJIE PRESTON, ETAL  
47346 RAINBOW CANYON RD  
TEMECULA CA 92592

ASMT: 918170002, APN: 918170002  
PAULSON MANUFACTURING CO  
46752 RAINBOW CANYON RD  
TEMECULA, CA. 92592

ASMT: 918200023, APN: 918200023  
CHERYL HUSTED, ETAL  
47100 RAINBOW CANYON RD  
TEMECULA CA 92592

ASMT: 918200026, APN: 918200026  
GREENS RAINBOW  
910 S EL CAMINO REAL  
SAN CLEMENTE CA 92672

ASMT: 918210001, APN: 918210001  
WESTERN RIVERSIDE COUNTY REG CON AUT  
C/O ECONOMIC DEV AGENCY  
3403 10TH ST STE 500  
RIVERSIDE CA 92502

ASMT: 918210002, APN: 918210002  
MARJORIE GORDON, ETAL  
1742 SUNSET DR  
VISTA CA 92081

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

ATTN: Gary Thornbill  
City of Temecula  
43200 Business Park Dr.  
P.O. Box 9033  
Temecula, CA 92589-9033

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

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

Temecula Valley  
Unified School District  
31350 Rancho Vista Rd.  
Temecula, CA 92592-6200

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

Western Municipal Water District  
14205 Meridian Parkway  
Riverside, CA 92518

Applicant:  
Harold Meyers  
35286 E. 10<sup>th</sup> Drive  
Watkins, CO 80137-7197

Engineer:  
Dennis Janda, Inc.  
42164 Remington Ave.  
Temecula, CA 92590

Owner:  
17117 South Broadway  
Gardena, CA 92563

**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:

**CONDITIONAL USE PERMIT NO. 3386, REVISED PERMIT NO. 1** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Harold D. Meyers – Engineer/Representative: Dennis Janda & Associates - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Light Industrial (LI) (0.25-0.60 Floor Area Ratio), Public Facilities (PF) (<0.60 Floor Area Ratio) – Location: Northerly of Highway 79, easterly of Interstate 15 and westerly of Rainbow Canyon Road – 6.29 Gross Acres - Zoning: Manufacturing-Service Commercial (M-SC) - **REQUEST:** The proposed revised permit is for a 3,586 square foot building that will include security uses, a caretaker's facility, offices and storage area and a 112 square foot building for a restroom. The project proposes 5 parking spaces and 5 truck parking spaces. The existing propane storage facility comprised of six (6) 30,000 gallon propane tanks, approved by CUP03386, will remain. (Quasi-judicial)

TIME OF HEARING:

**9:00 a.m.** or as soon as possible thereafter.

**April 18, 2012**

RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
4080 LEMON STREET, 1<sup>ST</sup> FLOOR BOARD CHAMBERS  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Kinika Hesterly, at 951-955-1888 or email [khesterl@rctlma.org](mailto:khesterl@rctlma.org) or go to the County Planning Department's Planning Commission agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current\\_pc.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html).

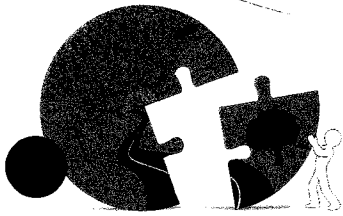
The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 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: Kinika Hesterly  
P.O. Box 1409, Riverside, CA 92502-1409





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

DATE: April 18, 2012

TO: Clerk of the Board of Supervisors

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

SUBJECT: CONDITIONAL USE PERMIT NO. 3386, REVISED PERMIT NO. 1, MITIGATED NEGATIVE DECLARATION

(Charge your time to these case numbers)

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

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Place on Administrative Action (Receive & File; EOT)        | <input type="checkbox"/> Hearing Item   |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input type="checkbox"/> Publish in Newspaper:  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (3rd Dist) Press Enterprise and The Californian   |
| <input type="checkbox"/> Place on Consent Calendar  | <input type="checkbox"/> Mitigated Negative Declaration   |
| <input type="checkbox"/> Place on Policy Calendar*  | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                          | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)   |
|   | Controversial: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO              |

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

Notice of Determination and Mit Neg Dec Forms  
Fish & Game Receipt (CFG05751)

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

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

"Planning Our Future... Preserving Our Past"



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



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
April 18, 2012

**CONDITIONAL USE PERMIT NO. 3386, REVISED PERMIT NO. 1** – Applicant: Harold D. Meyers – Third / Third Supervisorial District – Location: Northerly of Highway 79, easterly of Interstate 15 and westerly of Rainbow Canyon Road – 6.29 Gross Acres - Zoning: Manufacturing-Service Commercial (M-SC) - **REQUEST:** The proposed revised permit is for a 3,586 square foot building that will include security uses, a caretaker's facility, offices and storage area and a 112 square foot building for a restroom. The project proposes 5 parking spaces and 5 truck parking spaces. The existing propane storage facility comprised of six (6) 30,000 gallon propane tanks, approved by CUP03386, will remain.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case approved by the Planning Commission on April 18, 2012.

**The Planning Commission:**

**ADOPTED** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42387**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVED** **CONDITIONAL USE PERMIT NO. 3386, REVISED PERMIT NO. 1** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

*Carolyn Syme Luna*  
Carolyn Syme Luna  
Planning Director

Initials:  
CSL:kh

(Continued on next page)

REVIEWED BY EXECUTIVE OFFICER

DATE  
Departmental Concurrence

Tina Grande

Policy  
☒ Policy

Consent  
☐ Consent

Dep't Re  
Per Exec. Ofc.:

Prev. Agn. Ref.

District: 3 / 3

Agenda Number:



The Honorable Board of Supervisors

Re: CONDITIONAL USE PERMIT NO. 3386, REVISED PERMIT NO. 1

May 15, 2012

Page 2 of 2

### **BACKGROUND**

A letter, dated April 9, 2012, from the Soboba tribe was provided to staff prior to the Planning Commission hearing on April 18, 2012. In this letter the tribe requested a meeting with the Planning Department and this meeting took place on April 16, 2012. In the meeting with the tribe, the tribe's representative had no issues with the project and deferred its interest to the Pechanga tribe.

On April 18, 2012, the Planning Commission approved the project. During the hearing, at the request of the applicant, condition of approval 90.PLANNING.16 (Trash Enclosures) was deleted. Also, the letter from the Soboba tribe was introduced into the public record.

Y:\Planning Case Files-Riverside office\CUP03386R1\DH-PC-BOS Hearings\BOS\Form 11P - CUP03386R1.BOS.docx

