

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



ITEM  
17.9  
(ID # 4858)

**MEETING DATE:**

Tuesday, July 25, 2017

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing of CONDITIONAL USE PERMIT NO. 3718 (REVISION NO. 1) (FAST TRACK AUTHORIZATION NO. 2014-13) CHANGE OF ZONE NO. 7935 – ORDINANCE NO. 348.4859 – Intent to adopt a Negative Declaration – EA42957 – Applicant: Kristi Hanson Architects – Engineer/Representative: Kurt Saxon – Second Supervisorial District – University Zoning District – Highgrove Area Plan – Community Development: Commercial Retail (CR) – Location: Southeast corner of Main Street and Iowa Avenue – 2.5 Acres – Zoning: Scenic Highway Commercial (C-P-S) and One Family Dwellings (R-1) – REQUEST: A Conditional Use Permit revision for an approximate 0.7 acre expansion of the site for a driveway and an equipment storage area. The original approval replaced an existing 20,623 square foot building with a new 40,611 square foot building containing offices, shop space, main shop (7,720 square feet), truck shop (9,735 square feet), parts and storage at an existing heavy duty equipment sales and rental facility on 10.4 gross acres. The project was phased into 2 phases; the new building replaced the main existing building which was demolished at the time the new building was made operational. The Change of Zone request is to change the project site's Zoning Classification from One Family Dwellings (R-1) to Scenic Highway Commercial (C-P-S). APNs: 247-031-003, 247-031-005, 247, 041-004, 247, 041-012. Applicant Fees 100%.

**RECOMMENDED MOTION:** That the Board of Supervisors:

**ACTION:** Policy

Charissa Leach, Assistant TLMA Director

7/18/2017

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Tavaglione, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance 348.4859 is adopted with waiver of the reading.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley  
Nays: None  
Absent: None  
Date: July 25, 2017  
xc: Planning, Co.Co., MC, COB

Kecia Harper-Ihem  
Clerk of the Board  
By   
Deputy

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

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42957** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant impact on the environment; and,
2. **APPROVE CONDITIONAL USE PERMIT NO. 3718 REVISION NO.1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.
3. **APPROVE CHANGE OF ZONE NO. 7935**, amending the zoning classification for the subject properties from One Family Dwellings (R-1) to Scenic Highway Commercial (C-P-S) in accordance with Exhibit #3 based upon the findings and conclusions incorporated in the staff report; and,
4. **ADOPT ORDINANCE NO. 348.4859** amending the zoning in the University District shown on Map No. 5.026 Change of Zone Case No. 7935 attached hereto and incorporated herein by reference.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees (100%)			Budget Adjustment:	No
			For Fiscal Year:	N/A

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

Conditional Use Permit No. 3718R1, and Change of Zone No. 7935 is a proposal for a revision to an existing permit, Conditional Use Permit No. 3718, for an approximate 0.7 acre expansion of the site for a driveway and an equipment storage area for the existing facility. The Change of Zone request is to change the project site's Zoning Classification from One Family Dwellings (R-1) to Scenic Highway Commercial (C-P-S). The original project (CUP03718) was approved by the Board of Supervisors on May 12, 2015.

The Project site is the location of an existing outdoor heavy equipment distributor known as RDO Equipment Company, which specializes in the sale and rental of heavy duty equipment including motor graders, dozers, wheel loaders, tractor loader backhoes, excavators, agricultural tractors, lawn and garden tractors, and off-road haul trucks.

The expansion will provide employee access to the south off of Church Street, and will provide for the storage of equipment that is sold and rented, along with associated parts. A driveway, bio-filtration area, wall, and automatic gate will be added to the property as well.

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STATE OF CALIFORNIA**

The project was granted Fast Track Authorization by the Riverside County Economic Development Agency on April 28, 2014.

**Impact on Residents and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

All fees are paid by the applicant. There is no General Fund obligation.

**ATTACHMENTS:**

**BOARD OF SUPERVISORS STAFF REPORT PACKET PART 1**

**BOARD OF SUPERVISORS STAFF REPORT PACKET PART 2**

**ORDINANCE NO. 348.4859**

ORDINANCE NO. 348.4859

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and University District Zoning Plan Map No. 5, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, University District, Map No. 5.026 Change of Zone Case No. 7935", which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.

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

By:

Chairman, Board of Supervisors

JOHN TAVAGLIONE

ATTEST: **KECIA HARPER-HEM**

Clerk of the Board

By:

Deputy

(SEAL)

APPROVED AS TO FORM

June 26, 2017

By:

MELISSA CUSHMAN  
Deputy County Counsel

mrc:sk

06/21/17

G:\Property\SKelley\CZ ZONING ORD & FORM11\FORMAT.348\4859.doc

JUL 25 2017 17.9



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9  
10  
11 STATE OF CALIFORNIA  
12 COUNTY OF RIVERSIDE

}  
}  
} ss

13  
14 I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county  
15 held on July 25, 2017, the foregoing ordinance consisting of 2 Sections was adopted by the  
16 following vote:

17 AYES: Jeffries, Tavaglione, Washington, Perez and Ashley  
18 NAYS: None  
19 ABSENT: None  
20

21 DATE: July 25, 2017

22 KECIA HARPER-IHEM  
Clerk of the Board

23 BY:

  
Deputy

24 SEAL  
25  
26  
27  
28

Item 17.9

SEC. 7 T. 2 S., R. 4 W., S.B.B. & M.

608.27'

S00°39'38"W

**IOWA AVENUE**

C/L

N89°21'34"W

100.00'

S00°39'57"W  
307.74'

**C-P-S**

N00°39'57"E  
307.68'

150.19'

N00°41'51"E

S89°23'41"E  
208'

C/L

15'

35'

S89°23'40"E

100.00'

20.00'

100.00'

**CHURCH STREET**

**C-P-S**

SCENIC HIGHWAY  
COMMERCIAL

MAP NO. 5.026

CHANGE OF OFFICIAL ZONING PLAN

AMENDING  
UNIVERSITY  
DISTRICT

CHANGE OF ZONE CASE NO. 7935

AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.4859

JULY 25, 2017

RIVERSIDE COUNTY BOARD OF SUPERVISORS



GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

ASSESSOR'S PARCEL NO.: 247-041-004-4



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

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

June 30, 2017

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

PH : (951) 955-9229  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

RE: NOTICE OF PUBLIC HEARING: CUP 3718 FTA 2014-13 and CZ 7935

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Wednesday, July 5, 2017.**

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

*Cecilia Gil*

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

**Gil, Cecilia**

---

**From:** Legals <legals@pe.com>  
**Sent:** Thursday, June 29, 2017 4:17 PM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: CUP 3718 FTA 2014-13 and CZ 7935

Received for publication on 7/5. Proof with cost to follow.

Nick Eller

#### 4th Of July Deadlines

Pub Date	Deadline
7/4	6/29 @ 10:30 am
7/5	6/30 @ 10:30 am
7/6-7/7	7/3 @ 10:30 am

Legal Advertising Phone: **951-368-9222** / Fax: 951-368-9018 / E-mail: [legals@pe.com](mailto:legals@pe.com)

Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish.

**\*\*Additional days required for larger ad sizes\*\***

**\*\*Employees of The Press-Enterprise are not able to give legal advice of any kind\*\***

#### **The Press-Enterprise** PE.com / La Prensa

On Thu, Jun 29, 2017 at 4:12 PM, Gil, Cecilia <[CCGIL@rivco.org](mailto:CCGIL@rivco.org)> wrote:

Hello! Attached is a Notice of Public Hearing, for publication on Wednesday, July 5, 2017. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Fax (951) 955-1071

Mail Stop# 1010

[ccgil@rivco.org](mailto:ccgil@rivco.org)

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY  
ON A FAST TRACK CONDITIONAL USE PERMIT REVISION AND A CHANGE OF ZONE WITH  
ASSOCIATED ORDINANCE IN THE SECOND SUPERVISORIAL DISTRICT AND NOTICE OF  
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 25, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Kristi Hanson Architects – Kurt Saxon, on (FTA 2014-13) **Conditional Use Permit No. 3718 (Revision No. 1)**, which proposes revision for an approximate 0.7 acre expansion of the site for a driveway and an equipment storage area; and, **Change of Zone No. 7935** and associated **Ordinance No. 348.4859**, which proposes to change a portion of the project site's zoning from One Family Dwellings (R-1) to Scenic Highway Commercial (C-P-S), or such other zones as the Board may find appropriate ("the project"). The project is located southeast corner of Main Street and Iowa Avenue in the University – Highgrove Area, Second Supervisorial District.

The Planning Department recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 42957**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT BRETT DAWSON PROJECT PLANNER, AT (951) 955-0972 OR EMAIL [BDawson@rivco.org](mailto:BDawson@rivco.org).

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, 72 hours prior to hearing.

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

Dated: June 30, 2017

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

## **CERTIFICATE OF POSTING**

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

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on June 30, 2017, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

CUP 3718 and CZ 7935

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

**Board Agenda Date:** July 25, 2017 @ 10:30 a.m.

SIGNATURE: Cecilia Gil      DATE: June 30, 2017  
Cecilia Gil

## Gil, Cecilia

---

**From:** Meyer, Mary Ann <MaMeyer@asrclkrec.com>  
**Sent:** Thursday, June 29, 2017 4:54 PM  
**To:** Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie  
**Subject:** RE: FOR POSTING: CUP 3718 FTA 2014-13 and CZ 7935

received and will be posted

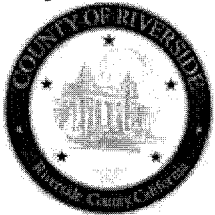
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**From:** Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]  
**Sent:** Thursday, June 29, 2017 4:15 PM  
**To:** Buie, Tammie <tbuie@asrclkrec.com>; Garrett, Nancy <ngarrett@asrclkrec.com>; Kennemer, Bonnie <bkenneme@asrclkrec.com>; Meyer, Mary Ann <MaMeyer@asrclkrec.com>  
**Subject:** FOR POSTING: CUP 3718 FTA 2014-13 and CZ 7935

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

*Cecilia Gil*

Board Assistant  
Clerk of the Board of Supervisors  
4080 Lemon St., 1st Floor, Room 127  
Riverside, CA 92501  
(951) 955-8464 Fax (951) 955-1071  
Mail Stop# 1010  
[ccgil@rivco.org](mailto:ccgil@rivco.org)  
<http://rivcocob.org/>



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County of Riverside California

## **CERTIFICATE OF MAILING**

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

I, Cecilia Gil, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on June 30, 2017, I mailed a copy of the following document:

## **NOTICE OF PUBLIC HEARING**

CUP 3718 and CZ 7935

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

**Board Agenda Date:** July 25, 2017 @ 10:30 a.m.

SIGNATURE: Cecilia Gil      DATE: June 30, 2017  
Cecilia Gil





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1912 DOROTHY  
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ASMT: 247020006, APN: 247020006  
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2404 FALLING OAK DR  
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BELEN GURROLA, ETAL  
39 HIGHLAND AVE  
RIVERSIDE, CA. 92507

ASMT: 247020008, APN: 247020008  
MI KIM  
9860 GARDEN GROVE BLV  
GARDEN GROVE CA 92844

ASMT: 247032006, APN: 247032006  
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CUP 3718  
CZ 7935

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ASMT: 247032008, APN: 247032008  
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C/O MARTHA ORNELAS  
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ASMT: 247041001, APN: 247041001  
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ASMT: 247042013, APN: 247042013  
ANITA HERNANDEZ  
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ASMT: 247042007, APN: 247042007  
SANDRA AHUMADA  
C/O MARIO SEPULVEDA BRAVO  
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RIVERSIDE, CA. 92507

ASMT: 247042014, APN: 247042014  
CHONG ROSTRO, ETAL  
111 SYCMORE ST  
GEORGE TOWN TX 78633

ASMT: 247042008, APN: 247042008  
MARIA AHUMADA, ETAL  
1194 CHURCH ST  
RIVERSIDE, CA. 92507

ASMT: 247042015, APN: 247042015  
PCE MARTIN  
6343 MYKONOS LN  
RIVERSIDE CA 92506

ASMT: 247042009, APN: 247042009  
BARBARA FOSTER  
1213 CENTER ST  
RIVERSIDE, CA. 92507

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ASMT: 247043007, APN: 247043007  
UTANA DELVALLE, ETAL  
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ASMT: 247043001, APN: 247043001  
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ASMT: 247043009, APN: 247043009  
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7410 MOUNTAIN LAUREL DR  
HIGHLAND CA 92346

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SAN BERNARDINO CA 92407

ASMT: 247044004, APN: 247044004  
ERNESTINE BERNAL  
160 PACIFIC AVE  
RIVERSIDE, CA. 92507

ASMT: 247043004, APN: 247043004  
JESUS DIAZ  
217 PACIFIC AVE  
RIVERSIDE, CA. 92507

ASMT: 247044005, APN: 247044005  
SHIRLEY LEMOS, ETAL  
131 HIGHLAND AVE  
RIVERSIDE, CA. 92507

ASMT: 247043005, APN: 247043005  
KORY CAUDILLO, ETAL  
233 PACIFIC AVE  
RIVERSIDE, CA. 92507

ASMT: 247044008, APN: 247044008  
STARLITE MGMT VI  
4900 SANTA ANITA NO 2C  
EL MONTE CA 91731



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ASMT: 247044013, APN: 247044013  
ARTHUR BERNAL  
147 HIGHLAND AVE  
RIVERSIDE, CA. 92507

ASMT: 247045011, APN: 247045011  
JULIA ELIZARRARAS, ETAL  
1028 FORD ST  
CORONA CA 92879

ASMT: 247044019, APN: 247044019  
THOMAS FITTERER  
269 CORDOBA WAY NO 29  
PALM DESERT CA 92260

ASMT: 247045012, APN: 247045012  
GLORIA KOEPP  
1110 CHURCH ST  
RIVERSIDE, CA. 92507

ASMT: 247044020, APN: 247044020  
MARIA CEBALLOS, ETAL  
165 HIGHLAND AVE  
RIVERSIDE, CA. 92507

ASMT: 247045013, APN: 247045013  
MARLENE RITZ, ETAL  
480 MAIN ST  
RIVERSIDE CA 92507

ASMT: 247045001, APN: 247045001  
SALLY ESPINOZA, ETAL  
1140 CHURCH ST  
RIVERSIDE, CA. 92507

ASMT: 247045014, APN: 247045014  
ARMANDO GUTIERREZ  
1143 CENTER ST  
RIVERSIDE, CA. 92507

ASMT: 247045002, APN: 247045002  
JAIME ARIAS, ETAL  
C/O LUPE ARIAS  
224 PACIFIC AVE  
RIVERSIDE, CA. 92507

ASMT: 247051004, APN: 247051004  
THOMAS CARRANZA, ETAL  
46 HIGHLAND AVE  
RIVERSIDE, CA. 92507

ASMT: 247045003, APN: 247045003  
TBI PROP CORP  
P O BOX 3672  
RIVERSIDE CA 92519

ASMT: 247051005, APN: 247051005  
MARIO VALDEZ, ETAL  
66 HIGHLAND AVE  
RIVERSIDE, CA. 92507

ASMT: 247045007, APN: 247045007  
SARAH DIAZ, ETAL  
1131 CENTER ST  
RIVERSIDE, CA. 92507

ASMT: 247051006, APN: 247051006  
ABE SHAAF, ETAL  
88 HIGHLAND AVE  
RIVERSIDE, CA. 92507

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RAMIRO ALONZO  
114 HIGHLAND AVE  
RIVERSIDE, CA. 92506

ASMT: 247091002, APN: 247091002  
DENIS KIDD  
22874 PICO ST  
GRAND TERRACE CA 92324

ASMT: 247052002, APN: 247052002  
WENDY CHIEM, ETAL  
21020 LAKERIDGE DR  
PERRIS CA 92570

ASMT: 247091003, APN: 247091003  
DHA OPPORTUNITY 1  
4900 SANTA ANITA AV NO 2C  
EL MONTE CA 91731

ASMT: 247052004, APN: 247052004  
MARCELO JUAREZ, ETAL  
154 HIGHLAND AVE  
RIVERSIDE, CA. 92507

ASMT: 247091004, APN: 247091004  
ELIZABETH BARBOZA  
1242 CENTER ST  
RIVERSIDE, CA. 92507

ASMT: 247052013, APN: 247052013  
JESUS TERRAZAS  
6056 FLORENCE ST  
RIVERSIDE CA 92504

ASMT: 247091006, APN: 247091006  
DREW WILSON, ETAL  
15703 WASHINGTON CT  
RIVERSIDE CA 92504

ASMT: 247052014, APN: 247052014  
JENNIE VILLALOBOS, ETAL  
186 HIGHLAND AVE  
RIVERSIDE, CA. 92507

ASMT: 247091044, APN: 247091044  
SOUTHERN CALIFORNIA EDISON CO  
C S REENDERS ASST COMPTROLLER  
P O BOX 800  
ROSEMEAD CA 91770

ASMT: 247081033, APN: 247081033  
ATTALLAH ABDELKARIM, ETAL  
1340 CENTER ST  
RIVERSIDE, CA. 92507

ASMT: 247091052, APN: 247091052  
CITY OF RIVERSIDE  
C/O PROPERTY SERVICES  
3900 MAIN ST  
RIVERSIDE CA 92522

ASMT: 247091001, APN: 247091001  
MARLENE RITZ, ETAL  
480 E MAIN ST  
RIVERSIDE CA 92507

ASMT: 247091055, APN: 247091055  
FORREST MCKINLEY  
1186 CENTER ST STE A  
RIVERSIDE CA 92507



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ASMT: 247091062, APN: 247091062  
D REAL ESTATE, ETAL  
1000 GREENWOOD DR  
NOVATO CA 94901



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Dave Mitchell  
Kristi Hanson Architects  
72-185 Painters Path, Suite A  
Palm desert CA 92260

Kurt Saxon  
Saxon Engineering  
2605 Temple Heights Dr, Suite A  
Oceanside CA 92506

Tim Curran  
RD Offutt Company  
700 South 7<sup>th</sup> Street  
Fargo ND 58103





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

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

July 28, 2017

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

TEL: (951) 368-9229  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

RE: ADOPTION OF ORDINANCE NO. 348.4859

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, August 2, 2017**.

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

*Cecilia Gil*

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

## Gil, Cecilia

---

**From:** Legals <legals@pe.com>  
**Sent:** Friday, July 28, 2017 9:33 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: Ordinance No. 348.4859

Received for publication on 8/2. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: **951-368-9222** / Fax: **951-368-9018** / E-mail: [legals@pe.com](mailto:legals@pe.com)  
Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish.  
\*\*Additional days required for larger ad sizes\*\*  
\*\*Employees of The Press-Enterprise are not able to give legal advice of any kind\*\*

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## The Press-Enterprise PE.com / La Prensa

On Fri, Jul 28, 2017 at 9:26 AM, Gil, Cecilia <[CCGIL@rivco.org](mailto:CCGIL@rivco.org)> wrote:

Adoption of Ordinance, for publication on Wednesday, August 2, 2017. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Fax (951) 955-1071

Mail Stop# 1010

[ccgil@rivco.org](mailto:ccgil@rivco.org)

<http://rivcocob.org/>

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

(INSERT ORDINANCE NO. 348.4859)

John F. Tavaglione, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **July 25, 2017**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Washington, Perez and Ashley  
NAYS: None  
ABSENT: None

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

ORDINANCE NO. 348.4859

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and University District Zoning Plan Map No. 5, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, University District, Map No. 5.026 Change of Zone Case No. 7935", which map is made a part of this ordinance.

**Section 2.** This ordinance shall take effect 30 days after its adoption.

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

By: \_\_\_\_\_  
Chairman, Board of Supervisors

ATTEST:

~~Clerk of the Board~~

By: \_\_\_\_\_  
Deputy

(SEAL)

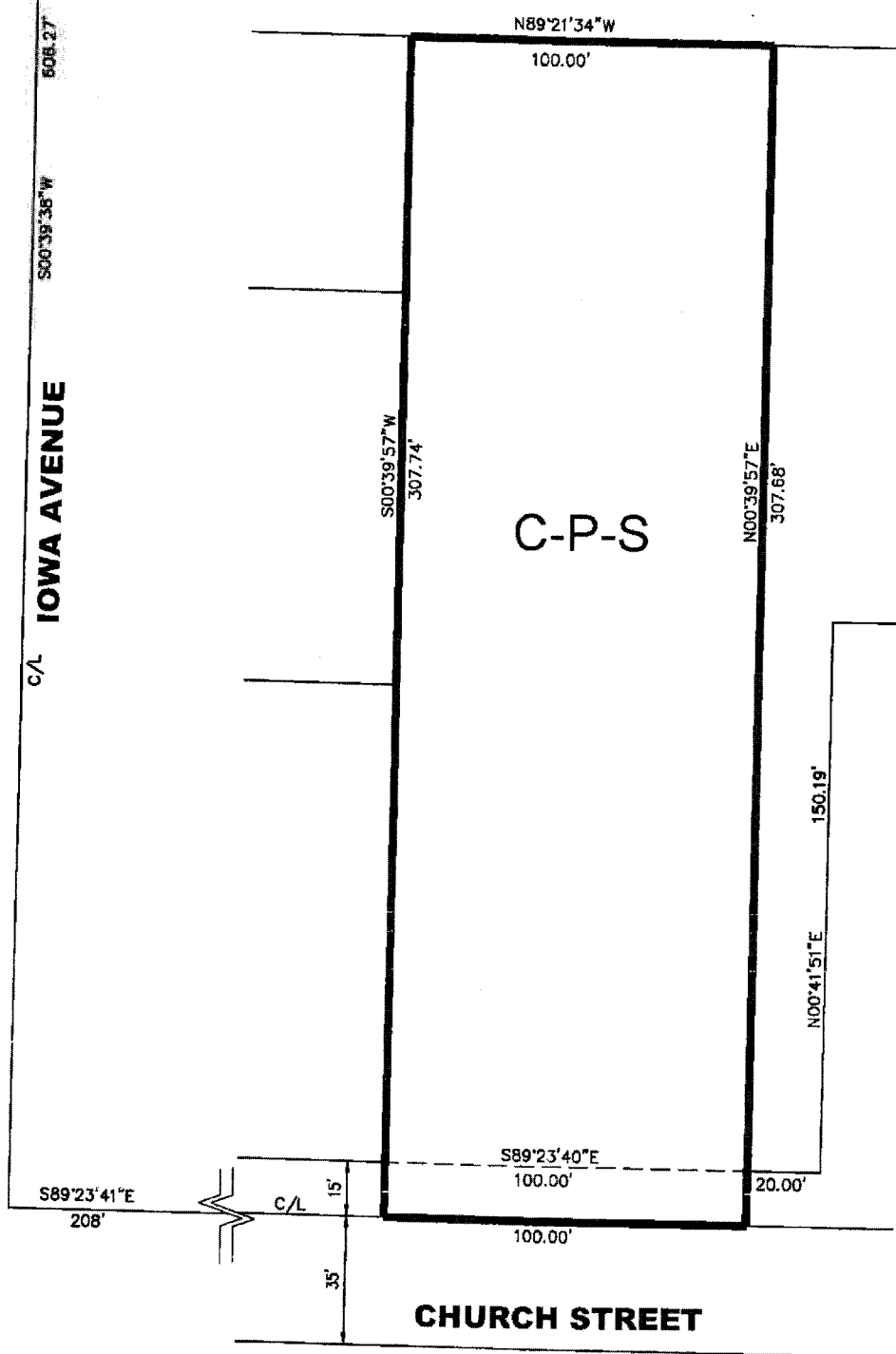
APPROVED AS TO FORM  
June 26, 2017

By: MELISSA CUSHMAN  
Deputy County Counsel

mrc:sk  
06/21/17

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SEC. 7 T. 2 S. R. 4 W. S. B. 8 & M.



**C-P-S**

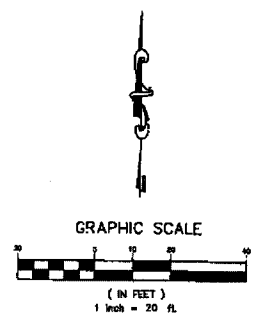
SCENIC HIGHWAY  
COMMERCIAL

MAP NO. 5.026  
CHANGE OF OFFICIAL ZONING PLAN

AMENDING  
UNIVERSITY  
DISTRICT


CHANGE OF ZONE CASE NO. 7935  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4859  
JULY 25, 2017

RIVERSIDE COUNTY BOARD OF SUPERVISORS



Agenda Item No.:  
Area Plan: Highgrove  
Zoning Area: University Zoning District  
Supervisory District: Second  
Project Planner: Brett Dawson  
Board of Supervisors: July 25, 2017

CONDITIONAL USE PERMIT NO. 3718R1  
CHANGE OF ZONE NO. 7935  
ENVIRONMENTAL ASSESSMENT NO. 42957  
Applicant: Kristi Hanson Architects  
Engineer/Representative: Kurt Saxon

Charissa Leach P.E.  
Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No. 3718R1 is a proposal to add approximately 0.7 acres to the site for a driveway and an equipment storage area for the existing facility. The original approval, Conditional Use Permit No. 3718 ("CUP03718") 40,611 square foot building containing offices, shop space, a main shop (7,720 square feet), a truck shop (9,735 square feet), and parts and storage at an existing heavy duty equipment sales and rental facility on 10.4 gross acres. The project operating hours are 6:00 a.m. to 7:00 p.m. Monday through Friday, and 7:00 a.m. to 12:00 p.m. on Saturday. The project was phased into two (2) phases; the new building replaced the main existing building, which was demolished at the time the new building was made operational. The Change of Zone No. 7935 is a request to change the project site's Zoning Classification from One Family Dwellings (R-1) to Scenic Highway Commercial (C-P-S).

This is a revision to the original project (CUP03718), which was approved by the Board of Supervisors on May 12, 2015 as a Fast Track item. The expansion will provide employee access to the south off of Church Street, and add an area to be used for the storage of equipment that is sold and rented, along with associated parts. A driveway, wall, bio-filtration area and automatic gate will be added to the property as well.

The proposed project is located in the Highgrove Area Plan, more specifically on the southeast corner of Main Street and Iowa Avenue, this particular section is north of Church Street.

### SUMMARY OF FINDINGS:

- |  |  |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5):    | Commercial Retail  |
| 2. Surrounding General Plan Land Use (Ex. #5): | Commercial Retail to the north, east and south, Medium Density Residential to the east and south, and Open Space: Water to the east.   |
| 3. Existing Zoning (Ex. #3):                   | Scenic Highway Commercial (C-P-S) and One Family Dwellings (R-1)   |
| 4. Proposed Zoning (Ex. #3):                   | Scenic Highway Commercial (C-P-S)  |
| 5. Surrounding Zoning (Ex. #3):                | Scenic Highway Commercial (C-P-S) to the north, west and south, The County of San Bernardino to the north, One Family Dwellings (R-1) to the east, and Watercourse, Watershed and Conservation (W-1) Area to the east. |



- |                                   |   |
|-----------------------------------|---|
| 6. Existing Land Use (Ex. #1):    | Vacant, used as equipment storage   |
| 7. Surrounding Land Use (Ex. #1): | Single and multi-family residences and commercial businesses.                 |
| 8. Project Data:                  | Total Acreage: 0.7 acre for revision, total project area size is 11.05 acres. |
| 9. Environmental Concerns:        | See attached environmental assessment   |

**RECOMMENDATIONS:**

**ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42957** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant on the environment; and,

**APPROVE CONDITIONAL USE PERMIT NO. 3718 REVISED NO.1**, subject to the attached conditions of approval, and based upon the findings and conclusion incorporated in the staff report; and,

**APPROVE CHANGE OF ZONE NO. 7935**, amending the zoning classification for the subject properties from One Family Dwellings (R-1) to Scenic Highway Commercial (C-P-S) in accordance with Exhibit #3 based upon the findings and conclusions incorporated in the staff report; and,

**ADOPT ORDINANCE NO. 348.4859** amending the zoning in the University District shown on Map No. 5.026 Change of Zone Case No. 7672 attached hereto and incorporated herein by reference.

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

1. The project site is designated Commercial Retail (CR) within the Highgrove Area Plan.
2. The project is a revision to the approved Conditional Use Permit, which permits a 40,611 square foot building containing offices, shop space, parts and storage for a heavy duty equipment sales and rental facility and truck shop on 10.4 gross acres. This revision to CUP No. 3718 adds equipment storage, a gate, and driveway.
3. The Project is in compliance with the Commercial Retail Land Use Designation:

Land Use Policy 29.5 states, "Concentrate commercial uses near transportation facilities and high density residential areas and require the incorporation of facilities to promote the use of public transit, such as bus turnouts"

The project is located adjacent to an apartment complex and medium density residential single family residences. The original project, CUP 3718, was transmitted to The Regional Transit Authority(RTA) and the RTA did not request additional improvements such as bus turnouts.

Land Use Policy 29.7 states, "Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use"

The project revision will increase the circulation facilities, and the existing project has enough water resources, and sewer facilities to meet the demands of the existing use and proposed revision.

Land Use Policy 29.6 states, "Require that commercial projects abutting residential properties protect the residential use from the impacts of noise, light, fumes, odors, vehicular traffic, parking, and operational hazards."

The project contains decorative screen walls that will remain between the residential uses to the east and between the driveway and the single family residence to the south in order to protect the residential use from impacts.

Land Use Policy 29.9 states, "Require that commercial development be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area."

The revision to the Conditional Use Permit consists of a dirt storage area. which will be enhanced, by a driveway, gate, walls and bio filtration areas.

4. The project is located within the Highgrove Community Policy Area (HCPA). The project meets the goals of the HCPA such as providing for development that will promote greater economic self-sufficiency in the area. The project is not in conflict with any portion of the HCPA. The project is also consistent with the following HCPA policies:

HAP 3.8. "Development projects within the Highgrove Community Policy Area shall implement best management practices for urban pollutant runoff as prescribed by the Santa Ana Regional Drainage Area Management Plan (SAR-DAMP) and its supplements."

The project implements best management practices for urban pollutant runoff. (10.GRADE.6)

HAP 7.1. "All commercial land uses must comply with the siting and access criteria for commercial uses included in the Land Use and Circulation Elements."

The project is consistent with the Commercial Retail designation and provides sufficient egress and ingress access. The project includes the existing access to Iowa Avenue on the northwestern side of the property, and the revision will implement another access off of Church Street to the south, with a gate and driveway.

HAP 7.2. "Commercial development requires a full range of public services, including adequate and available circulation (including location on a paved road), community water service, sewage disposal, and utilities. Use of subsurface sewage disposal systems may be authorized by the County of Riverside; however, commercial facilities may be required to be connected to a community (District) sewer system if the County of Riverside determines that such a connection is necessary to provide for the public life and property."

The project provides a range of facilities such as street improvements, water and sewer connections, and drainage improvements.

HAP 7.4. "Commercial land uses shall be designed to ensure compatibility with adjacent land uses."



The project has been designed to ensure compatibility with adjacent land uses through wall and fencing and landscape design.

HAP 14.1. "Design and develop the vehicular roadway system per Figure 6, Circulation, and in accordance with the Functional classifications and standards specified in the Circulation Element"

The project's roadways have been designed in accordance with the Circulation Element.

HAP 14.2. "Maintain Riverside County's roadway Level of Service standards as described in the Circulation element."

The project's traffic generation will not significantly impact the existing Level of Service because the revision to the CUP will only be used as an additional driveway and storage of existing vehicles.

5. The project site is surrounded by properties that are designated Community Development: Commercial Retail, Medium Density Residential (2 – 5 dwelling units per acre), and Open Space: Water.
6. The existing zoning for the project site is Scenic Highway Commercial (C-P-S) and One Family Dwellings (R-1). The proposed Change of Zone is to change a portion of the project site's Zoning Classification from One Family Dwellings (R-1) to Scenic Highway Commercial (C-P-S).
7. The existing use, a heavy duty equipment sales and rental facility, is substantially the same in character and intensity as truck sales and services, travel trailers, mobile homes and recreational vehicles sales and service, and boat sales, rentals and services, which are all permitted uses, subject to approval of a conditional use permit, in the Scenic Highway Commercial zone as provided in Ordinance No. 348. The facility's hours of operation are 6:00 a.m. to 7:00 p.m. Monday through Friday, and 7:00 a.m. to 12:00 p.m. on Saturday, similar to that of other vehicle sales facilities. The facility includes an office building and outdoor space for sales and rental, and is therefore visually comparable to truck, travel trailer, mobile home, RV and boat sales facilities. The facility will not produce more noise or traffic than the aforementioned rental and sales facilities. Therefore, the facility is substantially the same in character and intensity as these other uses.
8. Surrounding zoning classifications are Scenic Highway Commercial (C-P-S) to the north, west and south, The County of San Bernardino to the north, One Family Dwellings (R-1) to the east, and Watercourse, Watershed and Conservation Area (W-1) to the east.
9. Similar commercial uses such as a mini-storage, gas stations, convenience stores, fast food restaurants, pest exterminators, car sales lots, auto repair, and offices have been constructed and operating in the project vicinity.
10. The proposed use, a driveway and equipment storage area for an existing heavy duty equipment sales and rental facility, is consistent with the development standards set forth in the Scenic Highway Commercial zone, specifically:
  - a) There is no minimum lot area requirement.
  - b) The project has no minimum setbacks because the proposed building does not exceed 35 feet in height. The project's building height is 32 feet. The nearest adjacent residential establishment is 82 feet from the building.
  - c) The project's building height of 32 feet is consistent and within the maximum building height restriction of 50 feet.

- d) The total number of parking spaces required is 68 stalls based on the number of 75 employees (1 space for 2 employees) and 30 company vehicles (1 space for 1 company vehicle). The project site provides 105 parking spaces.
  - e) All roof mounted equipment is screened. The revision will not consist of any additional buildings or roof mounted equipment.
11. This project is located within the Western Multiple Species Habitat Conservation Plan (WRMSHCP) Fee Area, but not within a designated Criteria Cell of the WRMMSHCP.
12. k
13. The project is located within the Stephens Kangaroo Rat Fee Area or Core Reserve Area. The project has been conditioned (60.PLANNING.10) that prior to the issuance of a grading permit, the applicant shall comply with the provisions of the Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.
14. This project is within the Sphere of Influence of the City of Riverside. The Riverside County Planning Department transmitted a copy of the original project to the City of Riverside Planning Department on February 2, 2015. No comments from the City of Riverside were received. The City of Riverside has been included in the hearing notice that was mailed out for this revised permit in advance of the July 25, 2017 Board of Supervisor's Meeting. As of the writing of this staff report, no response from the City of Riverside has been received.
15. Environmental Assessment No. 42762 identified the following potentially significant impacts:
- a) Geology/Soils
- 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.
16. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to seven requesting tribes on March 31, 2016. Consultations were requested by the Pechanga Band of Luiseno Mission Indians and the Soboba Band of Luiseno Indians.
- Consultation with Soboba took place on June 07, 2016. At that meeting the project was explained to the Tribe who requested that certain conditions of approval regarding artifact disposition be placed on the project. These conditions of approval were sent to Soboba June 7, 2017 and consultation was concluded on the same day. The conditions (10.PLANNING.1) and (10.PLANNING.2) incorporate the requests.
- Consultation was conducted on May 18, 2016 via video conference meeting between the Pechanga Band of Luiseno Mission Indians and the Planning Department. Pechanga informed Planning that this area was within a Traditional Cultural Property and thus a Tribal Cultural Resource (TCR). Pechanga stated that because the project was not impacting any physical Tribal Cultural Resources, no mitigation measures would be recommended by Pechanga for this project but the Tribe would request to be involved in monitoring ground disturbing activities. The final conditions of approval were provided to Pechanga on February 24, 2017 and consultation was concluded by Pechanga on March 08, 2017. No Tribal Cultural resources were identified during consultation. If human remains or unanticipated resources are found, the project is conditioned, (10.PLANNING.1, 10.PLANNING.2) all ground disturbance shall be halted, and the County Archaeologist or County

Coroner shall be immediately notified, and are to follow the procedures listed in the Conditions of Approval.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Commercial Retail Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project will be consistent with the Scenic Highway Commercial 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).

**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. A Historic District;
  - b. A Specific Plan;
  - c. A Fault Zone;
  - d. A High Fire Area;
  - e. The Mt. Palomar Observatory Area;
  - f. A 100-year flood plain;
  - g. A Conservation Area;
  - h. An Airport Influence Area;
  - i. Not in an area drainage plan, or dam inundation area; or
  - j. An Agriculture Preserve.
3. The project site is located within:
  - a. The Highgrove Community Policy Area;
  - b. The City of Riverside sphere of influence;
  - c. Low Liquefaction area;
  - d. High Paleontological Sensitivity area;
  - e. Highgrove Area Plan;
  - f. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or
  - g. The boundaries of the Riverside Unified School District.
4. The subject site is currently designated as Assessor's Parcel Numbers: 247-041-012, 247-041-004, 247-031-005, and 247-031-003.

1 ORDINANCE NO. 348.4859

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4 The Board of Supervisors of the County of Riverside ordains as follows:

5 Section 1. Section 4.1 of Ordinance No. 348, and University District Zoning Plan Map  
6 No. 5, as amended, are further amended by placing in effect in the zone or zones as shown on the map  
7 entitled "Change of Official Zoning Plan, University District, Map No. 5.026 Change of Zone Case No.  
8 7935", which map is made a part of this ordinance.

9 Section 2. This ordinance shall take effect 30 days after its adoption.

10  
11 BOARD OF SUPERVISORS OF THE COUNTY  
12 OF RIVERSIDE, STATE OF CALIFORNIA

13  
14 By: \_\_\_\_\_  
Chairman, Board of Supervisors


15 ATTEST:

16 Clerk of the Board

17  
18 By: \_\_\_\_\_  
19 Deputy

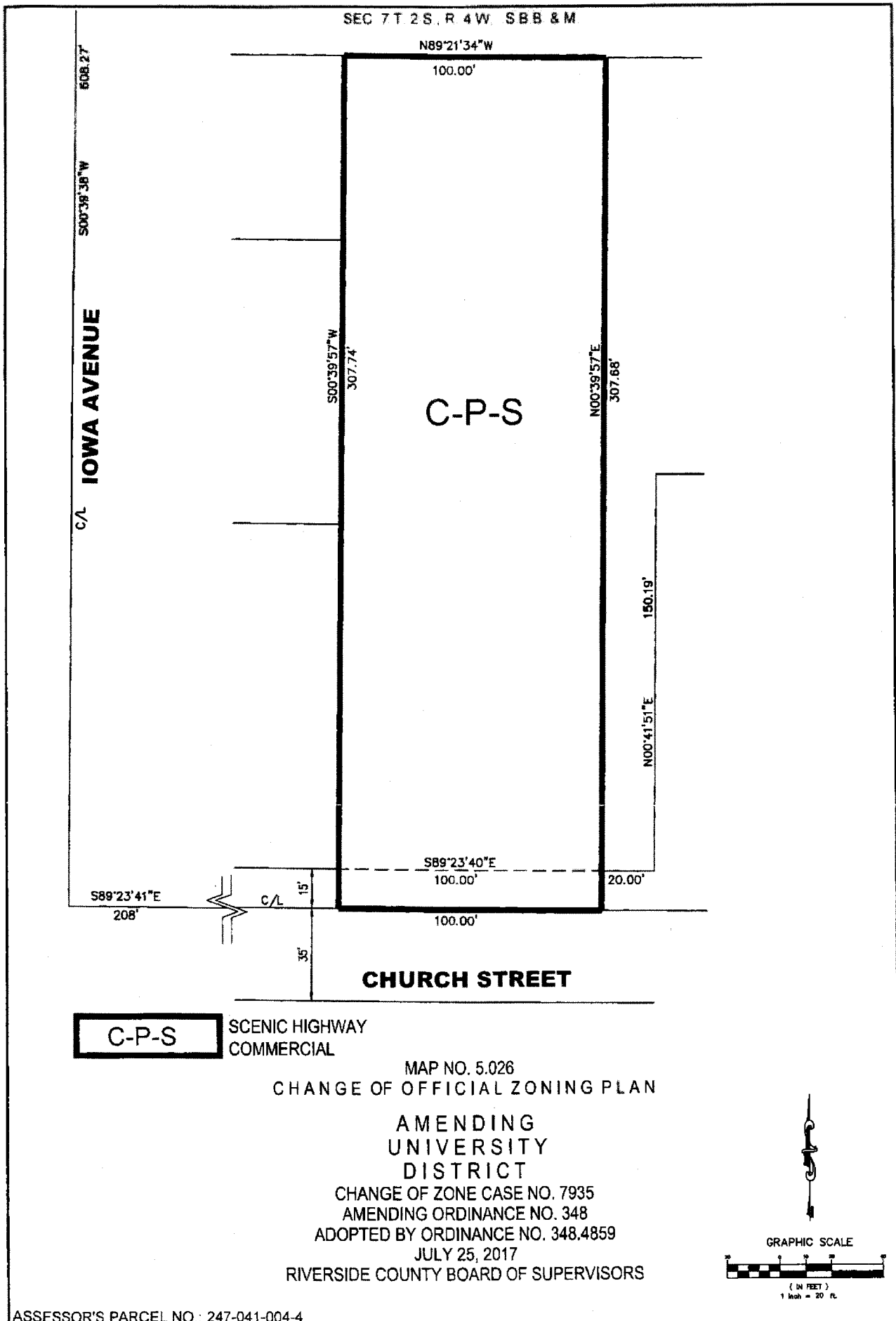
20 (SEAL)

21  
22 APPROVED AS TO FORM  
23 June 26, 2017

24 By:   
25 MELISSA CUSHMAN  
26 Deputy County Counsel

27 mrc:sk  
06/21/17

28 G:\Property\SKelley\CZ ZONING ORD & FORM1\FORMAT.348\4859.doc



# RIVERSIDE COUNTY PLANNING DEPARTMENT CZ07935 CUP03718R1 VICINITY/POLICY AREAS

Supervisor: Ashley  
District 5

Date Drawn: 06/08/2017  
Vicinity Map



Zoning Dist: University

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2008, the County of Riverside adopted the General Plan, providing a long-term vision and goals for the County. The County is not responsible for any use of the map that is not in accordance with the General Plan. The County is not responsible for any use of the map that is not in accordance with the General Plan. The County is not responsible for any use of the map that is not in accordance with the General Plan.

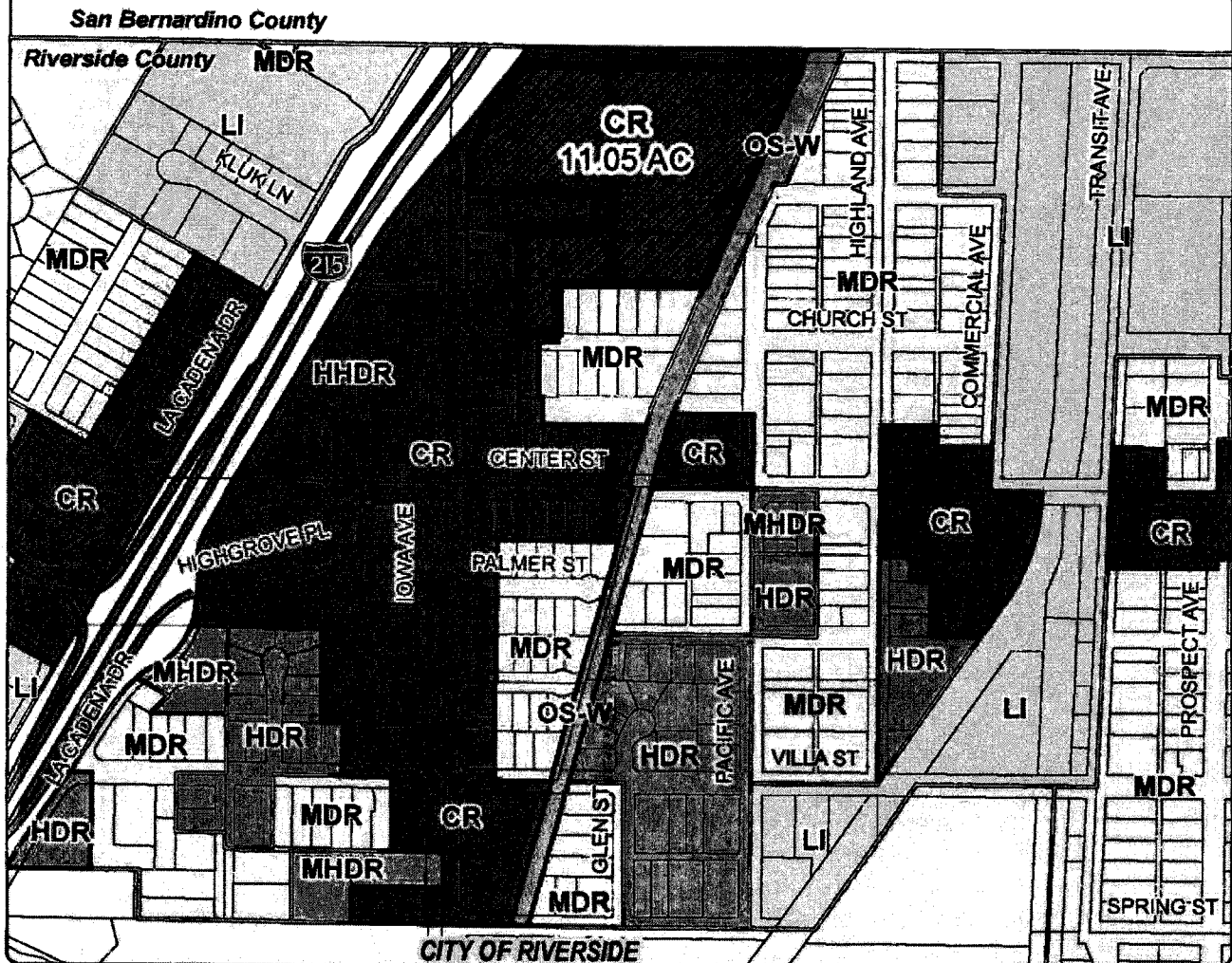
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ07935 CUP03718R1

### EXISTING GENERAL PLAN

Supervisor: Ashley  
District 5

Date Drawn: 06/09/2017  
Exhibit 5



Zoning Dist: University

Author: Vinnie Nguyen



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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.colima.org>



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ07935 CUP03718R1

Supervisor: Ashley  
District 5

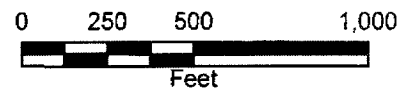
LAND USE

Date Drawn: 06/09/2017  
Exhibit 1



Zoning Dist: University

Author: Vinnie Nguyen



**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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.riverside.ca.gov>



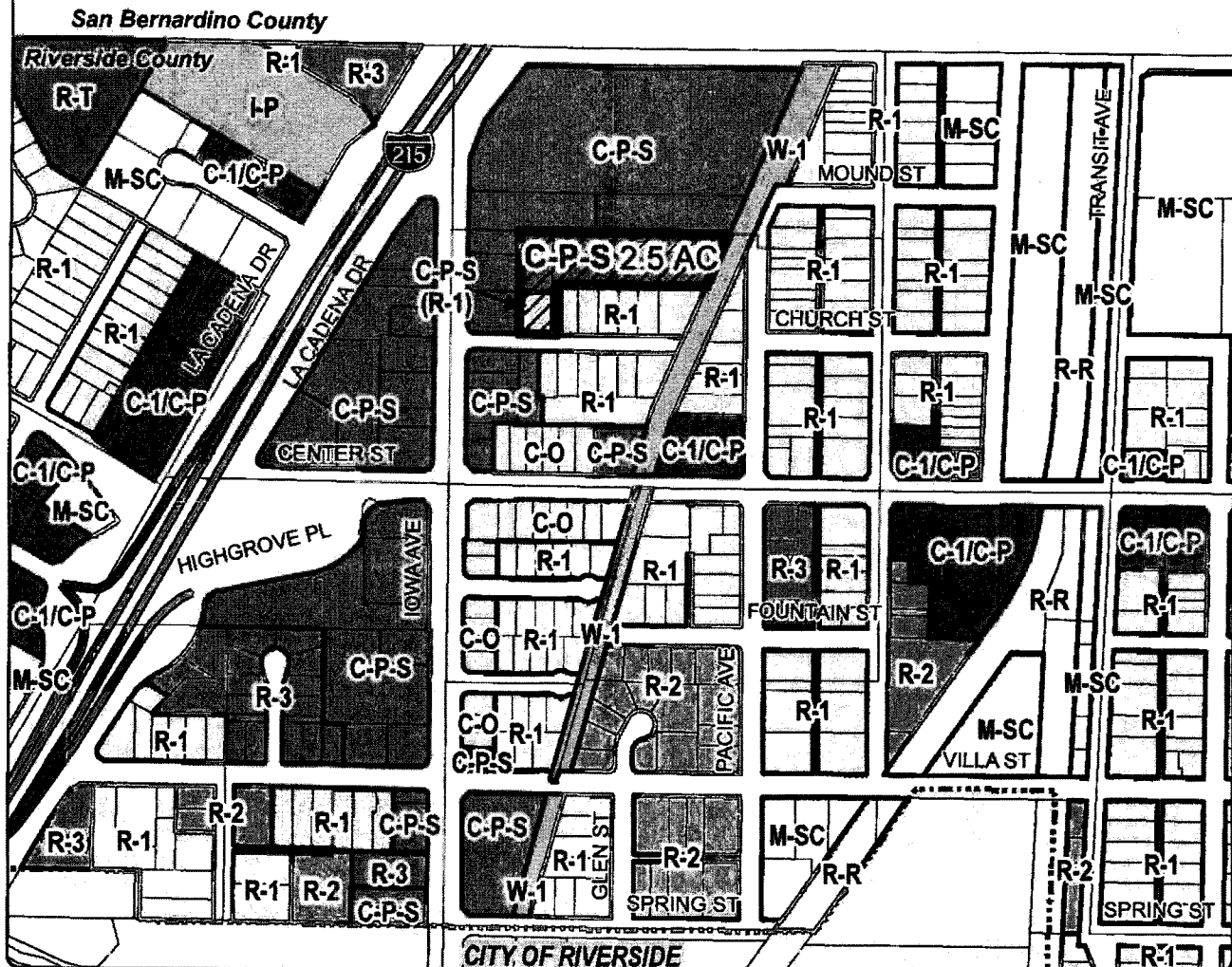
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ07935 CUP03718R1

### PROPOSED ZONING

Supervisor: Ashley  
District 5

Date Drawn: 06/09/2017  
Exhibit 3



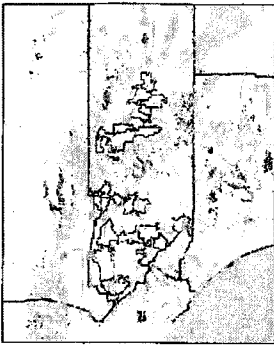
Zoning Dist: University

Author: Vinnie Nguyen



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CUP03718R1



- Legend**
- City Boundaries
  - Cities
  - roads
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - counties
  - cities
  - hydrographylines
  - waterbodies
  - Lakes
  - Rivers

**Notes**

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

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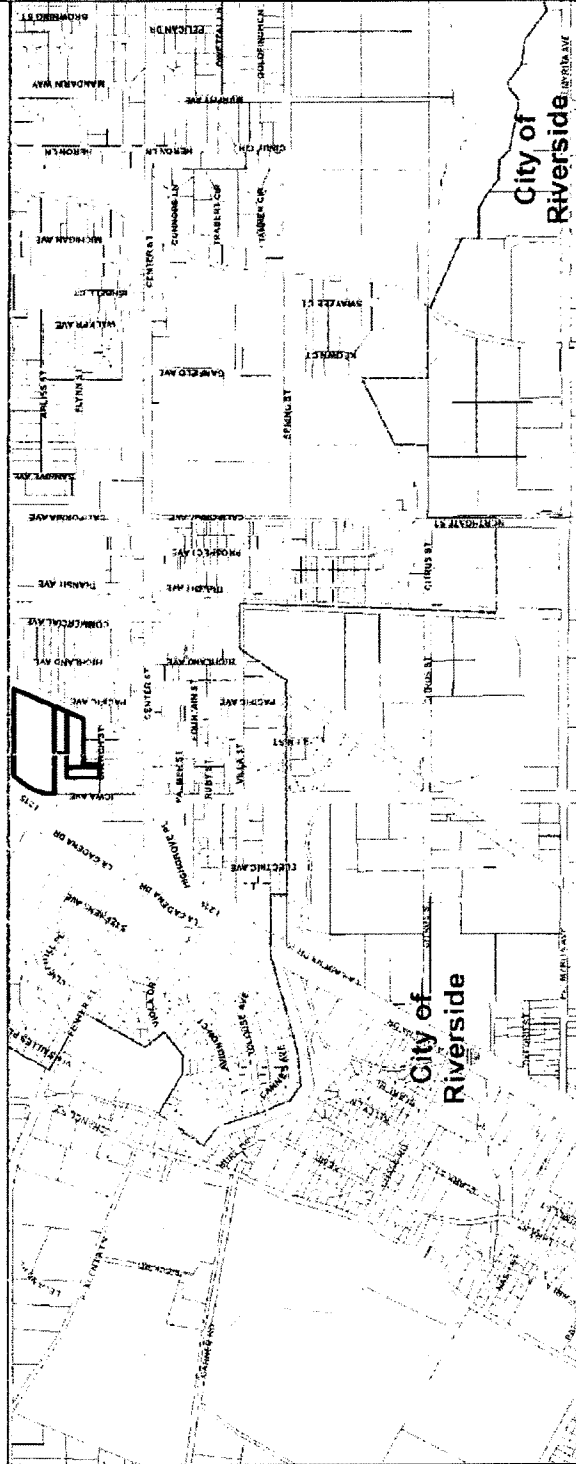
© Riverside County RCIT GIS



0 389 778 Feet



CUP03718R1



- Legend**
- City Boundaries
  - Cities
  - roadsanno
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
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**Notes**

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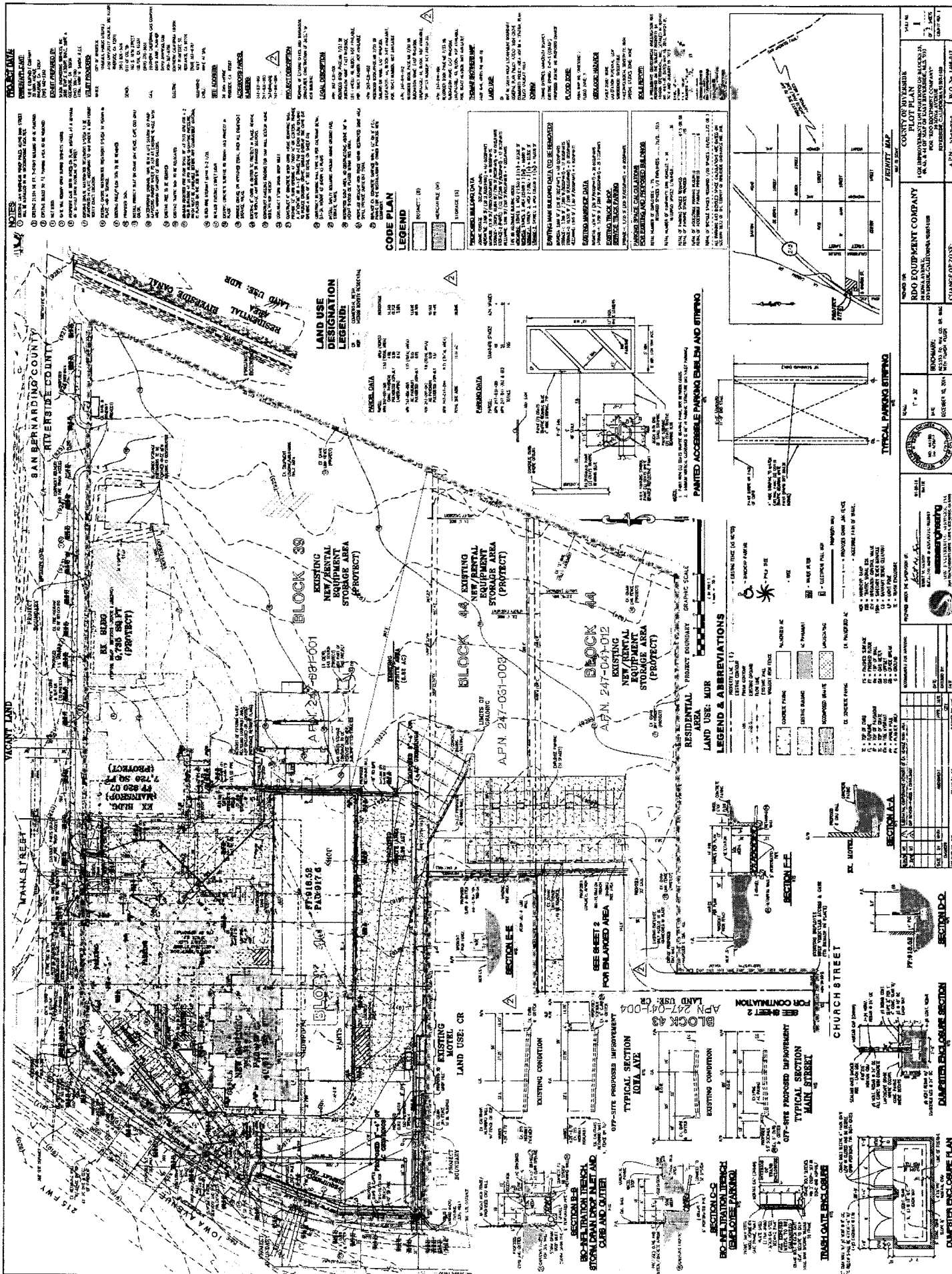


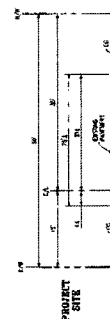
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EXISTING CONDITION  
TYPICAL SECTION  
CHURCH STREET

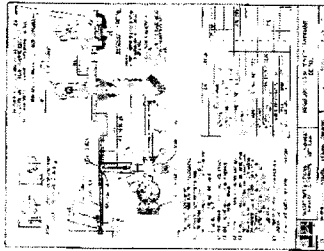
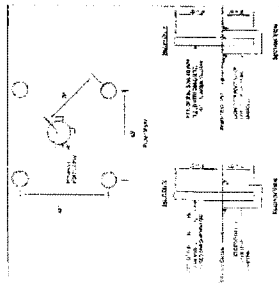
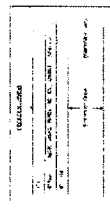
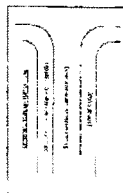
STUDY JUDGE

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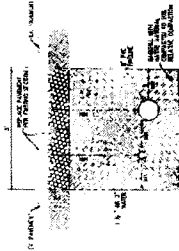
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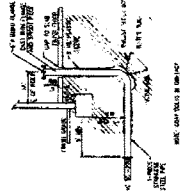




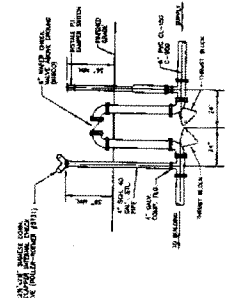
1 FIRE HYDRANT



1 WATER AND FIRE SERVICE JOINT TRENCH



1 FIRE RISER DETAIL



1 POST INDICATOR/ FIRE DET. CONNECTION DETAIL

# ENGINEER'S CERTIFICATION

NOT VALID UNLESS SIGNED AND SEALED BY THE ENGINEER

DATE: 10/10/2019  
 TIME: 10:10 AM  
 PROJECT: 10/10/2019  
 SHEET: 10/10/2019



DATE: 10/10/2019  
 TIME: 10:10 AM  
 PROJECT: 10/10/2019  
 SHEET: 10/10/2019

PROJECT: 10/10/2019  
 RDO EQUIPMENT COMPANY  
 10/10/2019

PROJECT: 10/10/2019  
 RDO EQUIPMENT COMPANY  
 10/10/2019

**AGREEMENT FOR MAINTENANCE OF PARKWAYS (ICI)**

**FOR INDIVIDUAL COMMERCIAL/INDUSTRIAL PROPERTIES**

Case Number CAP 3715 (IP5036)

PROFFUT ACQUISITIONS COMPANY ("OWNER") and the  
COUNTY OF RIVERSIDE ("COUNTY") enter into the following agreement.

**RECITALS**

PROFFUT ACQUISITIONS COMPANY is the owner and developer of that property tentatively designated and named the URDO EQUIPMENT CO, which is more particularly described in Exhibit "A" attached hereto:

WHEREAS, certain parkways belonging to the County are located contiguous to or within said property, which parkways are solely and more particularly described in Exhibit "A" attached hereto ("Parkways"); and

WHEREAS, the OWNER desires to improve such Parkways as a method of enhancing the value of the property; and

WHEREAS, the OWNER and the COUNTY wish to establish an agreement respecting the permanent maintenance of such Parkways;

THEREFORE, upon the mutual promises of the parties and for other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1. Duties of the OWNER. PROFFUT ACQUISITIONS COMPANY shall improve the Parkways by landscaping the Parkways in a clean and attractive manner and shall install an irrigation system for the purposes of watering such Parkways. The OWNER shall obtain the approval of the Director of Transportation of the landscaping plan and the irrigation system prior to installation thereof. Following the completion of the installation of the landscaping and the installation of the irrigation system, OWNER shall maintain the Parkways in a clean and attractive condition. The costs and expenses involved in the installation of the landscaping and irrigation system and the costs and expenses of maintaining the Parkways shall be borne entirely by OWNER with no cost or expense to the COUNTY.
2. Liability for Negligence. OWNER agrees to indemnify, defend and save the COUNTY, its authorized agents, officers, representative and employees, harmless from and against any and all penalties, liabilities or loss resulting from claims or court action and arising out of any accident, loss or damage to persons or property happening or occurring as a proximate result of any work undertaken pursuant to this Agreement, including any allegation that the landscaping caused, or contributed to causing, death or injury to person or property.
3. Covenant to Cooperate. The parties do not presently contemplate the construction of any sidewalks upon the subject parkways. However, OWNER covenants that it shall cooperate with the COUNTY should



COUNTY determine that it is necessary, at a later time, to require sidewalks upon any of the Parkways. This covenant of cooperation includes but is not limited to removing or relocating, at COUNTY option, all or part of the landscaping and/or the irrigation system for the purpose of accommodating the construction of sidewalks.

4. County Ordinance No. 499. PROFFIT ACQUISITIONS COMPANY and the COUNTY acknowledge that County Ordinance No. 499, as amended from time to time (the "Ordinance") has been promulgated by the COUNTY and that such Ordinance creates certain restrictions and responsibilities upon those seeking an encroachment permit. The parties hereby incorporate the terms and provisions of such Ordinance by this reference herein the same as if set forth in its entirety. PROFFIT ACQUISITIONS COMPANY shall obtain all permits required by Ordinance No. 499 prior to commencing any work within the right of way.

5. Amendments. Any amendments to this Agreement shall be made only by the written approval of both of the parties hereto.

6. California Law. It is the intention of the parties that the laws of the State of California govern the validity of this Agreement, the construction of its terms and the interpretation of the rights and duties of the parties.

7. Parties in Interest. Each and all of the covenants, terms, provisions, and agreements herein contained shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors, and assigns of the respective parties hereto.

8. Integrated Agreement. This agreement constitutes the entire understanding and agreement between the parties hereto with respect to the subject matter hereof, and there are no agreements, undertakings, restrictions, or warranties among the parties other than those set forth herein and herein provided for.

DATED: \_\_\_\_\_

COUNTY OF RIVERSIDE

TRANSPORTATION DEPARTMENT

Alan French, P.E.

For Director of Transportation

STATE OF NORTH DAKOTA )

COUNTY OF CLASS )

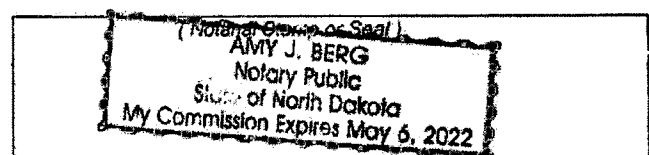
Sworn to and subscribed before me this this 11  
day of January, 2017.

A. J. Berg  
Notary Public  
My Commission expires:

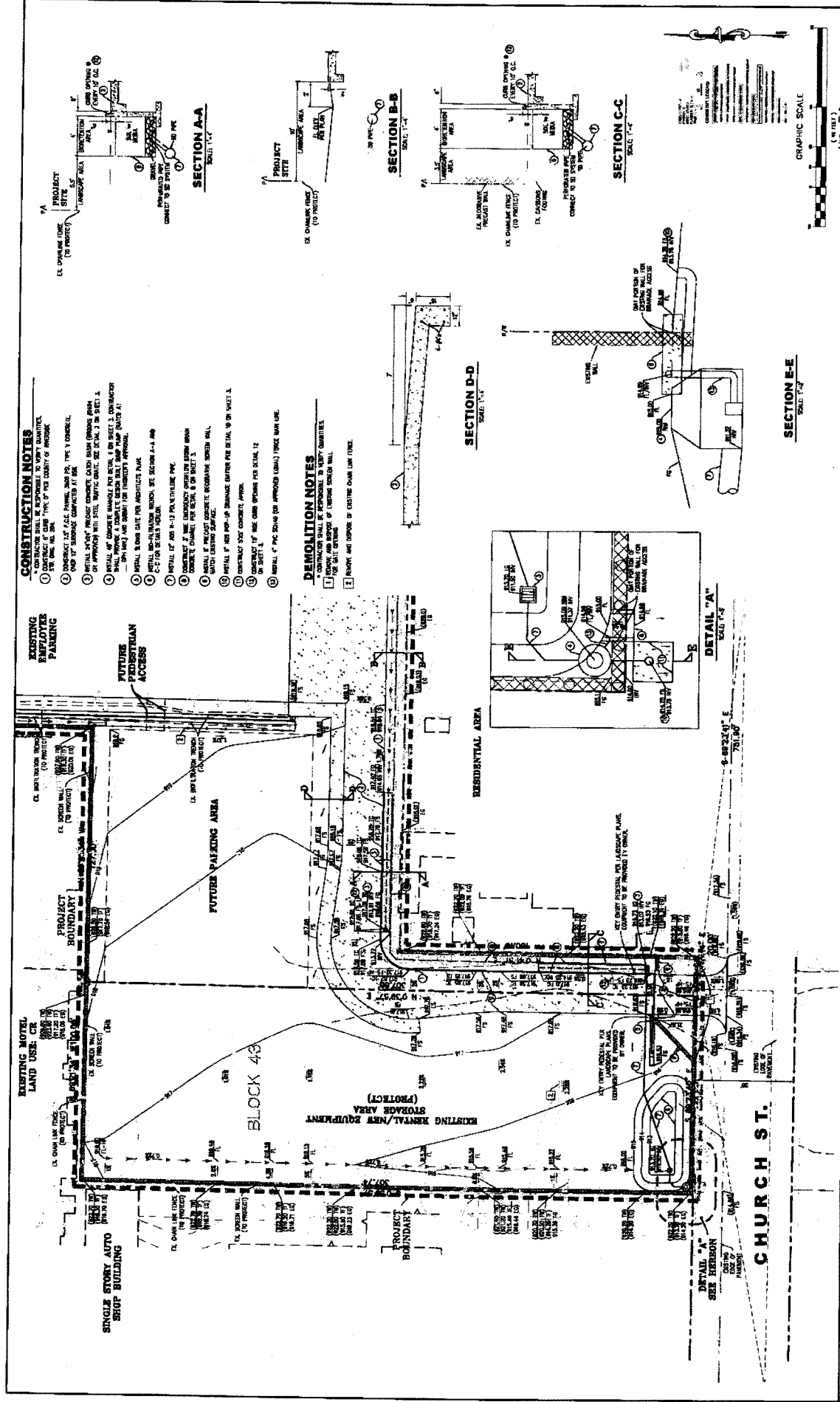
DATE: 4/11/17

RECORD OWNERS (MUST BE NOTARIZED)

BY Timothy Curran  
ARCHITECT/CONSTR. MGR.







**CONSTRUCTION NOTES**

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF RIVERSIDE.
2. EXISTING 12\"/>

**DEMOLITION NOTES**

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF RIVERSIDE.
2. EXISTING 12\"/>

**EXISTING EMPLOYEE PARKING**

**FUTURE PEDESTRIAN ACCESS**

**FUTURE PARKING AREA**

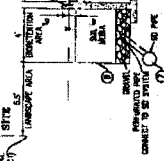
**EXISTING STORAGE AREA (PROTECT)**

**RESIDENTIAL AREA**

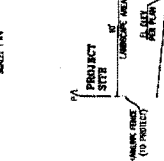
**DETAIL "A"**

**CHURCH ST.**

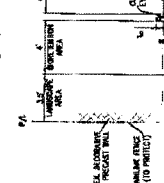
**SECTION A-A**



**SECTION B-B**



**SECTION C-C**



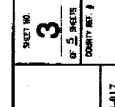
**SECTION D-D**

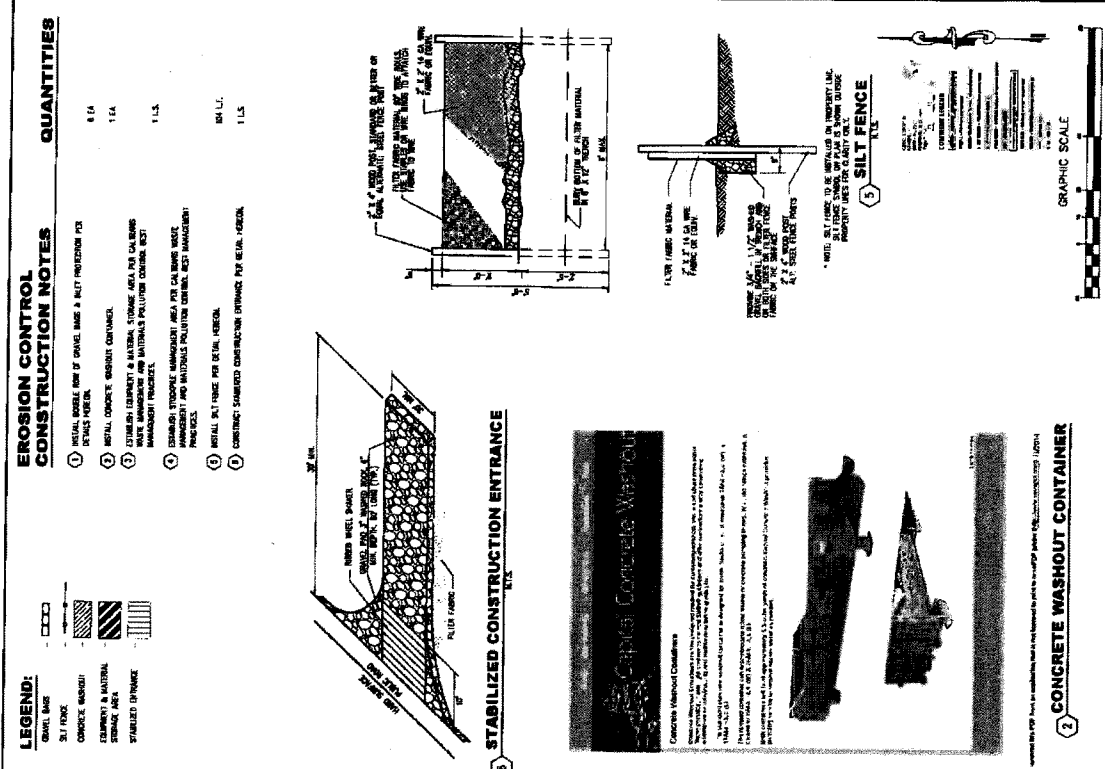


**SECTION E-E**

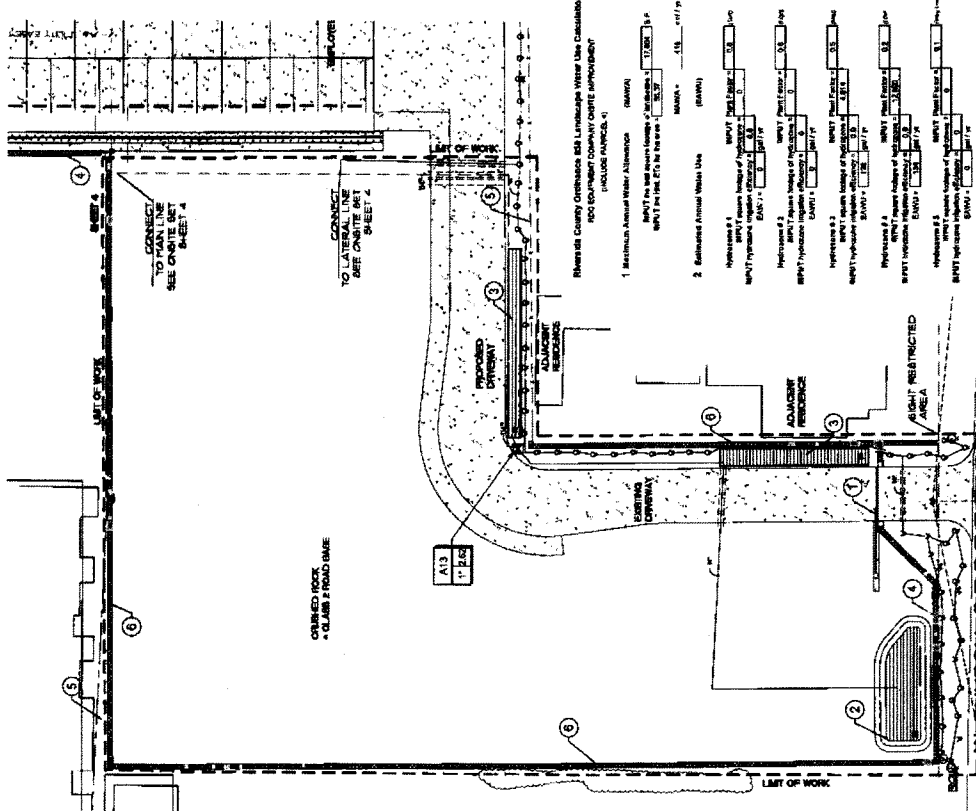


<b>UNDERGROUND SERVICE ALERT</b> 		<b>RECOMMENDED FOR APPROVAL:</b> DATE: _____ BY: _____ CHECKED BY: _____ DATE: _____ DESIGNED BY: _____ DATE: _____		<b>PREPARED UNDER THE SUPERVISION OF:</b> 		<b>DATE:</b> 05-07-12 <b>SCALE:</b> AS SHOWN <b>PROJECT:</b> RIVERSIDE EQUIPMENT COMPANY		<b>PROJECT TITLE:</b> RIVERSIDE EQUIPMENT COMPANY <b>LOT/PARCEL:</b> 48 BLOCK <b>PRECISE GRADING PLAN</b> <b>PROPOSED IMPROVEMENTS:</b> INTERESTING CALIFORNIA 2500-1000		<b>SHEET NO. 2</b> <b>OF 3 SHEETS</b> <b>CITY OF RIVERSIDE</b>	
<b>CALL: TOLL FREE</b> <b>1-800-227-2600</b> <b>FOR SERVICE BILLS, VISIT US AT:</b>		<b>CHANGING OF ZONE:</b>		<b>BENCHMARK:</b> RIVERSIDE, CALIF. 1000-1000 <b>DATE:</b> May 25, 2010 <b>ELEV. 821.3</b>		<b>W.D. No. 1488-117</b>		<b>A.P.N.: 81-04-04</b>		<b>W.D. No. 1488-117</b>	







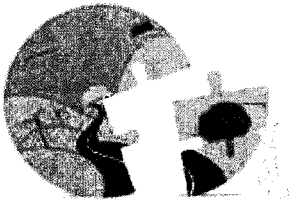
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**KEYNOTES**

- (1) NEW VEHICLE DATE. SEE DETAIL ON SHEET 24.
- (2) NO-RETENTION. SHEET 13 FOR DETAIL.
- (3) NO-RETENTION. SHEET 13 FOR DETAIL.
- (4) BIG-SWALE. PRECAST CONCRETE DECORATIVE SCREEN WALL HECHI AND DETAIL PER CIVIL ENGINEER.
- (5) EXISTING CHAIN-LINK FENCE TO REMAIN WITH NEW SLATS IN. PRIVACY SLATS COULD BE PLACED OVER EXISTING FENCED OR MAJOR PORTION OF EXISTING FENCE.
- (6) EXISTING 8' WALL TO BE PROTECTED ON PLACE.
- (7) EXISTING 8' WALL TO BE DEMOLISHED.







# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant Director of TLMA*  
*Community Development*

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: CUP3718R1 CZ7935

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment/Initial Study).

### COMPLETED/REVIEWED BY:

By: Brett Dawson Title: Project Planner Date: June 6, 2017

Applicant/Project Sponsor: Dave Mitchell Date Submitted: October 7, 2016

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

For additional information, please contact Brett Dawson at (951) 955-0972 bdawson@rivco.org.

Revised: 06/14/17  
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA42957 ZCFG6328

FOR COUNTY CLERK'S USE ONLY

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** EA42957  
**Project Case Type (s) and Number(s):** CUP03718R1 CZ07935  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Brett Dawson  
**Telephone Number:** (951) 955-0972  
**Applicant's Name:** Kristi Hanson Architects  
**Applicant's Address:** 72-185 Painters Path, Suite A, Palm Desert CA 92260

### I. PROJECT INFORMATION

**Project Description:** Conditional Use Permit No. 3718R1 is a proposal to add approximately 0.7 acres to the site for a driveway and an equipment storage area. The original approval included a 40,611 square foot building containing offices, shop space, main shop (7,720 square feet), truck shop (9,735 square feet), parts and storage at an existing heavy duty equipment sales and rental facility on 10.4 gross acres. The project was phased into 2 phases; the new building replaced the main existing building which was demolished at the time the new building was operational. The Change of Zone No. 7935 is a request is to change the project site's Zoning Classification from One Family Dwellings (R-1) to Scenic Highway Commercial (C-P-S).

This is a revision to the original project (CUP03718) which was approved by the Planning Commission May 5, 2015. The expansion will provide employee access to the south off of Church Street, and add an area to be used for equipment and parts storage. A driveway, wall, bio-filtration area and automatic gate will be added to the property as well.

The proposed project is located in the Highgrove Area Plan, more specifically the project is located on the southeast corner of Main Street and Iowa Avenue, this particular section is north of Church Street.

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

#### B. Total Project Area:

Residential Acres: n/a	Lots: n/a	Units: n/a	Projected No. of Residents: n/a
Commercial Acres: 2.5	Lots: 2	Sq. Ft. of Bldg. Area: n/a	Est. No. of Employees: 74
Industrial Acres: n/a	Lots: n/a	Sq. Ft. of Bldg. Area: n/a	Est. No. of Employees: n/a
Other:			

**C. Assessor's Parcel No(s):** 247-041-012, 247-041-004

**Street References:** 20 Iowa Avenue, Riverside CA 92507

**D. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 2 South, Range 4 West, Section 7, San Bernardino Base Meridian.

**E. Brief description of the existing environmental setting of the project site and its surroundings:** The Project site is the location of an existing outdoor heavy equipment distributor known as RDO Equipment Company which specializes in the sale and rental of equipment including motor graders, dozers, wheel loaders, tractor loader backhoes, excavators, agricultural tractors, lawn and garden tractors and offroad haul trucks. The project site is located

between a vacant graded lot to the north, apartment rentals to the south, residential homes to the east and Interstate 215 to the west.

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

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

- 1. Land Use:** The proposed project is consistent with all other applicable land use policies of the Riverside County General Plan and the Highgrove Area Plan.
- 2. Circulation:** The proposed Project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable policies of the General Plan.
- 3. Multipurpose Open Space:** The proposed project meets with all applicable Multipurpose Open Space element policies.
- 4. Safety:** The proposed project allows for sufficient provision of emergency response services to the project upon future development of the site. The proposed project meets all other applicable Safety Element Policies.
- 5. Noise:** The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
- 6. Housing:** The proposed project (existing non-residential) meets all applicable Housing Element Policies.
- 7. Air Quality:** The proposed project meets all other applicable Air Quality element policies.
- 8. Healthy Communities:** The proposed project meets all other applicable Healthy Communities policies.

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

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

### **D. Land Use Designation(s):** Commercial Retail

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

### **F. Policy Area(s), if any:** Highgrove Community

### **G. Adjacent and Surrounding:**

- 1. Area Plan(s):** Highgrove Area.
- 2. Foundation Component(s):** Community Development, and Open Space.
- 3. Land Use Designation(s):** Commercial Retail, Medium Density Residential, Open Space, Water, Light Industrial.
- 4. Overlay(s), if any:** N/A

#### H. Adopted Specific Plan Information

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

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

I. Existing Zoning: (C-P-S) Scenic Highway Commercial and (R-1) One Family Dwellings

J. Proposed Zoning, if any: (C-P-S) Scenic Highway Commercial

K. Adjacent and Surrounding Zoning: (C-P-S) Scenic Highway Commercial, (R-1) One Family Dwellings, and (W-1) Watercourse, Watershed and Waterways and Conservation Areas.

#### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

#### IV. DETERMINATION

On the basis of this initial evaluation:

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

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

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

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

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

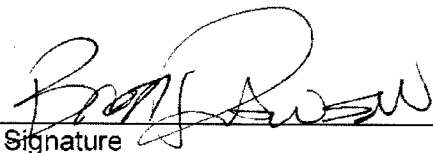
☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to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

effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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

  
Signature

7/3/17  
Date

Brett Dawson

For Charissa Leach, Assistant Director of  
TLMA, Community Development

Printed Name

## V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
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-8 "Scenic Highways". Riverside County General Plan, Highgrove Area Plan.

### Findings of Fact:

a) The project site is not located near to any State Scenic Highway by the California Department of Transportation (Caltrans) and the Riverside County General Plan. Nonetheless, Development Standards and Design Guidelines (Architecture and Landscaping) set forth in Ordinance 348 would ensure that the project development adhere to, and be aesthetically maintained in a manner that is visually attractive and not adversely affecting public views. Therefore, impacts are considered less than significant.

b) The project site will not substantially damage scenic resources. There are no scenic resources near to the project that would be obscured from the proposed development. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

## **2. Mt. Palomar Observatory**

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Riverside County GIS (RCIT) Map My County (2015),

Findings of Fact:

a) The project site is located 52.75 miles northwest from the Mt. Palomar Observatory; which is outside of the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Therefore, there impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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?

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b) Expose residential property to unacceptable light levels?

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Source: On-site Inspection, Project Application Description, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The proposed project will create marginally new sources of light which would generally accompany new commercial development; however, the new source of light is not anticipated to reach a significant level due to the size and scope of the project. Also it is not anticipated that the project will impact day or nighttime views in the area as it is located within a developed and infill area. The project is conditioned for any outside lighting to be hooded and directed downward so as to not shine directly upon adjoin property (COA 10.PLANNING.5). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

b) Surrounding land uses include single and multi-family residences and commercial businesses. The project will be approximately 80 feet away from the apartment complex. The amount of light that will be created is consistent with existing levels in the project and those of surrounding uses, and is not considered substantial. The previous project (CUP03718) constructed an 8 foot high block wall around the apartment complex which reduced the project's noise and light impacts on the existing apartment building and its residents. Surrounding residential properties will not be exposed to unacceptable light levels. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on

☐ ☐ ☐ ☒

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

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

Findings of Fact:

- a) According to the County General Plan GIS database, the project site is located within Urban-Built Up Land and not located within Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, no impact will occur.
- b) According to the County GIS database, the project site is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the project. No impact will occur.
- c) The project site will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. No impact will occur.
- d) The project site does not involve other changes in the existing environment that could result in conversion of Farmland, to non-agricultural uses. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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



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

**Findings of Fact:**

a) The County has no designation 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)). Therefore, the project site will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) According to the Highgrove Area Plan Land Use Map, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The County has no designation of forest land, timberland, or timberland zoned areas. Therefore, the project will not 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.

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

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

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

a) Conflict with or obstruct implementation of the applicable air quality plan?

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b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

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c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

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d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?

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e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?

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☐

f) Create objectionable odors affecting a substantial number of people?

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Source: SCAQMD CEQA Air Quality Handbook; RK Engineering Group, Inc., *RDO Equipment Rental Air Quality and GHG Impact Study*, March 11, 2015; RK Engineering Group, Inc., *RDO Equipment Rental Air Quality and GHG Impact Study Riverside County, Addendum #1*, March 18, 2015

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a & c) The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities, such as application of standard best management practices in construction and operation activities. Based on the small amount of area to be disturbed, a Fugitive Dust Control Plan or a Large Operation Notification Form would not be required. The Air Quality Analysis conducted for the project found that the construction and operation of the proposed project will not exceed criteria pollutant thresholds established by SCAQMD on a regional or localized level. The project will also not exceed the draft GHG screening threshold recommended by SCAQMD.

d) Project-related emissions for the western portion of the project site were analyzed in the *RDO Equipment Rental Air Quality and GHG Impact Study*, conducted by RK Engineering Group, Inc. in March 2015. Project-related emissions for the entire project site proposal (CUP03718), which includes the construction and operation of the western portion of the site and the existing operational activity on the eastern portion of the project site were analyzed in the *RDO Equipment Rental Air Quality and Greenhouse Gas Impact Study, County of Riverside, Addendum #1*, conducted by RK Engineering Group, Inc. in March 2015. The analysis concludes that construction emissions for the western portion of the project site, operational emissions for the entire project site, and other project-related emissions will not exceed thresholds projected by SCAQMD. Table 1 provides a summary of construction and operational emissions from the project. Impacts will be less than significant.

A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions because operational emissions do not exceed SCAQMD thresholds as shown in Table 1. In addition, the project-specific localized significance thresholds (LST) are shown in Table 2, LST Worst-Case Emissions, and indicate that emissions will be well below the SCAQMD localized significance thresholds. Therefore, the long-term project impacts in the daily allowable emissions for the project's operational phase are considered to be less than significant.

**Table 2**  
**LST Worst-Case Emissions (pounds/day)**

Source	NOx	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
<i>Construction</i>				
Total Mitigated Max Emissions	56.89	42.63	4.39	3.56
LST Threshold	170	883	7	4
Potential Impact?	No	No	No	No
<i>Operational</i>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Area/Energy/Mobile (5%) Emissions	0.56	1.54	0.19	0.07
LST Threshold	170	883	2	1
<b>Potential Impact?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<i>Source: RDO Equipment Rental Air Quality and GHG Impact Study and RDO Equipment Rental Air Quality and Greenhouse Gas Impact Study, County of Riverside, Addendum #1 prepared by RK Engineering Group, Inc. in March 2015</i>				

e) As indicated in Table 2, the project will not create sensitive receptors located within one mile of an existing substantial point source emitter. No impact will occur.

f) According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The proposed development does not include any of the above noted uses or processes and will not create objectionable odors affecting a substantial number of people. No impact will occur.

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

**Monitoring:** No monitoring measures are required

#### **BIOLOGICAL RESOURCES** Would the project

##### **7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Western Riverside County Multiple Species Habitat Conservation Plan, RCIP Conservation Summary Report Generator

Findings of Fact:

- a) The project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) High Grove Area Plan. The project site is not located within a Criteria Cell and is not subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process. The project site is located within a highly urbanized area adjacent to Interstate 215. No Riparian/Riverine/Vernal pool resources as defined in Section 6.1.2 of the MSHCP are located on the project site. The project site is not located within a Narrow Endemic Plant Species Survey Area as defined by Section 6.1.3 of the MSHCP. The project site is not located adjacent to a current or future MSHCP Conservation Area and therefore is not subject to the Urban/Wildlands Interface Guidelines as defines in Section 6.1.4 of the MSHCP. The project site is not located within a survey are for burrowing owl, mammal, amphibian, or Criteria Area Plant Species as defined in Section 6.3.2 of the MSHCP. The project is consistent with the MSHCP. No impacts will occur.
- b) The project site is located within a highly urbanized area adjacent to Interstate 215. According to a review of historical aerial photography, the project site has been developed with structures since at least 1995. No vegetation is present on the project site that could support threatened or endangered species. The project site does not contain suitable habitat to support threatened or endangered species. No impacts will occur.
- c) The project site is located within a highly urbanized area adjacent to Interstate 215. According to a review of historical aerial photography, the project site has been developed with structures since at least 1995. No vegetation is present on the project site that could support candidate, sensitive, or special status species. The project site does not contain suitable habitat to support candidate, sensitive, or special status species. No impacts will occur.
- d) The project site is located within a highly urbanized area adjacent to Interstate 215. According to a review of historical aerial photography, the project site has been developed with structures since at least 1995. The project site is not located within or adjacent to a wildlife corridor. The project site is not located within or adjacent to a native wildlife nursery site. Trees are present along the southern site boundary associated with adjacent residential uses that could support nesting birds. Birds and their nests are protected by the Migratory Bird Treaty Act. An updated preconstruction nesting bird survey is required to be submitted to County EPD Staff if trees or vegetation is planned for removal during bird nesting season (February 1 through August 31). Impacts will be less than significant with adherence to existing regulations.
- e) The project site is located within a highly urbanized area adjacent to Interstate 215. According to a review of historical aerial photography, the project site has been developed with structures since at

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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least 1995. No riparian habitat or other sensitive natural community is located on the project site. No impacts will occur.

- f) The project site is located within a highly urbanized area adjacent to Interstate 215. According to a review of historical aerial photography, the project site has been developed with structures since at least 1995. No wetland, marsh, or vernal pool habitat is located on the project site. No impacts will occur.
- g) No oak trees are located on the project site; thus, no requirements are necessary under the Riverside County Oak Tree Management Guidelines. The project is consistent with the MSHCP as discussed in part a) herein. The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

##### **8. Historic Resources**

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: On-site Inspection, Project Application Materials

#### Findings of Fact:

a) The project will not impact historical resources, because prior grading of the project site has eliminated any potential for impacts to historical resources. Moreover, the site is vacant of buildings and does not support historical resources of any kind.

b) No historic sites or structures exist within or near the project site. In result, the project will not alter or destroy any historic site and no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

##### **9. Archaeological Resources**

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a. Based on an analysis of Riverside County archaeology resource files, archaeological records, maps, and aerial photographs, it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because prior grading and placement of fill soils across the project has eliminated the potential for surface cultural resources to be present.
- b. Based upon analysis of records, it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. Due to the cultural sensitivity of the surrounding area, the project will be conditioned for archaeological and tribal monitors. Thus, if during ground disturbance activities, cultural resources are discovered that were not assessed by previous archaeological reports, procedures will be in place to assess and the find and ensure that any resources are handled properly. Therefore, impacts in this regard would be less than significant.
- c. Based on an analysis of records, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, 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. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.
- d. Based on an analysis of records and Native American consultation, it has been determined the project property is currently not used for religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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#### 10. Tribal Cultural Resources

a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

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Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

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Source: Native American Consultation

#### Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to seven requesting tribes on March 31, 2016. Consultations were requested by the Pechanga Band of Luiseno Mission Indians, the Soboba Band of Luiseno Indians. Consultation with Soboba during a face-to-face meeting on June 07, 2016. At that meeting the project was explained to the Tribe who requested that a certain condition of approval regarding artifact disposition be placed on the project. These conditions of approval were sent to Soboba June 7, 2017 and consultation was concluded on the same day.

Consultation was conducted on May 18, 2016 via video conference meeting between Pechanga and Planning. Pechanga informed Planning that this area was within the ethnographic village footprint of Cajalco, which is considered a Traditional Cultural Property and thus a Tribal Cultural Resource (TCR). Pechanga stated that because the project was not impacting any physical Tribal Cultural Resources, no mitigation measures would be recommended by Pechanga for this project but the Tribe would request to be involved in monitoring ground disturbing activities. The final conditions of approval were provided to Pechanga on February 24, 2017 and consultation was concluded by Pechanga on March 08, 2017. No Tribal Cultural resources were identified during consultation. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>GEOLOGY AND SOILS</b> 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?				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones"; GIS database; County Geologic Report (GEO) No. 2415 prepared by: AGI Aragon Geotechnical, Inc. "Preliminary Geotechnical Investigation Proposed Administration, Parts and Shop Facility RDO Equipment Company 20 Iowa Avenue Riverside, California", dated May 15, 2013

a-b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The nearest fault is the San Jacinto fault located approximately 3.6 miles northeast from the site. The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. Nonetheless, adhering to California Building Code (CBC) requirements pertaining to the applicable seismic design criteria for the region will minimize the potential for structural failure or loss of life during earthquakes. Therefore, impacts in this regard are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>12. Liquefaction Potential Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?				

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"; County Geologic Report (GEO) No. 2415 prepared by: AGI Aragon Geotechnical, Inc. "Preliminary Geotechnical Investigation Proposed Administration, Parts and Shop Facility RDO Equipment Company 20 Iowa Avenue Riverside, California", dated May 15, 2013

Findings of Fact:

a) The project site is located in an area for low potential for liquefaction and also identified in the Preliminary Geotechnical Investigation "as lacking in susceptibility for liquefaction." Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>13. Ground-shaking Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to strong seismic ground shaking?				



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-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk); County Geologic Report (GEO) No. 2415 prepared by: AGI Aragon Geotechnical, Inc. "Preliminary Geotechnical Investigation Proposed Administration, Parts and Shop Facility RDO Equipment Company 20 Iowa Avenue Riverside, California", dated May 15, 2013

**Findings of Fact:** There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California, with the closest fault being the San Jacinto fault located 3.6 miles northeast. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. Some CBC requirements include specific guidelines for foundation construction, fire protection and earthquake protection systems, and so forth. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Impacts from seismic ground shaking will be less than significant and no mitigation measures are necessary.

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

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

#### 14. Landslide Risk

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

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**Source:** On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"; County Geologic Report (GEO) No. 2415 prepared by: AGI Aragon Geotechnical, Inc. "Preliminary Geotechnical Investigation Proposed Administration, Parts and Shop Facility RDO Equipment Company 20 Iowa Avenue Riverside, California", dated May 15, 2013

**Findings of Fact:**

a) The project site is relatively flat and not vulnerable to landslides. There are no surrounding mountains or slopes that could cause slope instability. Therefore, there will be no impact.

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

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

#### 15. Ground Subsidence

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

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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 S-7 "Documented Subsidence Areas Map"; County Geologic Report (GEO) No. 2415 prepared by: AGI Aragon Geotechnical, Inc. (AGI) "Preliminary Geotechnical Investigation Proposed Administration, Parts and Shop Facility RDO Equipment Company 20 Iowa Avenue Riverside, California", dated May 15, 2013

Findings of Fact:

a) The project site is located in an area of susceptibility for subsidence; however, AGI (2013) calculated the subsidence potential from dry-soil strain settlement to be under 0.5 inch, but concluded that it subjectively should be close to zero given the geologic age and cementation of sit alluvium. Therefore, with project adherence to California Building Code (CBC) requirements and incorporation of recommendations contained in the Preliminary Geotechnical Investigation for construction, impacts with regard to ground subsidence will be reduced to less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**16. Other Geologic Hazards**

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

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Source: On-site Inspection, Project Application Materials

Source: Riverside County General Plan, Figure 12 "Flood Hazards"; Riverside County General Plan Safety Element, Figure S-10, "Dam Failure Inundation Zones"; On-site Inspection, Project Application Materials

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. Slopes**

a) Change topography or ground surface relief features?

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

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

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Source: Riv. Co. 800-Scale Slope Maps; Project Application Materials; County Geologic Report (GEO) No. 2415 prepared by: AGI Aragon Geotechnical, Inc. "Preliminary Geotechnical Investigation

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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*Proposed Administration, Parts and Shop Facility RDO Equipment Company 20 Iowa Avenue Riverside, California", dated May 15, 2013*

**Findings of Fact:**

- a-b) The project will not change topography as the project site is relatively flat. No impact will occur.
- b) The project will not cut or fill slopes greater than 2:1 or higher than 10 feet. No impact will occur.
- c) The project will not result in grading that affects or negates subsurface sewage disposal systems. The project will connect to water and sewer services from the City of Colton. No impacts will occur.

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

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

**18. Soils**

a) Result in substantial soil erosion or the loss of topsoil?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** U.S.D.A. Soil Conservation Service Soil Surveys; Project Application Materials; On-site Inspection; County Geologic Report (GEO) No. 2415 prepared by: AGI Aragon Geotechnical, Inc. "Preliminary Geotechnical Investigation Proposed Administration, Parts and Shop Facility RDO Equipment Company 20 Iowa Avenue Riverside, California", dated May 15, 2013

**Findings of Fact:**

- a) The project will not result in the loss of topsoil. The majority of the site has already been developed with the existing heavy equipment rental and sales facility. The project will implement recommendations contained in the Preliminary Geotechnical Investigation and incorporation of best management practices (BMPs) contained in the Erosion Control Plan, and within the required Storm Water Pollution Prevention Plan (SWPPP), will thus reduce impacts in regard to loss of topsoil to less than significant. Therefore, impacts are considered less than significant.
- b) The project site is relatively flat and was not identified in the Preliminary Geotechnical Investigation as having susceptibility to expansion of soils. Therefore, no impacts will occur in this regard.
- c) The project will not utilize a septic system. A wastewater connection line will be relocated and installed into the proposed development and will thus tie-in to an existing sewer line on Iowa Street. The project will connect to sewer services from the City of Colton Therefore, no impacts will occur in this regard.

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

Monitoring: No monitoring measures are required.

#### 19. Erosion

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

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

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Source: County Geologic Report (GEO) No. 2415 prepared by: AGI Aragon Geotechnical, Inc. "Preliminary Geotechnical Investigation Proposed Administration, Parts and Shop Facility RDO Equipment Company 20 Iowa Avenue Riverside, California", dated May 15, 2013. Riverside County General Plan, Riverside County GIS (RCIT) Map My County (2015)

The project will reduce erosion potential during construction by, 1) Incorporating recommendations contained in the Preliminary Geotechnical Investigation; 2) Incorporate best management practices (BMPs) contained in the Erosion Control Plan; 3) Implement a required Storm Water Pollution Prevention Plan (SWPPP) specific towards "during construction" BMPs; and, 4) Implement a required Water Quality Management Plan (WQMP) specific towards "post construction" BMPs to be in effect after project completion. Therefore, with adherence to the above listed protocol, impacts with regard to erosion and loss of soils will be reduced to less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map"

#### Findings of Fact:

a) The project site is located in an area of High Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the CBC. CBC requirements are applicable to all development in the state including the project's proposed construction of the 40,611 square foot building and therefore are not considered mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>21. Paleontological Resources</b>				
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The project is located within a high sensitivity area for the presence of paleontological resources as indicated in the General Plan. Therefore, the project has been conditioned to retain a qualified paleontologist to create and implement a project-specific plan for monitoring site grading and earthmoving activities (COA 60. PLANNING.16). Furthermore, the paleontologist will also be required to document and complete a Paleontological Resource Impact Mitigation Program (PRIMP) which shall be submitted to the County Geologist for review and approval prior grading permit issuance (COA. 70.PLANNING.1). Therefore, impacts are considered less than significant with mitigations incorporated.

Mitigation: Prior to grading activities, the applicant will retain a qualified paleontologist to create and implement a monitoring plan (COA 60.PLANNING.16), and said plan shall be submitted to County Geologist (COA 70.PLANNING.1).

Monitoring: Project Paleontologist, as selected by the Applicant.

<b>GREENHOUSE GAS EMISSIONS</b> Would the project				
<b>22. Greenhouse Gas Emissions</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RK Engineering Group, Inc., RDO Equipment Rental Air Quality and GHG Impact Study, March 11, 2015; RK Engineering Group, Inc., RDO Equipment Rental Air Quality and GHG Impact Study Riverside County, Addendum #1, March 18, 2015

Findings of Fact:

a) The project's GHG emissions would result from construction of the expansion area and the entrance gate. As the construction-related activities may include grading, and lay concrete as well as a wall and gate construction, the operational activities involve moving rental equipment to and from the site for storage, the GHG emissions from these activities will not be substantial and the resulting impacts are considered less than significant.

b) As stated above, the proposed project will not generate a significant amount of GHG emissions. Further, the Project will be subject to a variety of measures implemented by the State that will reduce the Project's GHG emissions. These measures include the following:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a. Compliance with all applicable policies, measures and regulations promulgated through, or as a result of, AB 32, California's "Global Warming Solutions Act of 2006", including measures outlined by the California Air Resources Board in their Climate Change Scoping Plan (December 2008 and updated in May 2014) for AB 32 implementation, including, but not limited to, the Renewable Portfolio Standard.

b. Compliance with the County Ordinance No. 859, Water-Efficient Landscaping Standards.

As a result of implementation of, and compliance with, the above measures, the Project will further reduce GHG emissions, consistent with the policies and plans of the County and State, AB32 in particular. These measures ensure the project will not conflict with any applicable plans, policies or regulations related to reducing GHG emissions, and that this Project's effect on the attainment of these plans is less than significant. Therefore, impacts are less than significant.

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

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

#### **HAZARDS AND HAZARDOUS MATERIALS** Would the project

##### **23. 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?

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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?

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

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

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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?

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**Source:** Project Application Materials

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

a) The project will not create a substantial hazard to the public or the environment transport, use, or disposal of hazardous materials. Nonetheless, as standard operating procedure for compliance with State Hazardous Materials guidelines, onsite staff employees will be required to be trained appropriately in storing and handling of onsite, fuels, chemicals, lubricants and oils used in the maintenance and repair of mechanized equipment and will be required to be fully-trained with the project's Business Emergency Plan (BEP) and Spill Prevention Control and Countermeasure plan (SPCC). Therefore, impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not 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. The project does not handle significant hazardous materials as part of their business operations. Therefore impacts are considered less than significant.

c) The project will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. As discussed above in 22a, project staff employees will be required to be fully trained in the procedures outlined in the Business Emergency Plan (BEP) and Spill Prevention Control and Countermeasure plan (SPCC). Therefore, impacts in this regard are considered less than significant.

d) The project site is located within one quarter mile of an existing or proposed school. The nearest school to the project site is Grand Terrace High School located at 21810 Main Street, at approximately 0.49 miles northeast from the project site. The project's emissions would result from construction of the expansion area and the entrance gate. As the construction-related activities may include grading, and lay concrete as well as a wall and gate construction, the operational activities involve moving rental equipment to and from the site for storage, the hazardous emissions from these activities will not be substantial and the resulting impacts are considered less than significant.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 24. Airports

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

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b) Require review by the Airport Land Use Commission?

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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?

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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?

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Source: Riverside County General Plan Figure S-20 "Airport Locations," GIS database

#### Findings of Fact:

a-d) The project site is not located within the vicinity of any public or private airport, an Airport Land Use Commission jurisdiction, or an airport land use plan. The closest airport to the project is Flabob Airport at approximately 4.56 miles to the southwest. No impact will occur.

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

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

## 25. Hazardous Fire Area

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

### Findings of Fact:

a) According to the Highgrove Area Plan, the project site is located in an area designated as low for wildfire susceptibility. The project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires. No impact will occur.

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

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

## HYDROLOGY AND WATER QUALITY Would the project

### 26. Water Quality Impacts

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Violate any water quality standards or waste discharge requirements?

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

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

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

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

<input type="checkbox"/>	<input 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
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a) The project site will not alter existing drainage patterns. The project site is generally flat and post-development of the project will result in pre-development runoff rates as required by the NPDES program through implementation of Low Impact Development (LID) standards. LID standards include requiring stormwater runoff to be infiltrated, captured and reused, and/or treated onsite through stormwater BMPs. Therefore, the project shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. The impact is considered less than significant.

b) The project will not violate any water quality standards or waste discharge requirements. The project's implementation of a Water Quality Management Plan (WQMP) with post construction BMPs consisting of bio-filtration trenches and catch basins to receive stormwater runoff will assist in reducing this impact to less than significant.

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. The project currently draws from an existing 4-inch water line off of Iowa Street and will not require an increase in water usage or in demand for water resources. Therefore, impacts are considered less than significant.

d) The project will not create or contribute runoff water. The project has been designed to include a comprehensive drainage system that collects storm flows, retains the increase in post-development flow, and discharges the surface water at pre-development levels. The project will not create or contribute runoff water that will exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. As discussed in Section 23b above, implementation of a Water Quality Management Plan (WQMP) with post construction BMPs will assist in reducing this impact to less than significant.

e) The project site is not located within a 100-year flood hazard area. No impact will occur.

f) The project site is developed and will not impede or redirect flood flows. No impact will occur.

g) The project does not propose any uses that will have the potential to otherwise degrade water quality beyond those issues discussed in this Section. No impacts will occur.

h) The project will provide post construction BMPs consisting of bio-filtration trenches for the treatment of onsite stormwater runoff. The previous project (CUP03718) also provided two (2) 18-inch underground storm drain pipes to receive intake from proposed catch basins (qty. 4) and from bio-filtration trenches, which will then be directed westward and connect to an existing storm drain line along Iowa Street. Nonetheless, the amount, size and quantity of propose storm drain infrastructure along

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with its operative size is not significant in magnitude and therefore will not result in significant environmental effects with regard to vectors or odors. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

## 27. Floodplains

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

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

Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

### Findings of Fact:

a) The project is located in an unincorporated area of Riverside County, and is being currently used a heavy equipment sales and rental facility. The project includes the construction of a Bio-Filtration area and an existing bio-filtration area to be preserved. The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that will result in flooding on- or off-site. Therefore impacts are considered less than significant.

b) The project with its proposed bio-filtration trenches and landscape plan will provide sufficient onsite permeability for the treatment of runoff and will not substantially change absorption rates or the rate and amount of surface runoff for the project site pursuant to NPDES requirements. Therefore, impacts are considered less than significant.

c) The project site is not located near or within an area subject to dam inundation or flooding. No impact will occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project site will not cause changes in the amount of surface water in any water body. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **LAND USE/PLANNING** Would the project

##### **28. Land Use**

a) Result in a substantial alteration of the present or planned land use of an area?

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b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

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

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

a) The project is located in an unincorporated area of Riverside County, north of the City of Riverside. The project site is designated as Commercial Retail land use designation. The project will involve the construction of an entrance area, driveway, entrance gate and wall, and a bio-filtration area. The project also consists of a change of zone to change the project site's Zoning Classification from One Family Dwellings (R-1) to Scenic Highway Commercial (C-P-S). The proposed zone change will bring the zoning into conformance with the proper use. The project is surrounded by Commercial Retail and Medium Density Residential land use designations. The existing project has been operating onsite for decades as a heavy equipment rental and sales facility. The proposed expansion will not create a significant alteration to the existing land use that has been there for a long time, without any complaints from its neighbors. Therefore, impacts with regard to a substantial alteration to present land use are considered less than significant.

b) The project site is located within the City Sphere of Influence of Riverside. The County of Riverside transmitted the project to the City of Riverside. No comments from the City have been received. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

##### **29. Planning**

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

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b) Be compatible with existing surrounding zoning?

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

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be consistent with the land use designations and policies of the 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) The project site is designated Commercial Retail (CR) and zoned Scenic Highway Commercial (C-P-S) and One Family Dwellings (R-1). Surrounding zoning classifications are Commercial retail to the north, Residential One-Family Dwelling (R-1) and Scenic Highway Commercial (C-P-S) to the south and Watercourse, Watershed and Conservation Areas (W-1) to the east, and General Residential (R-3) and Industrial Park (I-P) to the west (west side of Interstate 215). The proposed project seeks to expand the existing Site for a driveway and an equipment storage area, and to change the area zoned One Family Dwellings (R-1) to Scenic Highway Commercial (C-P-S). The proposal is compatible with the surrounding designation and zoning. In the original CUP approval (CUP03718) an 8 foot high block wall was required around the existing adjacent apartment complex, as well as a 6 foot high block wall adjacent to a single family residence on Church Street. The remainder of project site has adequate walls and fencing with slats that will obscure the project on other adjacent uses. Therefore, impacts are considered less than significant.

c) The project site is currently zoned Scenic Highway Commercial (C-P-S) and One Family Dwellings (R-1). The site and is located between apartment rentals to the north, residential homes to the east and south and commercial uses to the west. The proposed project seeks to expand the existing Site for a driveway and an equipment storage area, and to change the area zoned One Family Dwellings (R-1) to Scenic Highway Commercial (C-P-S). The proposal is compatible with the surrounding zoning. In the original CUP approval (CUP03718) an 8 foot high block wall was required around the existing adjacent apartment complex, as well as a 6 foot high block wall adjacent to a single family residence on Church Street. The remainder of project site has adequate walls and fencing with slats that will obscure the project on other adjacent uses. Therefore, impacts are considered less than significant.

d) The project, a driveway and equipment storage area is consistent with the Commercial Retail land use designation. The project is also consistent with the Riverside County General Plan and the Highrove Area Plan. The project meets several of the goals of the HCPA such as providing for development that will promote greater economic self-sufficiency in the area. The project is also consistent with the following HCPA policies:

- HAP 3.8. The project implements best management practices for urban pollutant runoff,
- HAP 7.1. The project is consistent with the Commercial Retail designation and provides sufficient egress and ingress access,
- HAP 7.2. The project provides a range of facilities such as street improvements, water and sewer connections, and drainage improvements,
- HAP 7.4. The project has been designed to ensure compatibility with adjacent land uses through wall and fencing and landscape design,
- HAP 14.1. The project's roadways have been designed in accordance with the Circulation Element,

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- HAP 14.2. The project's traffic generation will not significantly impact the existing Level of Service,

Therefore, impacts are considered less than significant.

e) The project is currently developed and located in between apartment rentals to the north, residential homes to the east and south, and commercial uses to the west. The project is an expansion of an existing operating use, and will not disrupt or divide any existing community. Therefore impacts are considered less than significant.

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

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

<b>MINERAL RESOURCES</b> Would the project				
<b>30. Mineral Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan Figure OS-6 "Mineral Resources Area"

a) According to Figure OS-5 "Mineral Resources Area", the project site is not located in an area that has not been studied for the presence or absence of mineral deposits. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that will constitute a loss of availability of a known mineral resource will include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. Mineral extraction is not proposed within the project site. No impact will occur.

b) The project will not result in the loss of availability of a known mineral resource in an area and will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impact will occur.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. No impact will occur.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impact will occur.

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

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

**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

**31. 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-20 "Airport Locations," County of Riverside Airport Facilities Map

**Source:** Riverside County General Plan, RK Engineering Group, Inc. "RDO Equipment Rental, Noise Impact Study, County of Riverside, California", dated July 24, 2014.

**Findings of Fact:**

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that will expose people residing on the project site to excessive noise levels. The closest airport is Flabob Airport, located approximately 4.56 miles southwest of the project site. No impact will occur.

b) The project site is not located within the vicinity of a private airstrip that will expose people residing or working in the project area to excessive noise levels. No impact will occur.

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

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

**32. Railroad Noise**

NA ☐ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

**Source:** Riverside County General Plan, RK Engineering Group, Inc. "RDO Equipment Rental, Noise Impact Study, County of Riverside, California", dated July 24, 2014.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The closest railroad is located approximately 0.24 mile to the east which is operated by Burlington Northern Pacific Railroad. Although this is considered close in proximity, the project site is separated by a residential neighborhood in between, and the proposed use is not considered to be a sensitive noise receptor. Therefore, no impacts will occur to the project in regard to railroad noise.

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

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

### 33. Highway Noise

NA <input type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Riverside County General Plan, Circulation Element, RK Engineering Group, Inc. "RDO Equipment Rental, Noise Impact Study, County of Riverside, California", dated July 24, 2014.

**Findings of Fact:** The project is adjacent to Interstate 215, and has been at this location for over thirty years. The project is a non-residential commercial establishment specializing in the sales and repair outdoor mechanized equipment and is not considered a sensitive noise receptor. Therefore, impacts are considered less than significant.

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

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

### 34. Other Noise

NA <input type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Project Application Materials, RK Engineering Group, Inc. "RDO Equipment Rental, Noise Impact Study, County of Riverside, California", dated July 24, 2014.

**Findings of Fact:** No additional noise sources have been identified near the project site that will contribute a significant amount of noise. There will be no impact.

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

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

### 35. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general	<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
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, RK Engineering Group, Inc. "RDO Equipment Rental, Noise Impact Study, County of Riverside, California", dated July 24, 2014.

Findings of Fact:

a) Based on calculations provided and with recommended mitigation, the *Noise Impact Study* concluded that the project site will be able to maintain sufficient attenuation in reducing the exterior noise levels to below 65 dB (A) 10 minute Leq during the day and 45 dB (A) 10 minute Leq at night for sensitive receivers. The noise study determined that the previous project (CUP03718) would create an increase in permanent noise and exposure to these residents. Therefore, the project was conditioned for a 8 foot high block wall around the existing adjacent apartment complex. The block wall was constructed, whereby any additional noise from the driveway and storage area would be considered a less than significant impact.

b-c) The project site with construction of a gate and driveway will create a substantial temporary or periodic increase in ambient noise. Therefore, in order to reduce temporary increases in noise, the project has been conditioned to provide noise mitigation during construction activities (COA 10.PLANNING.22), such as restricting operation times, usage of mufflers on equipment and vehicles, restrict vehicle idling, and locating staging areas in portions of the site furthest away from residences. These are standard conditions of approval and not considered mitigation. Therefore, impacts are considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project				
<b>36. Housing</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c) The project site is an existing sales and rental equipment establishment specific to heavy mechanized equipment and will not result in the displacement of substantial numbers of existing housing, create a demand for additional housing, nor displace substantial numbers of people. No impact will occur.

d) The project is not located within a County Redevelopment Project Area. No impact will occur.

e-f) The project will not cumulatively exceed official or local population projections nor induce substantial growth in the area. The project site is an existing sales and rental equipment establishment specific to heavy mechanized equipment project. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

<b>37. Fire Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. The closest fire station is Highgrove Fire Station 19, located 1.01 miles southeast at 469 Center Street in the unincorporated community of Highgrove, CA. Any potential significant effects from the project will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly or physically alter existing facilities or result in the construction of new facilities. Nonetheless, the project will be required to comply with County Ordinance No. 659 to mitigate the potential effects to fire services (COA 90.PLANNING.39). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. Furthermore, the project will be required to fulfill all conditions listed by Riverside County Fire Department, which are standard Conditions of Approval and pursuant to CEQA, are not considered mitigation. Therefore, impacts in this regard are considered less than significant.

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

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

### 38. Sheriff Services

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

#### Findings of Fact:

The project area is serviced by the Riverside County Sheriff's Department. The project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Nonetheless, the project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services (COA 90.PLANNING.39). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

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

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

### 39. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source:** Riverside Unified School District correspondence, GIS database

#### Findings of Fact:

The project site is located within Riverside Unified School District (RUSD). The nearest school is Grand Terrace High School, located 0.49 mile northeast at 21810 Main Street in the unincorporated community of Highgrove, CA. The project will not physically alter existing facilities or result in the construction of new facilities. Nonetheless, the project will be required to comply with School Mitigation Impact Fees to provide adequate school services. This is a standard condition of approval and is not considered mitigation under CEQA. Impacts will be less than significant.

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

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

### 40. Libraries

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

#### Findings of Fact:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The closest library to the project is Highgrove Library, located 0.90 mile southeast at 530 Center Street, in the unincorporated community of Highgrove, CA. The project will not create a significant incremental demand for library services and will not require the provision of new, or altered government facilities at this time. Nonetheless, any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. Therefore, project will be required to comply with County Ordinance No. 659 to mitigate the potential effects to library services (COA 90.PLANNING.39). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

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

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

#### 41. Health Services

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

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

The project is located within an area served by Municipal and County Health Centers. The closest health center is Arrowhead Regional Medical Center, located 3.71 mile north at 400 North Pepper Avenue in the City of Colton. The project will not cause an impact on health services and will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

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

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

#### RECREATION

##### 42. 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 Community Service Area (CSA) 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 database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

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

a-b) The project will not require the construction or expansion of recreational facilities, nor require the use of existing parks or other recreational facilities. No impact will occur.

c) The proposed project is a commercial use and therefore is not subject to Quimby fees. No impact will occur.

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

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

**43. 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 project is not located in an area designated for recreational trails. No impact will occur.

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

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

**TRANSPORTATION/TRAFFIC** Would the project

**44. Circulation**

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

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

a-b) The proposed project will not conflict with an applicable plan, or with a congestion management program. The project is for the expansion of a storage area and a driveway and gate for the existing equipment rental and sales facility. Such an expansion is still considered small in comparison to the overall project area and will not create a significant increase in vehicular traffic to- and -from the establishment. As determined through review and conclusion by Riverside County Transportation Department the extent and location of the project does not require a traffic study and is exempt from traffic study requirements as the proposal would not generate 100 or more peak hour trips. Therefore, impacts in this regard are considered less than significant.

c-d) The project does not propose any design issues that will cause a change in air traffic patterns, alter waterborne, or rail and air traffic. No impact will occur.

e-f) The project will not substantially increase hazards due to design feature nor cause the need for a new altered maintenance of roads. The project will provide a new access point off of Church Street. Internal circulation of the site separates employees/guest traffic with large truck equipment traffic. The Transportation Department has reviewed the project design and it meets County ordinances. Impacts are considered less than significant.

g) The project will not cause an effect upon circulation during construction. The construction of the driveway and entrance gate may result in temporarily impede traffic along Church Street. Nonetheless, detour signage with flagging personnel will assist in keeping the street open to through traffic during ROW improvement construction. Furthermore, the project site's availability of storage lot space will not require off-site staging as all equipment used will be located and conducted on the project premises. Therefore, impacts in this regard are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. As shown in Exhibit A, the project will continue to maintain existing ingress/egress access off of Iowa, Main and Church Streets. Impacts are considered less than significant.

i) The project will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. Impacts are considered less than significant.

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

Monitoring: No monitoring measures are required.

#### 45. Bike Trails

<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:

There are no areas within or near to the project with a designation for bike trails that would otherwise necessitate the need for a right-of-way easement dedication. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### UTILITY AND SERVICE SYSTEMS Would the project

##### 46. 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?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

a) The project is, and will continue to be served by Western Municipal Water District (WMWD). The project currently draws from an existing 4-inch water line off of Iowa Street. Despite the project's proposed expansion, the project will not result in significant increases to water usage, nor necessitate the need for new water treatment facilities. Any future construction of new facilities required by the cumulative effects of the project and surrounding projects will have to meet all applicable environmental standards. Impacts are considered less than significant.

b) The project has sufficient water supplies available to its establishment and is currently served by WMWD and will not require new or expanded entitlements. Impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

##### 47. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or

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

**Source:** Department of Environmental Health Review

**Findings of Fact:**

a) The project will not require or result in the construction of new wastewater treatment facilities. Despite the project's proposed expansion to building square footage and staff levels, the project will not result in the need for a new wastewater treatment facility or expansion to an existing wastewater treatment facility. Impacts are considered less than significant.

b) The project will not require a determination from a wastewater treatment provider that adequate processing capacity is available. Impacts are considered less than significant.

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

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

<b>48. Solid Waste</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Riverside County General Plan, Riverside County Waste Management District correspondence

**Findings of Fact:**

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The closest landfill to the project is the Badlands Sanitary Landfill, which can process up to 4,000 tons of waste per day and is anticipated to close in 2024. In 2012, unincorporated Riverside County had an annual disposal rate of 4.5 pounds per person per day. Impacts are considered less than significant.

b) The project will be required to comply with all applicable laws and regulations governing solid waste. The project will not affect Riverside County's ability to continue to meet the required AB 939 waste diversion requirements. Impacts are considered less than significant.

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

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

#### 49. Utilities

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

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

**Source:** Riverside County General Plan

#### Findings of Fact:

a-c) The project currently has access to utility services (Southern California Edison, Southern California Gas Company and Verizon). The project is not anticipated to create a need for new facilities. Impacts are considered less than significant.

d) The project will not require the construction of new storm water drainage facilities. Impacts are considered less than significant.

e-f) The project will not require the construction of new street lighting, nor require the maintenance of public facilities and roads. Impacts are considered less than significant.

g) The project will not require construction or expansion of new government facilities. County Ordinance No. 659 establishes the utilities and public services mitigation fee to be applicable to all project development in order to reduce incremental impacts to these services. Impacts will be less than significant.

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

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

#### 50. Energy Conservation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:**

#### Findings of Fact:

a) The project will not conflict with any adopted energy conservation plans. No impact will occur.



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

Monitoring: No monitoring measures are required.

<b>OTHER</b>				
<b>51. Other:</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff review

Findings of Fact:

No "other" impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>MANDATORY FINDINGS OF SIGNIFICANCE</b>				
<b>52.</b> 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, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Staff review, Project Application Materials

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

<b>53.</b> Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The project does not have impacts which are individually limited, but cumulatively considerable. Impacts will be less than significant.

54. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source:** Staff review, project application

**Findings of Fact:** The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Impacts will be less than significant.

## 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:

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

Location: County of Riverside Planning Department  
4080 Lemon Street, 12th Floor  
Riverside, CA 92505

## VII. AUTHORITIES CITED

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

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Parcel: 247-041-012

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

Conditional Use Permit No. 3718R1 is a proposal to add approximately 0.7 acres to the site for a driveway and an equipment storage area. The original approval included a 40,611 square foot building containing offices, shop space, main shop (7,720 square feet), truck shop (9,735 square feet), parts and storage at an existing heavy duty equipment sales and rental facility on 10.4 gross acres. The project was phased into 2 phases; the new building replaced the main existing building which was demolished at the time the new building was operational. The Change of Zone No. 7935 is a request is to change the project site's Zoning Classification from One Family Dwellings (R-1) to Scenic Highway Commercial (C-P-S).

This is a revision to the original project (CUP03718) which was approved by the Planning Commission May 5, 2015. The expansion will provide employee access to the south off of Church Street, and add an area to be used for equipment and parts storage. A driveway, wall, bio-filtration area and automatic gate will be added to the property as well.

The proposed project is located in the Highgrove Area Plan, more specifically the project is located on the southeast corner of Main Street and Iowa Avenue, this particular section is north of Church Street.

10. EVERY. 2

USE - HOLD HARMLESS

RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10. EVERY. 2

USE - HOLD HARMLESS (cont.)

RECOMMND

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 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. 3769R1 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan, Exhibit A, Plot Plan dated 9-16-16. (Two Pages)

APPROVED EXHIBIT G = Precise Grading Plan dated 2-7-17 (Five Pages)

APPROVED EXHIBIT L = Landscaping Plan(Two Pages)

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

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10. GENERAL CONDITIONS

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

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. 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 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.

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10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.)

RECOMMND

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.

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. 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. 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.

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10. GENERAL CONDITIONS

10.BS GRADE. 24                      USE - FINISH GRADE

RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1                      USE - ECP COMMENTS

RECOMMND

Based on the information provided in the Phase I ESA reports with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. As with any real property, if previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required.

10.E HEALTH. 3                      USE - WATER AND SEWER SERVICE

RECOMMND

CUP03718R1 is proposing potable water service from City of Riverside Public Utilities and sanitary sewer service from the City of Colton. It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

FIRE DEPARTMENT

10.FIRE. 1                              USE-#01A - SHELL BUILDING

RECOMMND

THIS REVIEW IS FOR A SHELL BUILDING ONLY.

The intended use, including the use, storage, and handling of hazardous materials or high piled combustible storage, has not been evaluated. Further review of the project will occur upon receipt of necessary building and fire protection plans. Additional requirements may be necessary at that time.

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10. GENERAL CONDITIONS

10.FIRE. 2                      USE\* -#23-MIN REQ FIRE FLOW                      RECOMMND

The applicant or developer shall be required to provide fire hydrants capable of meeting the required fire flow and fire hydrant spacing in accordance with the California Fire Code. Fire hydrants must be available before any combustible material is placed on the job site.

10.FIRE. 3                      USE-#89-KNOX BOX                      RECOMMND

Provide a Knox Rapid Entry System for all new buildings and all gates. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 4                      USE- FIRE DEPARTMENT ACCESS                      RECOMMND

Fire department access shall be provided in accordance with the California Fire Code and Riverside County Fire Department requirements. Provide complete fire lane plans upon submitting building construction plans.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                      USE FLOOD HAZARD REPORT                      RECOMMND

Bluebeam Session ID: 247-190-914  
Conditional Use Permit (CUP) 03718 is a proposal to construct a heavy-equipment sales, rental, and repair facility on the existing RDO Heavy Duty Equipment facility in the Highgrove area. Revision 1 to this project is a proposal to expand the equipment storage area and add a driveway. The 10.4-acre site is located on the south side of Main Street bounded by Iowa Avenue to the west and the Riverside Canal to the east. This proposal consists of constructing a new main building and demolishing the existing building once the new building is operational.

The area presently drains in a sheet flow manner in an east to southwest direction. Iowa Avenue is fully improved with curb, gutters and catch basins for a storm drain maintained by the Transportation Department. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

The site is currently developed and operating with a