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10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

similar use to the proposal. The proposal includes the demolition of the current improvements and construction of similar improvements in a different layout. It appears that the new impervious area added to the site will be minimal. The new construction proposed is subject to the current mitigation requirements for water quality. The applicant's engineer proposes structural BMPs for water quality treatment of runoff and mitigation of any hydrologic condition of concern (HCOC). The intent is to maximize onsite retention in order to reduce the volume of urban runoff and pollutant loads entering the Receiving Waters. In cases where such retention practices are feasible, they may provide a significant benefit to runoff quality and help the project mimic the pre-development hydrograph with the post-development hydrograph for a 2-year, 24-hour return frequency storm. HCOC requirements are separate from, but overlap, the water quality treatment requirements of the 2010 SAR MS4 Permit. With the proposed onsite retention and the minimal impervious area to be added additional increased runoff mitigation will not be required.

There are no District maintained facilities, either existing or proposed, associated this project. Therefore, the Transportation Department will have the responsibility to process the review and approval of any hydrological or drainage studies including the preliminary and final Water Quality Management Plan (WQMP).

10.FLOOD RI. 4

USE 100 YR SUMP OUTLET

RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI. 5

USE PERP DRAINAGE PATTERNS

RECOMMND

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

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10. PLANNING. 1

USE - IF HUMAN REMAINS FOUND

RECOMMND

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American.

The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site.

Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:

The nondestructive removal and analysis of human remains and items associated with Native American human remains. Preservation of Native American human remains and associated items in place. Relinquishment of Native American human remains and associated items to the descendants for treatment.

Other culturally appropriate treatment.

The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

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10. GENERAL CONDITIONS

10.PLANNING. 1

USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:

Record the site with the commission or the appropriate Information Center.

Utilize an open-space or conservation zoning designation or easement. (3)Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 2

USE - UNANTICIPATED RESOURCES

RECOMMND

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

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately

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10. PLANNING. 2

USE - UNANTICIPATED RESOURCES (cont.)

RECOMMND

upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10. PLANNING. 3

USE - COMPLY WITH ORD./CODES

RECOMMND

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

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

10. PLANNING. 4

USE - FEES FOR REVIEW

RECOMMND

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

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10.PLANNING. 5 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 6 USE- COLORS & MATERIALS RECOMMND

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

10.PLANNING. 8 USE- HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the hours of 6:00 a.m. to 7:00p.m., Monday through Friday and 7:00 a.m. to 12:00 p.m. on Saturday. (Modified at BOS hearing May 25, 2015 for the original permit).

10.PLANNING. 10 USE - PERMIT SIGNS SEPARATELY RECOMMND

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

10.PLANNING. 12 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 15 USE - PRESERVE NATIVE TREES RECOMMND

The existing native specimen trees on the subject property identified for preservation on APPROVED EXHIBIT A shall remain undisturbed. Where they cannot be preserved they shall be relocated or replaced with specimen trees as approved by the Planning Director.

10.PLANNING. 22 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A),

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10.PLANNING. 22 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 27 USE- VOID RELATED PROJECT RECOMMND

Any approval for use of or development on this property that was made pursuant to CUP3718 shall become null and void upon final approval of CUP03718 by the County of Riverside.

10.PLANNING. 28 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 29 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 30 USE - 90 DAYS TO PROTEST RECOMMND

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

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10.PLANNING. 35

USE - 2ND DIST LS GUIDELINES

RECOMMND

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

10.PLANNING. 36

USE- GEO002415

RECOMMND

County Geologic Report (GEO) No. 2415, submitted for Conditional Use Permit (CUP03718) was prepared by AGI Aragon Geotechnical Inc. and is entitles: "Preliminary Geotechnical Investigation Proposed Admoinistration, Parts and Shop Facility RDO Equipment Compant 20 Iowa Avenue Riverside California", dated May 15, 2013. In addition AGI Aragon Geotechnical Inc. prepared "WQMP Infiltration Rest Results RDO Equipment Company Retail Parts and Service Facility 20 Iowa Avenue Riverside, , California", dated November 26, 2013. And: "Report of Concrete Paving RDO Equipment Company Retail Parts and Service Facility 20 Iowa Avenue Riverside Riverside County California", dated March 31, 2014.

GEO002415 concluded:

1. The site is not located within a zone of required investigation for active faulting.
2. The closest mapped active regional fault traces are associated with the San Jancinto fault zone (San Bernardino segment) southeast of the community of Colton, about 3.6 miles northeast of the site.
3. The potential for surface rupture hazard at the project is extremely low.
4. The site lacks liquefaction susceptibility.
5. The project site is flat and is not vulnerable to landslide or rockfall run-out zones.
6. Landslide hazard potentials are also effectively nil.
7. Calculated subsidence potential from dry-soil strain settlement is under .5 inch.
8. Risks due to gross slope instability are judged essentially nil.
9. Flood risks are considered to be insignificant.
10. No hazards are imposed by tsunami, seiching or dam embankment failure.

GEO02415 recommended:

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10.PLANNING. 36

USE- GEO002415 (cont.)

RECOMMND

1. All existing fills or backfills should be completely removed to undisturbed native soils in all new construction areas, including pavement zones.
2. About 3 to 4 feet (average) of soil stripping ("removals") and replacement as compacted engineered fill is anticipated in the new building footprint.
3. Proper surface drainage should be provided. Finish surface contours should result in drainage being directed away from buildings toward no-erosive swales, catch basins, drain pipes, or engineered water quality improvement features.

GEO No. 2415 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2415 is hereby accepted for Planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for a grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 37

USE- NOISE REPORT

RECOMMND

The project shall be consistent with the Department of Industrial Hygiene comments and recommendation letter dated March 4, 2015. These recommendations are included here:

1. Facility-related noise, as projected to any portion of any surrounding property containing a sensitive receptor, habitable dwelling, hospital, school, library or nursing home, must not exceed the following worst-case noise levels 45db(A) 10 minute noise equivalent level between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65dB (A) 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).
2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 7:30 a.m. during the weekdays. No person, while engaged in construction, remodeling, digging, grading, demolition or any other related building activity, shall operate any tool, equipment or machine in a manner

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10. PLANNING. 37 USE- NOISE REPORT (cont.)

RECOMMND

that produces loud noise that disturbs a person of normal sensitivity who works or resides in the vicinity or a peace office, on any weekend day or any federal holiday. Exceptions to these standards shall be allowed only with the written consent of the building official.

3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers and in proper tune per manufacturers specifications. The construction contractor shall place all stationary noise-generating construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site.

4. To minimize noise from ideling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes, when not in use.

5. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the nearby noise sensitive receptors indicate that construction equipment staging shall be consentrated in the southeastern corner of the site or along the southern propetry boundary in the eastern portion of the site.

8. Truck loading/unloading shall occur only in designated area. Every attempt should be made to ensure truck activity remains as far as possible from the southern and easterly property line.

9. Truck idling should be limited to 30 seconds or less.

10. PLANNING. 38 USE- PHASES ALLOWED

RECOMMND

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

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10.PLANNING. 39 USE - ORD 810 O S FEE (1)

RECOMMND

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

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

10.PLANNING. 40 USE- BUSINESS LICENSING

RECOMMND

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

10.PLANNING. 41 USE- SALE OF PARCELS

RECOMMND

In the event that any of the parcels associated with Conditional Use Permit No. 3718 is sold (other than the entire project site), a revised applicayion is required to be submitted to the Planning Department to review the impacts of the sales of the parcels.

TRANS DEPARTMENT

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

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This

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10. GENERAL CONDITIONS

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

ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

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

10.TRANS. 4 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

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

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

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

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

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

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10. GENERAL CONDITIONS

10.TRANS. 4 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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

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

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

10.TRANS. 5 USE - 100YR SUMP OUTLET RECOMMND

Drainage facilities that outlet under sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.TRANS. 6 USE - PERP DRAINAGE PATTERNS RECOMMND

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

10.TRANS. 7 USE - INCREASED RUNOFF RECOMMND

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

The final design of the drainage facilities will conform to the increased runoff criteria of the Plan Check Policies and Guidelines and Flood Control Manual.

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10. TRANS. 7 USE - INCREASED RUNOFF (cont.)

RECOMMND

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

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition.

For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

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

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

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10.TRANS. 7 USE - INCREASED RUNOFF (cont.) (cont.)

RECOMMND

hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

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

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

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

A viable maintenance mechanism, acceptable to the County, should be provided for detention facilities. Generally, this would mean a maintenance CFD, CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

***** Preliminary sizing may be based on the difference in runoff hydrograph volume between the "developed" condition and the "pre-developed" condition for the 24-hour duration event for the 10-year return frequency. Final design of the basin, including a complete hydrology study will not be required until the improvement plan stage of this development. The project may need modifications at the plan check stage in order to comply with the increased runoff criteria.

10.TRANS. 8 USE - DRAINAGE EASEMENTS

RECOMMND

Drainage facilities not located within the road right-of-way shall be contained within dedicated drainage easements. For offsite drainage facilities, dedicated drainage easements shall be obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the Transportation Department for review and approval.

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10. TRANS. 9 USE - WRITTEN PERM FOR GRADING RECOMMND

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the Transportation Department for review and approval.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20. PLANNING. 3 USE- REVIEW OPERATION HOURS RECOMMND

One year after issuance of occupancy permit the Planning Director and the Director of Building and Safety shall review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation of the equipment storage may be further restricted.

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

This approval shall be used within eight (8) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use.

The Planning Director, at his/her discretion may grant additional years beyond the eight (8) years stated above. Should the years beyond the eight (8) years stated above. Should the years be granted and the completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use not occur, the approval shall become null and void and of no effect whatsoever.

60. PRIOR TO GRADING PRMT ISSUANCE

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1

USE - NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 2

USE - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3

USE - IMPORT / EXPORT

RECOMMND

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

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

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

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

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

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

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

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

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

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

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

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

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

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by

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60.BS GRADE. 11 USE - APPROVED WQMP (cont.)

RECOMMND

the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

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

RECOMMND

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

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14 USE - SWPPP REVIEW

RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

PLANNING DEPARTMENT

60.PLANNING. 3 USE- PARCEL MERGR REQD (1)

RECOMMND

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and aproved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 247-041-004, 247-041-012, 247-031-003, 247-031-005. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval. The proposed parcel shall comply with the

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60.PLANNING. 3 USE- PARCEL MERGR REQD (1) (cont.)

RECOMMND

development standards of the Scenic Highway Commercial
(C-P-S) zone.

60.PLANNING. 10 USE- SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 0.7 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 15 USE- REQD APPLICATIONS (1)

RECOMMND

No grading permits shall be issued until Change of Zone No. 7935 has been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the zone ultimately applied to the property.

60.PLANNING. 16 USE- PALEO MONITOR

RECOMMND

Prior to Grading activities the applicant will retain a qualified paleontologist to create and implement a project specific plan for monitoring site grading/earthmoving activities (project paleontologist)

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TRANS DEPARTMENT

60.TRANS. 1

USE - PRIOR TO ROAD CONSTRUCT

RECOMMND

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

60.TRANS. 2

USE - FILE L&LMD APPLICATION

RECOMMND

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.3 and 90.TRANS.5.

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

60.TRANS. 3

USE - SUBMIT GRADING PLAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

60.TRANS. 4

USE - FINAL WQMP

RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 4

USE - FINAL WQMP (cont.)

RECOMMND

to the State Regional Water Quality Board Order No. R8-2013-0024 to the Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. The project is located in the Santa Ana watershed. For any questions, please contact (951) 712-5494.

The WQMP shall address the following comments made on the Preliminary WQMP:

1. Confirm the latest grading plans are included in the WQMP.
2. Provide an acceptable method to differentiate what was in the F-WQMP for PP3718 and what is being proposed for the amendment of this WQMP to cover PP3718R1.
3. Please address the discrepancy where the soils report mentions the hydrologic soil group is Type C, while the existing site characteristics table mentions Type D soils.
4. Provide clarification on what portions of the project are being covered by the "50% Rule" for WQMP analysis, and provide acreage values to substantiate this proposal.
5. Provide a cross section for the Bioretention facilities proposed for PP3718R1, on the WQMP site plan. The LID Design Manual requires 4:1 or flatter side-slopes.
6. Please provide the 2-year 24-hr rainfall on the provided EPA National Stormwater Calculator analysis to demonstrate that the Permit requirements are being met.
7. Provide the County with required approval documents which include:
 - a. 2 hardcopy documents with original owner certifications. Each owner's certification must include a certified notary certification. Date of owner's certification shall not predate the date the actual document was prepared.
 - b. Approval documents shall also include RCE wet-stamp and signature on each hardcopy document.
 - c. Each hardcopy binder shall include a CD that contains the entire document in PDF format, including exhibits and certifications.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 4 USE - FINAL WQMP (cont.) (cont.)

RECOMMND

- d. A full O&M plan meeting the requirements of Section 5.4.1 of the WQMP Guidance. In addition, a signed copy of a BMP maintenance agreement must be provided in Appendix 9, with legals and plats or other acceptable map showing the BMPs that are to be maintained. A template is available online at:

<http://rctlma.org/Portals/7/documents/pamphlets/app12.pdf>

60.TRANS. 5 USE - WQMP ACCESS MAINT ESMNT

RECOMMND

Prior to issuance of a grading permit, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

60.TRANS. 6 USE - SUBMIT FINALS PLANS

RECOMMND

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review. Refer to condition titled Increase Runoff Criteria for increased runoff analysis. All submittals shall be date stamped by the engineer and include the appropriate plan check fee deposit.

The Final Hydrology Report shall address the following comments:

- 1.The proposed condition mentions that the flows are discharged to a proposed public curb and gutter. Please update this to reflect what is actually proposed.
- 2.Please explain the base flow, and how this study is limited to only the areas added to the approved entitlement. Please mention the approval dates of the Hydrology Study for the approved entitlement and an overall scope of this report for CUP 3718R1.
- 3.Please provide an explanation on what improvements were made to decrease the flow in the proposed condition, and the flow pattern changes that ensure the flows decreased.
- 4.Please consider using a grate in-lieu of a pop-up emitter, to avoid trip hazard and other concerns. Also,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 6

USE - SUBMIT FINALS PLANS (cont.)

RECOMMND

Section A-A on page 2 shows this line to be 12", while the Drainage Plan Sheet 2 show that this is a 6" pop-up emitter. Please clarify.

- 5.Church Street is a paved and maintained road. Since this project is not subjected to Ordinance 460 covering subdivisions, the project shall ensure reasonable measures analysis or measures are completed to address downstream discharges from the project.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1

USE- PALEO STUDY

RECOMMND

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

TRANS DEPARTMENT

70.TRANS. 1

USE - IMPLEMENT WQMP

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

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70. PRIOR TO GRADING FINAL INSPECT

70. TRANS. 2 USE - ESTABLISH MAINT ENTITY

RECOMMND

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

80. BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

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

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

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

receiving a rough grade permit final.

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATR/SEWR WILL SERVE

RECOMMND

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

80.E HEALTH. 2 USE - HAZMAT WASH RACKS

RECOMMND

Vehicle wash racks are allowed only if discharging to a sewer or if there is a closed loop water filtration system installed. Vehicle wash racks are not permitted to discharge to a septic system or the soil.

80.E HEALTH. 3 USE - REMOVAL OF OWTS

RECOMMND

Abandonment of any onsite wastewater treatment systems (OWTS) shall be done under permit. The proper documentation must be submitted to this Department.

PLANNING DEPARTMENT

80.PLANNING. 5 USE - LIGHTING PLANS

RECOMMND

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

80.PLANNING. 20 USE- REQD APPLICATIONS (2)

RECOMMND

No building permits shall be issued until Change of Zone No. 7935 has been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the zone ultimately applied to the property.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 28 USE- SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 38 USE - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 39 USE- CONFORM TO ELEVATIONS RECOMMND

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

80.PLANNING. 40 USE- CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 41 USE- WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated February 6, 2015. Prior to issuance of a building permit, the applicant shall submit three copies of a Recyclables Collection and Load Area plot plan to the Riverside County Waste management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials alson with its dimensions and construction detail, including elevation/facade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

The applicant shall construct the recyclables collection and loading area in compliance with the Recyclables collection area and plot planas approved and stamped by the Riverside County Waste management Department.

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80.PLANNING. 41

USE- WASTE MGMT. CLEARANCE (cont.)

RECOMMND

A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste management Department for approval. At a minimum, the WRP must identify the materials (i.e. cardboard, concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have at a minimum two bins one for waste disposal and the other for recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source seperation of C&D materials. Accurate record keeping for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects. dewill ki treati Pmarized as follows: The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

TRANS DEPARTMENT

80.TRANS. 1

USE - R-O-W DEDICATION 1

RECOMMND

Sufficient public street right-of-way along Iowa Avenue shall be conveyed for public use to provide for a 59 foot half-width right-of-way per Standard No. 93, Ordinance 461.

80.TRANS. 2

USE - CORNER CUT-BACK I

RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

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80. PRIOR TO BLDG PRMT ISSUANCE

RECOMMND

80.TRANS. 3

USE - ANNEX L&LMD/OTHER DIST

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

- (1) Landscaping along Iowa Avenue and Main Street.
- (2) Streetlights.
- (3) Traffic signals located on Iowa Avenue at intersection of Main Street.
- (4) Graffiti abatement of walls and other permanent structure.
- (5) Street sweeping.

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

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

80.TRANS. 4

USE - LIGHTING PLAN

RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance

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80.TRANS. 4 USE - LIGHTING PLAN (cont.)

RECOMMND

461, Standard No. 1000 or No. 1001.

80.TRANS. 5 USE - LANDSCAPING

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

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

80.TRANS. 6 USE - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

80.TRANS. 7 USE - LC LANDSCAPE PLOT PLAN

RECOMMND

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

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80.TRANS. 7

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

- 1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.
- 2) When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder

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80.TRANS. 7 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

shall show evidence to the Transportation Department that the subject District has approved said plans.

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

80.TRANS. 8 USE - LC LANDSCAPE SECURITIES RECOMMND

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

NOTE:

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

80.TRANS. 9 USE - LNDSCP PROJ SPECIFIC COA RECOMMND

In addition to the requirements of the landscape and irrigation plan submittal, the following project specific conditions shall be imposed:

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80.TRANS. 9 USE - LNDSCP PROJ SPECIFIC COA (cont.) RECOMMND

A.No plants taller than 12" at maturity may be used within any sight distance restricted area. It is not approved to use larger plants that require maintenance to comply.

B.Landscape construction documents must match Precise Grading Plans and Plot Plan/Site Plan, including pedestrian access walk.

C.Plans shall show existing street trees or new street trees to comply with County requirements.

D.All walls, including footings, shall not be installed within the right-of-way.

E.Landscape water budget calculations shall use an ETO allowance of 0.45.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION RECOMMND

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

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

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

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90.BS GRADE. 3 USE - BMP GPS COORDINATES

RECOMMND

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

90.BS GRADE. 4 USE - BMP REGISTRATION

RECOMMND

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

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

RECOMMND

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

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

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL

RECOMMND

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

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

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

RECOMMND

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

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

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

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

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

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

90.BS GRADE. 7 USE - WQMP ANNUAL INSP FEE

RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT CONTACT

RECOMMND

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

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PLANNING DEPARTMENT

90.PLANNING. 11 USE - LIGHTING PLAN COMPLY RECOMMND

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

90.PLANNING. 17 USE- WALL/BERM REQUIRED RECOMMND

A minimum 6 foot high decorative block wall shall be constructed or preserved along the westerly, easterly, and southerly (excluding the garage) property lines of the driveway/storage area.

The exterior side of all masonry walls shall be surfaced with a protective coating that will facilitate the removal of graffiti. The required wall and/or berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

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

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

90.PLANNING. 25 USE - CONDITION COMPLIANCE RECOMMND

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

90.PLANNING. 26 USE - PARKING DUST TREATMENT RECOMMND

The parking and driveway areas shall be improved with a base of decomposed granite compacted to a minimum thickness of three (3) inches, or with an equivalent treatment, such as non-toxic chemical soil stabilization, to prevent the emission of fugitive dust and/or blowsand.

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90.PLANNING. 29

USE- SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved expansion of the development project which is anticipated to be 11.1 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 30

USE- ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3718R1 is calculated to be 11.1 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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90.PLANNING. 31 USE- NOISE REPORT

RECOMMND

The project shall be consistent with the Department of Industrial Hygiene comments and recommendatiuon letter dated March 4, 2015. These recommendations are included here:

1. Eight foot high (noise barriers) masonry block walls or combination berm and block wall shall be constructed along southern portion of propertyt along the existing apartment complex (height taken from Exhibit D of the Acoustical Report).

2. Provide a parapet wall (equal in height or taller than the condenser units) for any roof top condenser units located within 150 feet radius of the southern property line. (adjacent to the apartment complex). The parapet wall should be positioned in between the condenser units and apartment complex to the south.

The permit holder may be required to submit to the Planning Department a written certification from a state liscensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study. The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

90.PLANNING. 32 MAP- BIKE RACKS

RECOMMND

A minimum of 3 bike racks shall be provided to facilitate bike access to the project area, as shown on the TENTATIVE MAP.

90.PLANNING. 33 USE - CURBS ALONG PLANTERS

RECOMMND

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

90.PLANNING. 34 MAP- TRASH ENCLOSURES

RECOMMND

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

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90.PLANNING. 34 MAP- TRASH ENCLOSURES (cont.)

RECOMMND

enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block and landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

Prior to issuance of an occupancy permit, evidence (i.e. receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition materials recycled.

90.PLANNING. 35 USE - EXISTING STRUCTURES

RECOMMND

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

90.PLANNING. 36 USE - PHASES MUST BE COMPLETE

RECOMMND

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

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90.PLANNING. 37 USE- ACCESSIBLE PARKING

RECOMMND

A minimum of 6 accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

90.PLANNING. 38 USE- PARKING PAVING MATERIAL

RECOMMND

A minimum of 105 parking spaces shall be provided as shown on the APPROVED EXHIBIT A for CUP03718 approved May 5, 2015 unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 39 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and

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90.PLANNING. 39 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use PermitNo. 3718R1 has been calculated to be 11.1 net acres.

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

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF

RECOMMND

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

90.TRANS. 2 USE STREETLIGHT AUTHORIZATION

RECOMMND

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

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

90.TRANS. 3 USE - STREETLIGHTS INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting

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90.TRANS. 3 USE - STREETLIGHTS INSTALL (cont.)

RECOMMND

plan and standards of County Ordinances 460 and 461.

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

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

90.TRANS. 4 USE - UTILITY INSTALL

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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

90.TRANS. 5 USE - ANNEX L&LMD/OTHER DIST

RECOMMND

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

- (1) Landscaping along Iowa Avenue and Main Street.
- (2) Streetlights.
- (3) Traffic signals located on Iowa Avenue at intersection of Main Street.

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90.TRANS. 5 USE - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

(4) Graffiti abatement of walls and other permanent structures.

(5) Street sweeping.

90.TRANS. 6 USE - EXISTING CURB & GUTTER

RECOMMND

On existing curb and gutter, new driveway, closure of existing driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on Main Street within 50' half-width dedicated right-of-way and on Iowa Avenue within 59' half-width dedicated right-of-way shall be constructed in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at: http://rctlma.org/Portals/7/documents/pamphlets/plan_check_guide.pdf

- NOTE: 1. The driveway shall be constructed in accordance with County Standard No. 207A, Ordinance 461.
2. Six feet concrete sidewalks shall be constructed adjacent to the curb line within the parkways.
 3. The proposed/existing gate shall be constructed 35' (minimum) radial from the flow line of adjacent streets.
 4. Curb ramp shall be constructed per Standard No. 403, Ordinance 461.
 5. Access restricted for equipment delivery truck(s) from Iowa Avenue.
 6. A traffic signal modification is required as directed by the Director of Transportation Department.
 7. Within the restricted sight distance area: proposed sign, fence, plant, and any structure causing obstruction of sight distance shall be avoided.

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90.TRANS. 6 USE - EXISTING CURB & GUTTER (cont.)

RECOMMND

8. Extend the sidewalk to the south on Iowa Avenue to join existing sidewalk.
9. The applicant shall reconstruct or resurface the existing pavement on Iowa Avenue and/or Church Street as determined by the Transportation Department.

90.TRANS. 7 USE - LANDSCAPING

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Iowa Avenue and Main Street.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

90.TRANS. 8 USE - LANDSCAPING

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within Iowa Avenue and Main Street.

90.TRANS. 9 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape

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90.TRANS. 9 USE - LC LNDSCP INSPECT DEPOST (cont.) RECOMMND

inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 10 USE - LNDSCPE INSPCTN RQRMNTS RECOMMND

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 11 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

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

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90.TRANS. 11 USE - LC COMPLY W/ LNDSCP/ IRR (cont.) RECOMMND

of compliance, the Transportation Department shall clear this condition.

90.TRANS. 12 USE - WQMP COMPLETION RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, registering BMPs with the Transportation Department's Business Registration Division, and ensure that the requirements for inspection and cleaning the BMPs are established.

90.TRANS. 13 USE - WQMP REGISTRATION RECOMMND

Prior to Building Final Inspection, the applicant will be required to register BMPs with the Transportation Department's, as applicable, Business Registration Division.

90.TRANS. 14 USE - FACILITY COMPLETION RECOMMND

The Transportation Department will not release occupancy permits prior to the Transportation Department's acceptance of the drainage system for operation and maintenance.

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: November 8, 2016

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
P.D. Environmental Programs Division
Riverside Public Utilities
CALTRANS District # 8
South Coast Air Quality Management District

P.D. Geology Section
Riv. Co. Trans. Dept – Landscape Section
P.D. Archaeology Section
Highgrove Municipal Advisory Council (MAC)

San Bernardino County Planning Dept.
High Grove #126 Landscape Police County
Service Area

Board of Supervisors - Supervisor: John
Tavaglione
Planning Commissioner: Aaron Hake
Riverside City Sphere of Influence
Western Municipal Water District (WMWD)

CONDITIONAL USE PERMIT NO. 3718 (REVISION NO. 1) (FAST TRACK AUTHORIZATION NO. 2014-13) – EA42957 - Applicant: Kristi Hanson Architects – Engineer/Representative: Kurt Saxon – Second Supervisorial District – University Zoning District – Highgrove Area Plan – Community Development: Commercial Retail (CR) - Zoning: Scenic Highway Commercial (C-P-S) and One Family Dwellings (R-1)- Location: Southeast corner of Main Street and Iowa Avenue – 10.4 gross acres
REQUEST: A Conditional Use Permit revision for an approximate 0.7 acre expansion of the site for a driveway and an equipment storage area. – APNs: 247-031-001, 247-031-003, 247-041-012, 247-041-004 –Related Cases: CUP03718, CUP03718S1. **BBID: 246-190-914 UPROJ CASE: CUP03718R1**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC comment on November 17, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by accessing the Bluebeam Studio Session at the following link. <https://studio.bluebeam.com/join.html?ID=514-201-411>. You will need Bluebeam software installed on your computer in order to access the Bluebeam Studio Session. If you do not have Bluebeam installed on your computer, you can download a free version at <http://www.bluebeam.com/us/products/free-viewer/>. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

Go Paperless!

If you would prefer to receive these transmittals electronically, please send an email, with the subject line "LDC CONTACT" to Felicia Sierra at FSIERRA@rctlma.org. Please make sure you include the name of your organization, and the email address where you would like to receive future transmittals.

Any questions regarding this project should be directed to Brett Dawson, Project Planner, at (951) 955-0972 or e-mail at bdawson@rctlma.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: ☐ DH: ☐ PC: ☐ BOS: ☒

COMMENTS:

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

JASON E. UHLEY
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org

211918

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

April 18, 2017

Riverside County Planning Department
County Administrative Center
4080 Lemon Street
Riverside, CA 92501

Attention: Brett Dawson, Project Planner

Ladies and Gentlemen:

Re: Change of Zone 7935
Area: Highgrove

Change of Zone 7935 is a proposal to change the current zoning classification from One Family Residential (R-1) to Scenic Highway Commercial (C-P-S) for a 10.4-acre site in the Highgrove area. This project is being processed concurrently with Conditional Use Permit (CUP) 3718 Revision 1, which is a proposal to expand an equipment storage area for a heavy equipment sales, rental and repair facility on the site.

The District has reviewed this case and has the following comment:

- The proposed zoning is consistent with existing flood hazards. Some flood control facilities or floodproofing may be required to fully develop to the implied density.

Questions concerning this matter may be referred to Michele Martin of this office at 951.955.2511.

Very truly yours,

A handwritten signature in cursive script that reads "Mark H. Wills".

MARK H. WILLS
Chief of Planning Division

c: CUP3718

MMM:blm

John V. Rossi
General Manager

Robert Stockton
Division 1

Thomas P. Evans
Division 2

Brenda Dennstedt
Division 3

Donald D. Galleano
Division 4

S.R. "Al" Lopez
Division 5



Securing Your Water Supply

April 25, 2017

Brett Sawson
Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

**CONDITIONAL USE PERMIT NO. 3718 (REVISION 1 - FAST TRACK
AUTHORIZATION NO. 2014-13) CHANGE OF ZONE NO. 7935, EA42957**

This letter is in response to your Initial Case transmittal dated April 5, 2017.

Western Municipal Water District (Western) has no comments on proposed Conditional Use Permit No. 3718, Change of Zone No. 7935, EA42957. Western does not provide retail water service within the vicinity of the south east corner of Main Street and Iowa Avenue. Our records indicate City of Riverside Public Utilities is the water and/or sewer purveyor for this area.

Should you have any questions regarding this matter, please contact Development Services at (951) 571-7100.

FOR THOMAS W. THORNTON, P.E.
Principal Engineer

Enclosure(s): Initial Case Transmittal

DK:tm:sc

DVM-SMA

TD 4-21-17

LAND DEVELOPMENT COMMITTEE (LDC)
THIRD CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
PO Box 1409
Riverside, 92502-1409

RECEIVED

APR 07 2017

WMWD/Engineering

DATE: April 5, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Fire Department (Riv. Office)
Riverside Public Utilities Water District

Riv. Co. Trans. Dept. - Landscape Section
Riverside Sphere of Influence
South Coast Air Quality Management District

Western Municipal Water District (WMWD)

CONDITIONAL USE PERMIT NO. 3718 (REVISION NO. 1) (FAST TRACK AUTHORIZATION NO. 2014-13) CHANGE OF ZONE NO. 7936- EA42957 - Applicant: Kristi Hanson Architects - Engineer/Representative: Kurt Saxon - Second Supervisorial District - University Zoning District - Highgrove Area Plan - Community Development: Commercial Retail (CR) - Zoning: Scenic Highway Commercial (C-P-S) and One Family Dwellings (R-1)- Location: Southeast corner of Main Street and Iowa Avenue - 10.4 gross acres. **REQUEST:** A Conditional Use Permit revision for an approximate 0.7 acre expansion of the site for a driveway and an equipment storage area. 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) - APNs: 247-031-001, 247-031-003, 247-041-012, 247-041-004 -Related Cases: CUP03718, CUP03718S1. **BBID: 246-190-914 UPROJ: CUP03718R1**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC comment on April 20, 2017**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above: <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> by clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

DATE: 4-26-2017SIGNATURE: Derek Kanni, P.E.PLEASE PRINT NAME AND TITLE: Thomas W. Thornton, P.E.TELEPHONE: 951-571-7100Derek Kanni, P.E. Director of Engineering

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

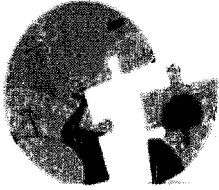
Any questions or comments regarding this project should be directed to Brett Dawson, Project Planner at (951) 955-0972 or e-mail at bdawson@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: ☐ DH: ☐ PC: ☐ BOS: ☐

COMMENTS:

DATE: _____ SIGNATURE: _____
PLEASE PRINT NAME AND TITLE: Thomas W. Thornton, P.E.
TELEPHONE: 951-571-7100

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

November 30, 2016

Cahuilla Band of Indians
Andreas J. Heredia
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03718r1, EA42957)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 30, 2016 to htthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

CONDITIONAL USE PERMIT NO. 3718 (REVISION NO. 1) (FAST TRACK AUTHORIZATION NO. 2014-13) – EA42957 -
Applicant: Kristi Hanson Architects – Engineer/Representative: Kurt Saxon – Second Supervisorial District – University Zoning District – Highgrove Area Plan – Community Development: Commercial Retail (CR) - Zoning: Scenic Highway Commercial (C-P-S) and One Family Dwellings (R-1)- Location: Southeast corner of Main Street and Iowa Avenue – 10.4 gross acres

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Sincerely,

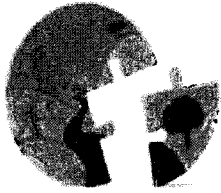
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Brett Dawson, Bdawson@rctlma.org
Attachment: Project Vicinity Map
Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

November 30, 2016

Colorado River Indian Tribes (CRIT)
Amanda Barrera
Tribal Secretary
26600 Mohave Road, Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03718r1, EA42957)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 30, 2016 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

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PLANNING DEPARTMENT

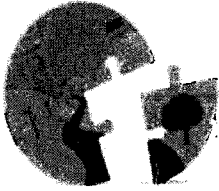
Heather Thomson, Archaeologist

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*Steve Weiss, AICP
Planning Director*

RIVERSIDE COUNTY PLANNING DEPARTMENT

November 30, 2016

Gabrieleno Band of Mission Indians – Kizh Nation
Andrew Salas, Chairman
P.O. Box 393
Covina, CA 91723

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03718r1, EA42957)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 30, 2016 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Brett Dawson, bdawson@rctlma.org

Attachment: Project Vicinity Map
Project Aerial



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

November 30, 2016

Pechanga Cultural Resources Department
Anna Hoover, Cultural Analyst
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03718r1, EA42957)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Brett Dawson, Bdawson@rctlma.org
Attachment: Project Vicinity Map
Project Aerial

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Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

November 30, 2016

Ramona Band of Cahuilla
Joseph D. Hamilton
Chairman, Ramona Band of Cahuilla
56310 Highway 371, Suite B
P.O. BOX 391670
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03718r1, EA42957)

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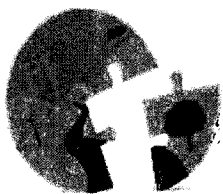
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

November 30, 2016

Rincon Band of Luisefño Indians
Vincent Whipple
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03718r1, EA42957)

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

November 30, 2016

San Manuel Band of Mission Indians
Lee Clauss, Director
26569 Community Center Drive
Highland, CA 92346

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03718r1, EA42957)

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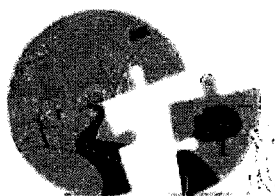
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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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Attachment: Project Vicinity Map
Project Aerial



Steve Weiss, AICP
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: Commercial

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Kristi Hanson Architects E-Mail: dave@kristihanson.com

Mailing Address: 72-185 Painters Path, Suite A
Palm Desert CA 92260
City State ZIP

Daytime Phone No: (760) 776-4068 Fax No: (760) 776-4098

Engineer/Representative's Name: Kurt Saxon E-Mail: kurts@saxonenqr.com

Mailing Address: 2605 Temple Heights Dr., Suite A
Oceanside CA 92056
City State ZIP

Daytime Phone No: (949) 366-2180 Fax No: (800) 653-4193

Property Owner's Name: Proffutt Acquisitions Co. E-Mail: tcurran@rdoffutt.com

Mailing Address: 700 South 7th Street
Fargo ND 58103
City State ZIP

Daytime Phone No: (701) 237-7348 Fax No: (701) 237-7349

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

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Kristi Hanson Architects

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

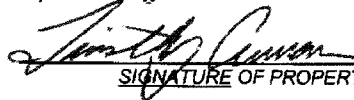
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Timothy Curran

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

_____ Parcels 1, 2 & 3 included in CUP previously

Parcel 4 to be included
in this CUP revision

Assessor's Parcel Number(s): 247-031-001; 247-031-003; 247-041-012; 247-041-004

Section: 7 Township: 25 Range: 4W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 0.71 acres for Parcel 4 to be included in this CUP revision

General location (nearby or cross streets): North of W. Church Street, South of Main Street, East of Iowa Avenue, West of Riverside Canal.

Thomas Brothers map, edition year, page number, and coordinates: 646 Grid B6, C6

Project Description: (describe the proposed project in detail)

Existing heavy duty equipment sales and repair facility - with shop space, parts storage & office.
CUP revision is for inclusion of adjacent property (Parcel 4) to be used for equipment storage and parts storage. Gate and entry drive off W. Church Street to be relocated to west side of Parcel 4.

Related cases filed in conjunction with this application:

03718 - Original CUP; GEO 02415 - Geologic Report Approval; CFG 06147 - California Fish & Wildlife
EA 42762 - Environmental Assessment

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

If yes, provide Case No(s). PP 622 (Parcel Map, Zone Change, etc.)

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

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

If yes, indicate the type of report(s) and provide a copy: Geotechnical Report

Is water service available at the project site: Yes ☒ No ☐

If "No," how far must the water line(s) be extended to provide service? (distance in feet/miles) N/A

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

Is sewer service available at the site? Yes ☒ No ☐

If "No," how far must the sewer line(s) be extended to provide service? (distance in feet/miles) N/A

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 0

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards 20

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

Import _____ Export _____ Neither _____

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

N/A

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

Source of fill will be from existing onsite material.

How many anticipated truckloads? 0 truck loads.

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

Is the project located within 8½ miles of March Air Reserve Base? Yes ☐ No ☒

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

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: (https://www.opr.ca.gov/s_military.php) Yes ☐ No ☒

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes ☐ No ☒

Does the project area exceed one acre in area? Yes ☒ No ☐

Check the appropriate box if the project is located within any of the following watersheds (refer to (<http://rcflood.org/NPDES/>) for watershed location.)

☒ Santa Ana River

☐ Santa Margarita River

☐ Whitewater River

If the project is within any of these three watersheds, please complete the applicable "Checklist" form on pages 7, 8, or 9, respectively.

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

☒ The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

☐ The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant: _____

Address: _____

Phone number: _____

Address of site (street name and number if available, and ZIP Code): _____

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: _____

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

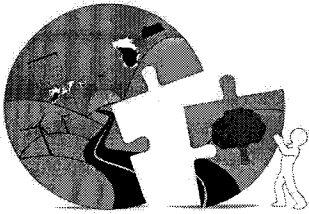
Date of list: _____

Applicant (1) _____ Date _____

Applicant (2) _____ Date _____

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region		
Project File No.		
Project Name:		
Project Location:		
Project Description:		
Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes ² 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside developments disturbing 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's. "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Projects, other than Transportation Projects, that are implemented by a permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
¹ Land area is based on acreage disturbed ² Descriptions of SIC codes can be found at http://www.osha.gov/pls/imis/sicsearch.html .		
DETERMINATION: Circle appropriate determination.		
If any question answered "YES"	Project requires a project-specific WQMP.	
If all questions answered "NO"	Project requires incorporation of Site Design and source control BMPs imposed through Conditions of Approval or permit conditions.	



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
*Assistant Director of TLMA
Community Development*

Memorandum

Date: July 25, 2017

To: Board of Supervisors

From: Brett Dawson, Project Planner, Planning Department

RE: Updated Information for Agenda Item (CUP03718R1, CZ07935)

17-9

To the Honorable Chair,

The applicant has requested that condition 60.PLANNING.3 Parcel Merger Requirement be removed from the conditions. The applicant has stated that it will cause a hardship for the client to perform a parcel merger at this time.

The applicant would like to replace the language of the parcel merger condition to state, "In the event that any of the parcels associated with the Conditional Use Permit No. 3718R1 is sold (other than the entire project site), a revised application is required to be submitted to the Planning department to review the impacts of the sales of the parcels." This is the same language that was placed on their original Conditional Use Permit.

Staff finds that changing the wording of this condition is acceptable and will not have a significant impact on the project.

Please see attached email.

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

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

17-9
7/25/2017

From: Dave Mitchell [mailto:dave@kristihanson.com]
Sent: Monday, July 10, 2017 3:05 PM
To: Dawson, Brett <BDawson@RIVCO.ORG>; Ross, Larry <LROSS@RIVCO.ORG>
Cc: Kim Riesterer <kimr@rleco.com>; Mariza Saurez <marizas@saxonengr.com>
Subject: Re: RDO Parcel 4 Parcel merger Requirement

Hi Brett and Larry,

We are requesting for condition 60.Planning. 3 - Parcel Merger Requirement (pages 24 & 25) be removed from the Conditions. The proposed project is in compliance with the Building Code setbacks and we find no reason for this requirement. This action would cause a hardship and it is not in the best interest of our client to perform a Parcel Merge at this time. This same condition was included original preliminary conditions of approval CUP3718 and was waived by Paul Raul and Larry Ross. Refer to the attached email correspondence. We ask that it again be excluded from the Conditions of Approval.

Respectively,

Dave Mitchell

Project
KHA ARCHITECTS
72-185 Painters Path, Suite A
Palm Desert, CA 92260
P. 760.776.4068
C.
F. 760.776.4098
www.kristihanson.com

Manager

617.894.2130



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EMAIL legals@pe.com

THE PRESS-ENTERPRISE

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7/5/17	0010974872		PE Riverside	3 x 79 Li	308.10

Invoice text: CUP 3718 FTA 2014-13 and CZ 7935

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2017 JUL -7 PM 3:22

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Placed by: Cecilia Gil

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308.10	0010974872	DUE UPON RECEIPT

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REMITTANCE ADDRESS

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COUNTY OF RIVERSIDE
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RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPERS PARTNERSHIP
Riverside Press-Enterprise
PO BOX 54880
LOS ANGELES CA 90054-0880

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

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(2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF


Ad Desc.: CUP 3718 FTA 2014-13 and CZ 7935 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

07/05/2017

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

Date: July 05, 2017
At: Riverside, California


Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0010974872-01

P.O. Number:

Ad Copy:

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 1st 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, 12th 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.

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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



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8/2/17	0010988618		PE Riverside	3 x 97 Li	378.30
Invoice text: Ordinance No. 348.4859					
<div style="position: relative;"> <div style="position: absolute; top: 10px; left: 10px;">Planned</div> <div style="position: absolute; top: 10px; right: 10px;"> RECEIVED RIVERSIDE COUNTY CLERK/BOARD OF SUPERVISORS 2017 AUG - 7 AM 10:33 </div> <div style="position: absolute; top: 50px; left: 50px; font-size: 2em;"> 17.9 of 07/25/17 </div> </div>					
Placed by: Cecilia Gil					BALANCE DUE
					378.30

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SALES/CONTACT INFORMATION		ADVERTISER INFORMATION			
Nick Eller 951-368-9229	BILLING DATE 08/02/2017	BILLED ACCOUNT NUMBER 5209148	ADVERTISER/CLIENT NUMBER 5209148	ADVERTISER/CLIENT NAME BOARD OF SUPERVISORS	



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378.30	0010988618	DUE UPON RECEIPT

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BOARD OF SUPERVISORS
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Riverside Press-Enterprise
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PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Ordinance No. 348.4859 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

08/02/2017

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

Date: August 02, 2017
At: Riverside, California

Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0010988618-01

P.O. Number:

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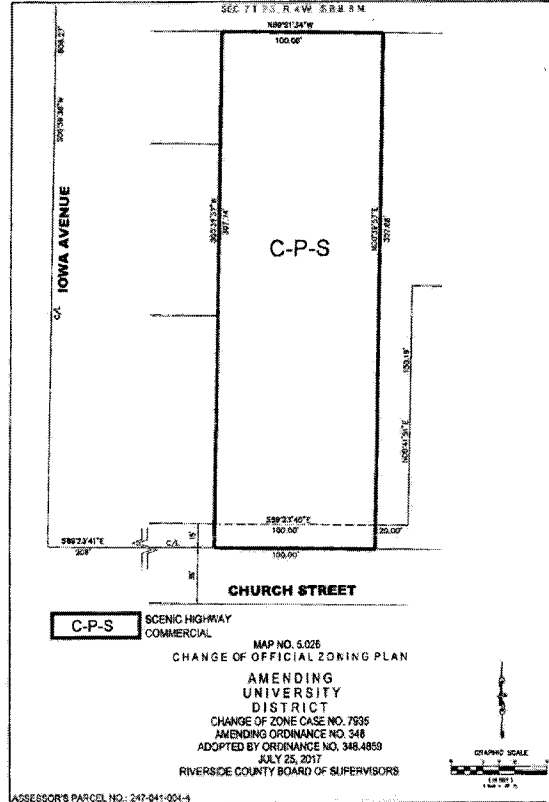
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

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.



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-Ihern, Clerk of the Board
By: Cecilia Gil, Board Assistant

8/2

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2017 AUG - 7 AM 10:34

**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**

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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, 12th 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.

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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

17.9 of 07/25/17



Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

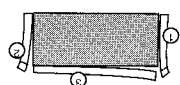
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C/O DENISE TIBBETS
300 S HARBOR BLV STE 1020
ANAHEIM CA 92805

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2017 JUL 10 AM 11:39

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BCI: 92502114747 *2252-06161-06-15
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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

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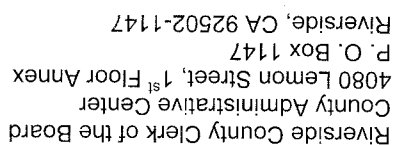
Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, 72 hours prior to hearing.

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Dated: June 30, 2017

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

17.9 ag 07/25/17



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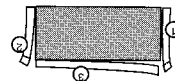
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ASMT: 247032002, APN: 247032002
TERESA YAN, ETAL
23 HIGHLAND AVE
RIVERSIDE, CA. 92507

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2017 JUL 14 AM 10:45

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**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
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Dated: June 30, 2017

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

17.9 ug 07/25/17



Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

PUBLIC HEARING NOTICE

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ASMT: 247043001, APN: 247043001
TAH 2015 1 BORROWER
P O BOX 6660
FOLSOM CA 95763

2017 JUL 17 AM 10:45

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957 NTE 126841678887/09/17
FORWARD TIME EXP RTN TO SEND
:TAH 2015-1 BORROWER LLC
P O BOX 6660
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