

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



**ITEM: 1.3  
(ID # 14326)**

**MEETING DATE:**

Tuesday, January 26, 2021

**FROM:** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S APPROVAL OF CONDITIONAL USE PERMIT NO. 190004 and ADOPTION OF A MITIGATED NEGATIVE DECLARATION for CEQ190056 – Owner/Applicant: Villa Park Trucking, Inc. – Representative: Fagelson Consulting – Fourth Supervisorial District – Lower Coachella Valley District Zoning District : Manufacturing-Service Commercial (M-S-C) - Eastern Coachella Valley Community Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR) - Location: South of Airport Boulevard, west of Orange Street, east of State Highway 111/Grapefruit Boulevard – 2.66 Acres - REQUEST: Conditional Use Permit No. 190004 proposes a private truck storage yard to fuel and weigh a private fleet while providing parking for 2 to 4 semi-trailer trucks and approximately 4 to 8 sets of agricultural trailers at the facility during the citrus harvest in the Coachella Valley. The project will also include a 480 square-foot office trailer, an above ground diesel fuel storage tank containing up to 10,000 gallons with one (1) fuel pump/dispenser, a 12-foot by 100-foot weigh station; and metal storage container(s). The typical hours of operation will be between the hours of 7:00 a.m. and 5:00 p.m. during both peak (October-April) and off peak (May-September) seasons. No use is expected outside of the hours of operation. The project site will include motion activated security lighting. The Orange Street frontage will include a block wall with an automatic wrought iron gate and the remaining perimeter of the site will be a chain link fence to maintain visibility into the property. The above-ground diesel fuel tank will be self-contained and will only be for the use of Villa Park Trucking. District 4. [100% Applicant Funds]

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

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission on December 2, 2020, in Riverside.

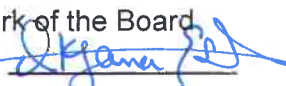
**ACTION: Consent**

---

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Hewitt, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt  
Nays: None  
Absent: None  
Date: January 26, 2021  
xc: Planning

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy

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

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

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

**BACKGROUND:**

**Summary**

Conditional Use Permit No. 190004 proposes a private truck storage yard to fuel and weigh a private fleet while providing parking for 2 to 4 semi-trailer trucks and approximately 4 to 8 sets of agricultural trailers at the facility during the citrus harvest in the Coachella Valley. The project will also include a 480 square-foot office trailer, an above ground diesel fuel storage tank containing up to 10,000 gallons with one (1) fuel pump/dispenser, a 12-foot by 100-foot weigh station; and metal storage container(s). The typical hours of operation will be between the hours of 7:00 a.m. and 5:00 p.m. during both peak (October-April) and off peak (May-September) seasons. No use is expected outside of the hours of operation. The project site will include motion activated security lighting. The Orange Street frontage will include a block wall with an automatic wrought iron gate and the remaining perimeter of the site will be a chain link fence to maintain visibility into the property. The above-ground diesel fuel tank will be self-contained and will only be for the use of Villa Park Trucking.

**CUP190004** was unanimously approved at the December 2, 2020 Planning Commission hearing, in Riverside, by a vote of 4-0. Planning staff and the Applicant presented the project at the hearing. No public testimony was received.

At the Planning Commission hearing of December 2, 2020, two (2) conditions of approval were added/amended to the Conditional Use Permit as follows:

1. 80.Planning.5 Landscaping, in accordance to the approved landscape permit (LSP) per condition 080 – Transportation.2, Landscape Plot Plan/Permit Required, shall be provided within the site, along the north property line at the corner portion that is visible from Airport Boulevard, and, the entire easterly property line abutting Orange Street to partially screen the site and the land use. ADDED BY THE PLANNING COMMISSION ON DECEMBER 2, 2020.
  
2. 90.Planning.8 A minimum of four (4) semi-truck spaces, eight (8) agricultural trailer spaces, and two (2) office parking spaces including ADA space shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The on-site truck turning radius pathway shall be surfaced with compacted Class 2 Base for dust control to current standards as approved by the Department of Building and Safety. A watering truck

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

shall be used periodically during construction and business operations to minimize any potential dust emissions. AMENDED BY THE PLANNING COMMISSION ON DECEMBER 2, 2020.

**Board Action**

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the Board assumes jurisdiction by ordering the matter set for a future noticed public hearing, or the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

**Impact on Residents and Businesses**

The impacts of this Project have been evaluated through the discretionary review process through the Planning Department and the Project approval by the Planning Commission at the December 2, 2020, public hearing.

**ATTACHMENTS:**

- A. Planning Commission Report of Actions
- B. Planning Commission Staff Report

  
\_\_\_\_\_  
Jason Farin, Principal Management Analyst      1/20/2021



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
DECEMBER 2, 2020**

**1.0 CONSENT CALENDAR**

**1.1 ELECTION OF THE 2021 PLANNING COMMISSION CHAIRMAN**

**APPROVED** Third Extension of Time Request for Tentative Tract Map No. 31857, extending the expiration date to August 29, 2022.

**1.2 ELECTION OF THE 2021 PLANNING COMMISSION VICE-CHAIRMAN**

**APPROVED** Third Extension of Time Request for Tentative Tract Map No. 32694, extending the expiration date to October 17, 2022.

**1.3 PLOT PLAN WIRELESS NO. 200004 – RECEIVE and FILE –**

Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Smartlink, LLC. c/o Alisha Strasheim – Engineer/Representative: Connell Design Group c/o Dan Connell – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development – Low Density Residential (CD-LDR) ½ Acre Minimum – Location: Easterly of Anza Road and southerly of Swarthout Lane – 3.94 Acres – Zoning: Rural Residential (R-R) – **REQUEST:** An new AT&T 50-foot unmanned wireless communication facility disguised as a pine tree (monopine), a 312 sq. ft. of equipment area, and 284 sq. ft. of antenna area. The equipment consists of 12 new panel antennas, 36 RRU antennas, and six (6) new DC Surge Protectors located at 29 feet and 40 feet centerline, and one (1) maintenance parking space. Project Planner: Rob Gonzalez at (951) 955-9549 or email at [rgonzalez@rivco.org](mailto:rgonzalez@rivco.org).

**RECEIVED and FILED.**

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS  
NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

**3.1 GENERAL PLAN AMENDMENT NO. 190017, CHANGE OF ZONE NO. 1900048, TENTATIVE PARCEL MAP NO. 37590, and PLOT PLAN NO. 190037 – Intent to Adopt a Mitigated Negative Declaration** – CEQ190165 – Applicant: Coachella Valley Housing Coalition – Engineer/Representative: MSA Consulting, Inc. – Fourth Supervisorial District – Eastern Coachella Valley Area Plan: Medium Density Residential (MDR) – Lower Coachella Valley District: W-2 (Controlled Development Areas) – Location: Westerly of Tyler Street, northerly of 68<sup>th</sup> Avenue, southerly of 66<sup>th</sup> Avenue, and easterly of Harrison Street – Gross Acreage: 26.2 – **REQUEST: General Plan Amendment No. 190017 (GPA190017), a General Plan Amendment to change the sites existing Medium Density Residential (MDR) [2-5 DU/AC] land use designation to Commercial Retail (CR) [0.20 – 0.35 FAR] in the northwest corner of the site and High Density Residential (HDR) [8-14 DU/AC] throughout the remainder of the site. Change of Zone No. 1900048 (CZ1900048), proposal to change the site's existing zoning of W-2 (Controlled Development Areas) to R-3 (General Residential) and C-1/C-P (General Commercial). Tentative Parcel Map No. 37590 (TPM37590), a Tentative Parcel Map for a Schedule "E" subdivision of 26.2 acres into four developable lots. The Map also proposes to realign Middleton Avenue. Plot Plan No. 190037 (PPT190037), a Plot Plan to facilitate the development of commercial, retail, and multi-family residential buildings. The development is proposed in phases: Phase I includes 80 multi-family residential units within 68,976 sq. ft. of buildings. Phase II proposes approximately 23,000 sq. ft. of commercial buildings including a childcare facility, market, general**

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 4-0

**ADOPTED** Planning Commission Resolution No. 2020-013; and,

The Planning Commission Recommends that the Board of Supervisors take the following actions:

**ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. CEQ190165; and,

**TENTATIVELY** Approve General Plan Amendment No. 190017; and,

**TENTATIVELY** Change of Zone, No. 1900048; and,

**APPROVE** Tentative Parcel Map No. 37590; and,

**APPROVE** Plot Plan No. 190037, subject to the conditions of approval as modified at hearing.



## PLANNING COMMISSION HEARING REPORT OF ACTIONS DECEMBER 2, 2020

retail, and a medical clinic. Phase III includes 80 multi-family residential units within 68,976 sq. ft. of buildings. Continued from November 18, 2020. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).

- 3.2 CONDITIONAL USE PERMIT NO. 190019 and DEVELOPMENT AGREEMENT NO. 1900012 – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Section 15303(c) (New Construction or Conversion of Small Structures) – CEQ190089 – Michael Simonian – Third Supervisorial District – Rancho California Area – Southwest Area Plan: Commercial Retail (CR) (0.20 – 0.35 FAR) – Location: Northerly of Sparkman Way, easterly of Winchester, southerly of Auld Road, and westerly of Sky Canyon – 0.71 Acres – Zoning: Specific Plan (SP) – **REQUEST:** Development Agreement No. 1900012 has a term of 10 years and grants the applicant vesting rights to develop the Project, in accordance with the terms of Development Agreement No. 1900012 and Conditional Use Permit No. 190019, and will provide community benefits to the Southwest Area. Conditional Use Permit No. 190019 is a proposal for a retail cannabis business with delivery to occupy 1,709 sq. ft. suite to be used as a storefront on a 0.71 acre lot with parking and landscaping. Continued from November 18, 2020. Project Planner: Mina Morgan at (951) 955-6035 or email at [mimorgan@rivco.org](mailto:mimorgan@rivco.org).

#### **4.0 PUBLIC HEARINGS – NEW ITEMS:**

- 4.1 CONDITIONAL USE PERMIT NO. 190004 – Intent to Adopt a Mitigated Negative Declaration – CEQ190056 –** Owner/Applicant: Villa Park Trucking, Inc. – Representative: Fagelson Consulting – Fourth Supervisorial District – Lower Coachella Valley District Zoning District – Eastern Coachella Valley Community Area Plan: Community Development: Light Industrial (CD-LI) (0.25 – 0.60 Floor Area Ratio) – Location: Southerly of Airport Boulevard, westerly of Orange Street, and easterly of State Highway 111/Grapefruit Boulevard – 2.66 Acres – Zoning: Manufacturing-Service Commercial (M-S-C) – **REQUEST:** Conditional Use Permit No. 190004 proposes a private truck storage yard to fuel and weigh a private fleet while providing parking for two (2) to four (4) semi-trailer trucks and approximately four (4) to eight (8) sets of agricultural trailers at the facility during the citrus harvest in the Coachella Valley. The project will also include a 480 sq. ft. office trailer, an above ground diesel fuel storage tank containing up to 10,000 gallons with one (1) fuel pump/dispenser, a 12-foot by 100-foot weigh station; and metal storage container(s). The typical hours of operation will be between the hours of 7:00 a.m. and 5:00 p.m. during both peak (October-April) and off peak (May-September) seasons. No use is expected outside of the hours of operation. The project site will include motion activated security lighting. The Orange Street frontage will include a block wall with an automatic wrought iron gate and the remaining perimeter of the site will be a chain link fence to maintain visibility into the property. The above-ground diesel fuel tank will be self-contained and will only be for the use of Villa Park Trucking. Project Planner: Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivas@rivco.org).

- 4.2 GENERAL PLAN AMENDMENT NO. 190012, CHANGE OF ZONE NO. 190034, TENTATIVE PARCEL MAP NO. 37801, and CONDITIONAL USE PERMIT NO. 190030 Intent to Adopt a Mitigated Negative Declaration – CEQ190110 – Applicant:**

#### **Planning Commission Action:**

Public Comments: Closed  
By a vote of 4-0

The Planning Commission Recommends that the Board of Supervisors take the following actions:

**FIND** the project exempt from the California Environmental Quality Act (CEQA); and,

**TENTATIVELY** Approve Development Agreement No. 1900012; and,

**APPROVE** Conditional Use Permit No. 190037, subject to the conditions of approval.

#### **Planning Commission Action:**

Public Comments: Closed  
By a vote of 4-0

**ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. CEQ190056; and,

**APPROVE** Conditional Use Permit No. 190004, subject to the conditions of approval as modified at hearing.

#### **Planning Commission Action:**

Public Comments: Closed  
By a vote of 4-0

**CONTINUED** to December 16, 2020.



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
DECEMBER 2, 2020**

Monroe Properties, LLC. – Engineer/Representative: Ancore Associates International, Inc. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Existing: Agriculture: Agriculture (AG) – Proposed: Community Development: Mixed Use Planning Area (CD-MUA) – Location: Northerly of Otymar Lane, southerly of Airport Boulevard, and easterly of Monroe Street – 25.88 Acres – Zoning: Light Agriculture – 20 Acre Minimum (A-1-20) – Rural Commercial (C-R) – **REQUEST:** General Plan Amendment No. 190012 is a proposal to change the existing General Plan from Agriculture (AG) to Community Development: Mixed Use Planning Area (CD-MUA). Change of Zone No. 190034 is a proposal to change the existing zone(s) from Light Agriculture – 20 Acre Minimum (A-1-20) and Rural Commercial (C-R) to Mixed Use (MU). Tentative Parcel Map No. 37801 is a proposal to create seven parcels ranging from 1.13 acres to 6.48 acres for the Vista Santa Rosa Gateway Village. Conditional Use Permit No. 190030 is a proposal to develop a 7,550 sq. ft. multi-tenant retail building; a 5,800 sq. ft. gas station with a convenience store and eight (8) fueling pump stations with a canopy (which offers 16 fueling positions); a 15,800 sq. ft. pharmacy retail building; a 2,400 sq. ft. fast food restaurant with a drive-thru; a 158,800 sq. ft. two-story assisted living facility; and will remodel an existing restaurant building located on Assessor's Parcel Number 764-080-004. The project would also provide a school bus lane for the neighboring elementary school (Westside Elementary School). Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**5.0 WORKSHOP:**

**5.1 REDISTRICTING WORKSHOP**

**6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

**7.0 DIRECTOR'S REPORT**

**8.0 COMMISSIONER'S COMMENTS**



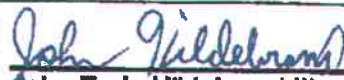
**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

Agenda Item No.:

4 . 1

Planning Commission Hearing: December 2, 2020

**PROPOSED PROJECT**

<b>Case Number(s):</b>	CUP190004	<b>Owner/Applicant:</b> Villa Park Trucking, Inc.
<b>Select Environ. Type</b>	Mitigated Negative Declaration	
<b>Area Plan:</b>	Eastern Coachella Valley	<b>Eng./Rep:</b> Fagelson Consulting
<b>Zoning Area/District:</b>	Lower Coachella Valley District	
<b>Supervisory District:</b>	Fourth District	
<b>Project Planner:</b>	Jay Olivas	 John Earle Hildebrand III TLMA Deputy Director - Interim Planning Director
<b>Project APN(s):</b>	757-044-009	

**PROJECT DESCRIPTION AND LOCATION**

Conditional Use Permit No. 190004 proposes a private truck storage yard to be used to fuel and weigh a private fleet, while providing parking for 2 to 4 semi-trailer trucks and approximately 4 to 8 sets of agricultural trailers at the facility during the citrus harvest in the Coachella Valley. The project also proposes a 480 square-foot office trailer, an above ground diesel fuel storage tank containing up to 10,000 gallons, with one (1) fuel pump/dispenser; a 12-foot by 100-foot weigh station; and one metal storage container(s). The typical hours of operation will be between the hours of 7:00 a.m. and 5:00 p.m., during both peak (October-April) and off peak (May-September) seasons. No use is expected outside of the hours of operation. The project site will include motion activated security lighting. The Orange Street frontage will include a block wall with an automatic wrought iron gate and the remaining perimeter of the site will be a chain link fence to maintain visibility into the property. The above-ground diesel fuel tank will be self-contained and will only be for the use of Villa Park Trucking.

The project is located southerly of Airport Boulevard, westerly of Orange Street, and easterly of State Highway 111/Grapefruit Boulevard in the unincorporated community of Thermal.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**ADOPT** a MITIGATED NEGATIVE DECLARATION for CEQ NO. 190056, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE** CONDITIONAL USE PERMIT NO. 190004, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

<b>PROJECT DATA</b>
---------------------

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Light Industrial (CD: LI) (0.25 – 0.60 FAR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Use Designations	
North:	Light Industrial (LI)
East:	Open-Space Water (OS-W)
South:	Rural Residential (R-R)
West:	Rural Residential; Commercial Retail; Medium High Density Residential
Existing Zoning Classification:	Manufacturing - Service Commercial (M-SC)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Manufacturing - Service Commercial (M-SC)
East:	Watercourse (W-1), City of Coachella
South:	Manufacturing - Service Commercial (M-SC)
West:	Scenic Highway Commercial (C-P-S); General Residential (R-3-4,000)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Commercial & Industrial Buildings; Offices
South:	Single Family Dwellings
East:	Single Family Dwelling; Whitewater River Channel
West:	Commercial Buildings; Single Family Dwellings

**Project Site Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	2.66	10,000 Square Feet



<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Existing Building Area (SQFT):	N/A	No Maximum Lot Coverage
Proposed Building Area (SQFT):	480 Square Feet	N/A
Floor Area Ratio:	0.01	FAR 0.25 – 0.60
Building Height (FT):	10-feet	50 feet
Proposed Minimum Lot Size:	N/A	N/A
Total Proposed Number of Lots:	N/A	N/A
Map Schedule:	N/A	

**Parking:**

<i>Type of Use</i>	<i>Building or Site Area (In SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Auto Parking	480	1 space per 200 square feet	2	2
Truck (4)/Trailer Parking (8)	31,000 SF of 2.66 Acres	1 space per 795 square feet (Standard truck space 15-feet by 53-feet)	12	Up to 38

**Located Within:**

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – Thermal #125 Lighting
Recreation and Parks District:	Yes – Desert Recreation District
Special Flood Hazard Zone:	Yes – Zone AE
Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	Yes (High)
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
CVMSHCP Conservation Boundary:	Yes – Not in Conservation Area
Airport Influence Area ("AIA"):	Yes – Thermal Airport, Zone D

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

**Background:** The application for Conditional Use Permit No. 190004 was filed on June 13, 2019. The proposed project is located on approximately 2.66 acres at the southwest corner of Airport Boulevard and Orange Street in Thermal, California.

The project is proposing a private truck storage yard with parking for 2 to 4 semi-trailer trucks and 4-8 sets of agricultural trailers, a 480 square-foot office trailer, an above ground fuel storage tank containing up to 10,000 gallons with one (1) fuel pump/dispenser, a 12-foot by 100-foot square-foot weigh station, and metal storage container.

The project held Development Advisory Committee internal review meetings on July 25, 2019 and June 25, 2020 to address the plans, corrections, and Amended Exhibits. All department corrections have been addressed and department clearances have been received as of October 29, 2020.

## ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

An Initial Study (IS), CEQ No. 190056, and Mitigated Negative Declaration (MND) was prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS represents the independent judgment of Riverside County. On November 10, 2020, the documents were made available for public review per the CEQA Statute and Guidelines Section 15105 and Executive Order No. N-80-20.

Comment letters in response to the circulated IS and MND have not been received as of the preparation of this staff report. As demonstrated in the IS and MND, the proposed project will not result in any significant impacts to the environment, with incorporation of mitigation.

## FINDINGS AND CONCLUSIONS

In order for the County to approve a proposed project, the following findings are required to be made:

### Land Use Findings:

1. The project site is currently mapped by the General Plan as being Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio).
2. Surrounding land use designations consist of Rural Residential (RR); Commercial Retail (CR); Medium High Density Residential (MHDR); Medium Density Residential (MDR), and Open-Space Water (OS-W).
3. The project site has an existing Zoning Classification of Manufacturing-Commercial (M-SC) which is consistent with the Riverside County General Plan Land Use Designation of Light Industrial since both encourage industrial land uses such as truck storage and parking in an urban setting.
4. Surrounding zoning consists of M-SC, W-1, C-P-S, R-3-4,000, and R-A-20. The project site in the M-SC zone is compatible with surrounding zones since these zones are either similar zones or are buffered with existing adjoining roads, railroad tracks, and the Whitewater River Channel.
5. The proposed use as a private truck storage yard conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property since the project is located in an urbanized area which includes land uses such as commercial and industrial buildings, offices, single family dwellings, rail road tracks, and the Whitewater River. Additionally, the proposed project would not inhibit potential development of surrounding areas.
6. The project is located along Orange Street (32-foot right-of-way) accessed via Airport Boulevard (129' right-of-way). Orange Street along project boundary is a paved County maintained road designated as a Local Street and shall be improved with 32-feet of asphalt concrete pavement; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 45-foot part-width dedicated right-of-way in accordance with County Standard No. 105, Section C (40/60). Concrete sidewalk and curb shall connect to existing sidewalk on Airport Boulevard as indicated by Condition of Approval 90. TRANSPORTATION.9-Improvements.
7. The project site is located within Flood Zone AE. Due to existing and proposed drainage improvements such as along Orange Street, required drainage easements as outlined under Condition of Approval 60. Transportation.1-Drainage Easements, required landscape and gravel areas, and required grading permit subject to California Building Code, flood and drainage impacts are less than significant.
8. The project site is located within a High Potential Liquefaction Zone, however, the project for private truck storage includes existing and proposed site improvements such as engineered modular office pillar foundation and graveled parking and driveway areas in compliance California building codes, along with required road improvements along Orange Street, that address the High Potential Liquefaction Zone. With compliance with these generally required measures, impacts related to liquefaction will not rise to a level of significance or otherwise constitute an unusual circumstance that may result in a significant environmental impact.

**Entitlement Findings:**

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The General Plan is Community Development: Light Industrial (CD: LI), which allows industrial and related uses including warehousing/distribution, assembly and light manufacturing, and repair facilities and thus would be compatible with truck parking and storage with office trailer on a 2.66 acre site. The proposed Project, as a private truck storage yard to fuel and weigh a private fleet is considered to be an urban type land use pursuant to Ordinance No. 348 and therefore is consistent with the Light Industrial Land Use Designation. Pursuant to the applicable Zoning Classification of Manufacturing-Service Commercial (M-SC), truck parking and storage are permitted with the approval of a Conditional Use Permit, and therefore the proposed use of truck parking and storage will be fully consistent with the applicable zoning classification with the approval of CUP No. 190004. The proposed uses conform to all other requirements of the General Plan, Ordinance No. 348, and with all applicable requirements of State law and the ordinances of Riverside County.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. Implementation of the proposed Project will not impact the surrounding area in terms of a substantial increase in traffic or noise since the project would not generate a notable amount of daily traffic. The Project site is adequately served by Airport Boulevard and Orange Street and is capable of providing access for emergency vehicles. Incorporation of conditions of approval such as minimum fire flow, fire access shall be confirmed for emergency fire service purposes. Furthermore, through compliance with the California Building Code and Riverside County Ordinance No. 348 the project will not negatively affect the public health, safety, or welfare.
3. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The project does not propose sale of multiple buildings on one existing parcel, but the project is conditioned under Advisory Notification Document (AND) 15.PLANNING.9-Land Division required should any future land divisions be proposed.
4. A conditional use permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety or general welfare of the community. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety or general welfare of the community. The proposed CUP will not be detrimental to the health, safety or general welfare of the community, and it is conditioned to maintain the health, and general welfare of the community.

**Development Standards Findings:**

1. The proposed land use, as a truck parking lot, is consistent with the development standards set forth in the Manufacturing Service Commercial (M-SC) Zone in that:
  - I. Lot Size. The minimum lot size shall be 10,000 square feet with a minimum average width of 75-feet. The subject parcel located within M-SC zone at approximately 2.66 acres is well

- In excess of minimum lot size and has lot width of up to 176 feet, and therefore project complies with Section 11.4A of Ordinance No. 348.
- II. **Setbacks.** The project proposes an office trailer within M-SC zone and is setback a minimum of 25-feet from street, with proposed setback of approximately 38-feet from Orange Street, and therefore is in compliance with Section 11.4B of Ordinance No. 348.
  - III. **Height Requirements.** The project proposes a single-story office trailer within M-SC zone and does not exceed building height limits up to 10-feet in height, and therefore is in compliance with Section 11.4B of Ordinance No. 348.
  - IV. **Masonry Wall.** The project proposes perimeter treatment including 8-foot masonry wall along Orange Street with remaining perimeters to be fenced, subject to Condition of Approval 90.Planning.3 -Fence & Wall Locations prior to final inspection, and therefore is in compliance within this development standard.
  - V. **Landscaping.** The project proposes project desert landscaping along Orange Street consisting of two (2) Mexican Fan palms or Washingtonian palms or similar drought tolerant trees, with brittle bush shrubs in a decorative rock hardscape in accordance with Ordinance No. 348, Section 18.12, and Ordinance No. 859, subject to Condition of Approval 80.Transportation. Landscape Plot Plan Required prior to building permit issuance, therefore the project is in compliance with this development standard.
  - VI. **Parking Areas.** The project proposes an office trailer with 2-parking spaces and additional parking for 12-trucks/trailers within the central portion of the 2.66 acre site totaling 31,000 square feet to be Improved with gravel base, as indicated by COA 90.Planning.8 Parking, and therefore is in compliance with this development standard.
  - VII. **Trash Collection Areas.** The project proposes curb side trash collection due to limited refuse being generated such as from the office trailer with limited employees being on the project site, and will be subject to Condition of Approval (COA) 90.Waste Resources.1-Mandatory Commercial Recycling prior to final inspection and therefore complies with this development standard.
  - VIII. **Outside Storage and Service Areas.** The proposed project does not propose any outside storage, excepting for the truck parking on asphalt paving and shipping container(s) within an existing industrial area, and therefore complies with this development standard.
  - IX. **Utilities.** The proposed project has available utilities such as electrical service from Imperial Irrigation District and domestic water and sewer from the Coachella Valley Water District and therefore complies with this development standard.
  - X. **Mechanical Equipment.** The project proposes an office trailer, and any mechanical equipment such as HVAC system is to be screened from view as conditioned by COA 90.Planning.6-Roof Equipment Shielding, and therefore is in compliance with this development standard.

- XI. Lighting. The project proposes limited on-site lighting such as one (1) motion activated security light; and lighting is required to be hooded/directed as outlined under the Advisory Notification Document (AND) Planning.10), and therefore is consistent with this development standard.

**Other Findings:**

1. Fire protection and suppression services are available for the project through Riverside County Fire Department. The project is not located within a fire hazard severity zone. The project is required to comply with fire prevention maintenance measure such as driveway entrances, fire lanes and fire extinguishers as outlined in the Advisory Notification Document (AND) 5.Fire.1.
2. Existing domestic water and sewer services are supplied by Coachella Valley Water District in accordance with transmittal letter dated July 31, 2019. Prior to the issuance of building permits, A 'Will Serve' letter will be required to submitted demonstrating the availability of sufficient water/sewer service for the project (80 – E. Health. Water Will Serve, 80 – E. Health. Sewer Will Serve)
3. The project site is located within an Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. The project was found "consistent" with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan based on ALUC approval letter dated August 15, 2019 including recommended measures, such as but not limited to, prohibiting: steady or flashing lights directed towards aircraft, uses that would reflect sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference. These recommendations have been incorporated into the Advisory Notification Document (AND) Planning.15
4. This project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan but is not located within a conservation area of that plan. The project for truck parking is required to pay CV-MSHCP fees in accordance with Ordinance No. 875 in order to be consistent with the plan and is a standard requirement as outlined in Condition of Approval (COA) 90.Planning.2 Ord. 875 CV-MSHCP Fee.
5. Potential impacts to archaeological resources were analyzed and reviewed. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to eight requesting tribes on August 19, 2019. No response was received from the Cabazon Band, the Colorado River Indian Tribes, Soboba, Torres Martinez, or the Quechan. Consultations were requested by the Agua Caliente Band of Cahuilla Indians and the Twenty-Nine Palms Band of Indians. Agua Caliente requested consultation in a letter dated September 18, 2019. On January 8, 2020 the record search report was provided to the tribe. On August 20, 2020 a meeting was held in which Agua Caliente gave specific information regarding Tribal Cultural Resources in the area of the Project. On August 20, 2020 the conditions of approval were provided to the tribe and consultation was concluded on September 15, 2020. Twenty-nine Palms requested consultation in a letter dated September 20, 2019. On January 8, 2020 the record search report was provided to the tribe and on September 5, 2020 the conditions were provided to the tribe who had no comment.

No Tribal Cultural Resources were identified by any of the tribes. Although there were no Tribal Cultural Resources identified, there is the potential for subsurface resources to be present. As such, the project has been conditioned to have an archaeologist and Native American monitor

present during grading so if any previously unidentified Tribal Cultural Resources are unearthed during construction activities, 60.PLANNING.CUL they will be handled in a professional and culturally appropriate manner. As such, impacts to tribal cultural resources will be less than significant.

6. The findings of the initial study performed pursuant to CEQ No. 190056 are incorporated herein by reference and are attached to the staff report. As demonstrated in the initial study, the proposed project will not have a significant effect on the environment with mitigation measures, and there is no evidence that the project will have a potential for adverse effects on wildlife resources.

#### **Fire Findings:**

1. The project site is not located within a Cal Fire State Responsibility Area ("SRA") or Local Responsibility Area ("LRA") and is not located within a fire hazard severity zone.

#### **Conclusion:**

For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

#### **PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This Project was advertised in the Press Enterprise Newspaper / Desert Sun Newspaper on November 12, 2020 for the December 2, 2020 Planning Commission hearing. Public hearing notices were also mailed to property owners within 600-feet of the proposed project site. As of the writing of this report, Planning Staff has received no communications from the general public. The project was presented for informational purposes to the Thermal-Oasis Community Council on January 27, 2020.

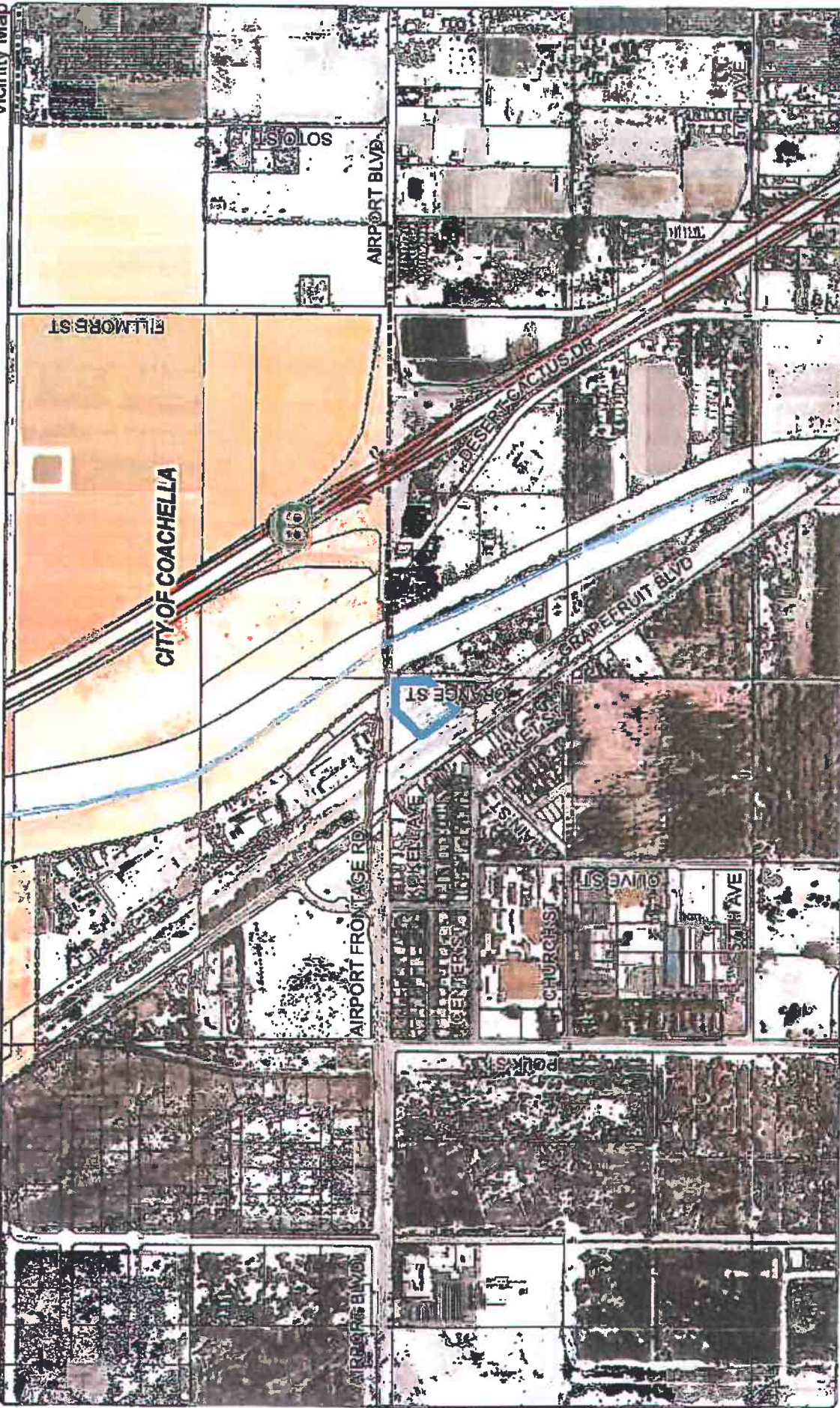
#### **APPEAL INFORMATION**

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted to the Clerk of the Board within ten days after the notice of decision appears on the Board's agenda, accompanied by the fee set forth in Ordinance No. 671.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CUP190004**  
**VICINITY/POLICY AREAS**

Supervisor: Perez  
 District 4

Date Drawn: 10/05/2020  
 Vicinity Map



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



THIS MAP IS THE PROPERTY OF THE PLANNING DEPARTMENT OF RIVERSIDE COUNTY. IT IS PROVIDED FOR YOUR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE PLANNING DEPARTMENT OF RIVERSIDE COUNTY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE PLANNING DEPARTMENT OF RIVERSIDE COUNTY IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP. THE PLANNING DEPARTMENT OF RIVERSIDE COUNTY IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP.



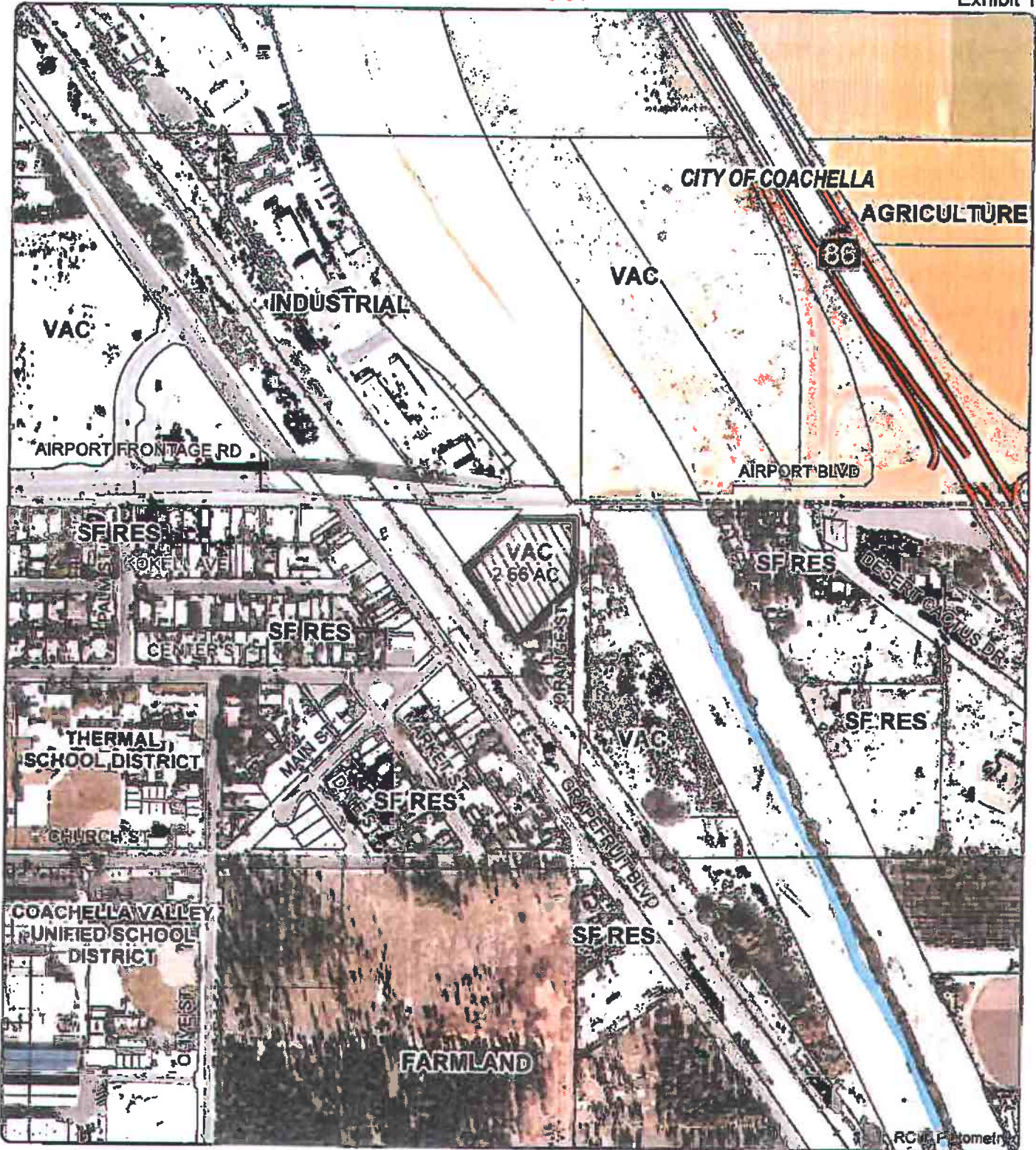
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190004

LAND USE

Supervisor: Perez  
District 4

Date Drawn: 10/05/2020  
Exhibit 1



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)953-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Web to <http://planning.rctima.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

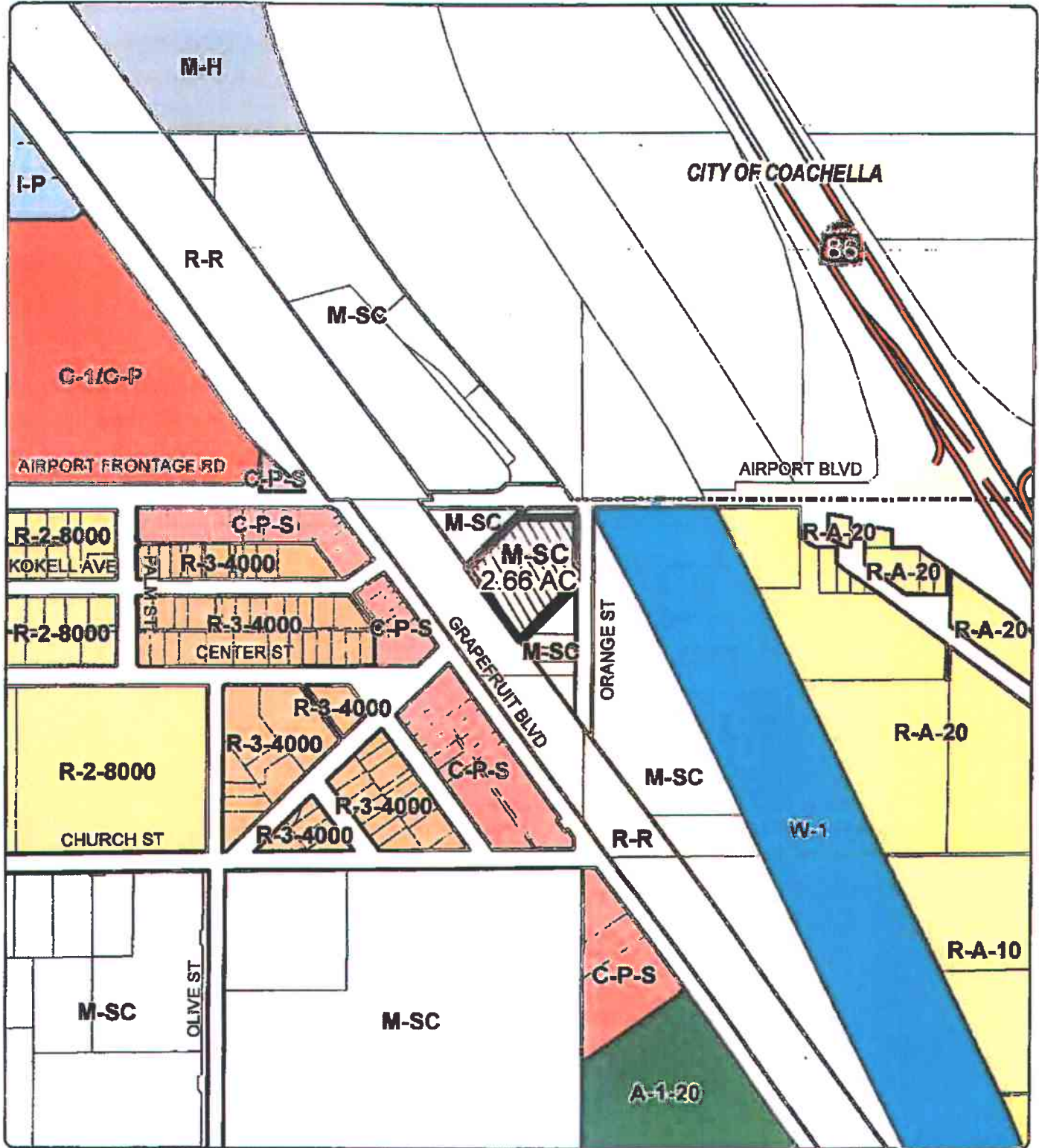
CUP190004

EXISTING ZONING

Supervisor: Perez  
District 4

Date Drawn: 10/05/2020

Exhibit 2



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)952-3200 (Western County) or in Palm Desert at (760)803-8277 (Eastern County) or Website: <http://planning.cotriverside.org>

# RIVERSIDE COUNTY PLANNING DEPARTMENT

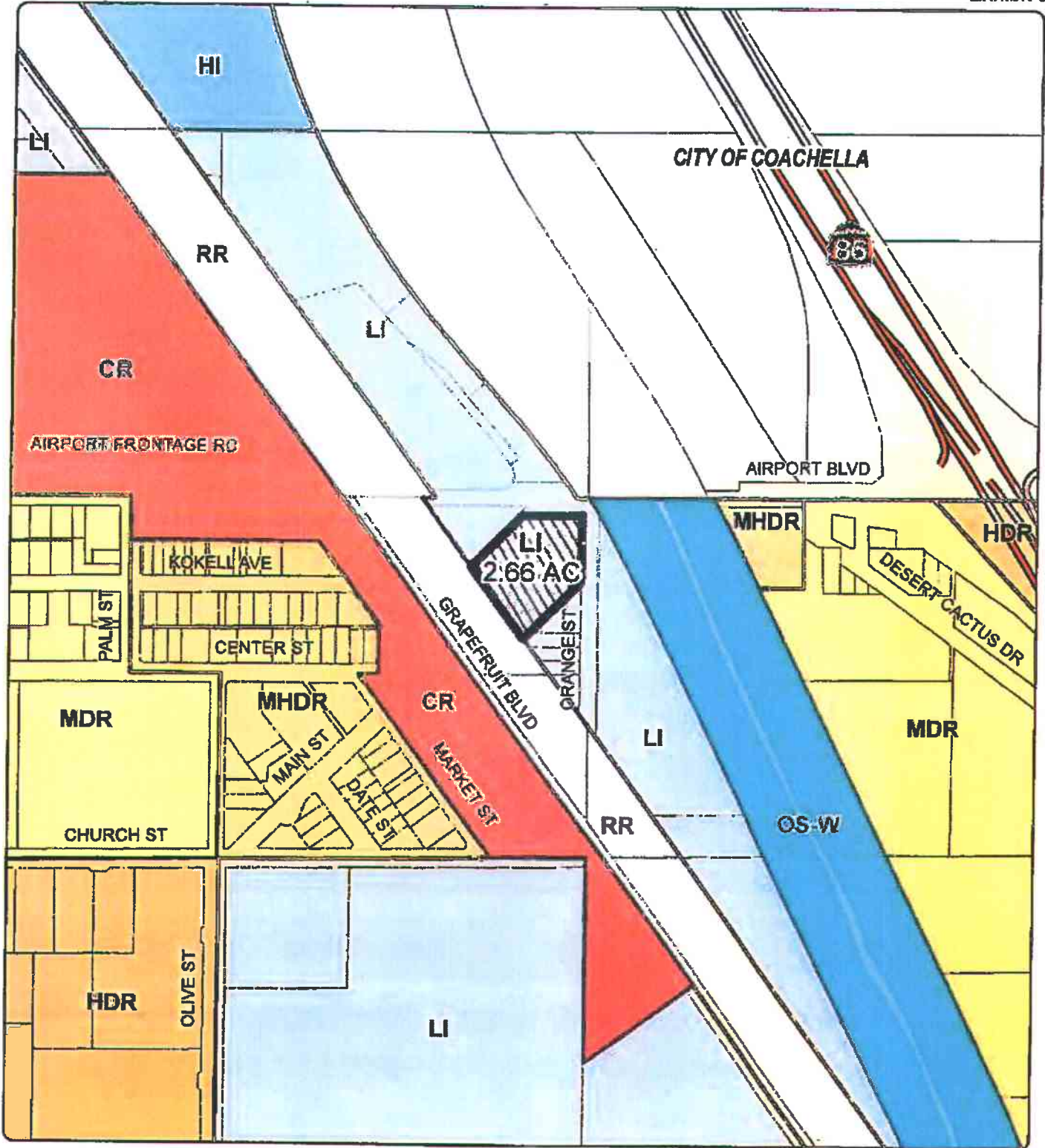
## CUP190004

### EXISTING GENERAL PLAN

Supervisor: Perez  
District 4

Date Drawn: 10/05/2020

Exhibit 5



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may create different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951)955-3200 (Hwy 91 County) or in Palm Desert at (760)803-8277 (Eastern County) or Website: <http://planning-cojra.com>



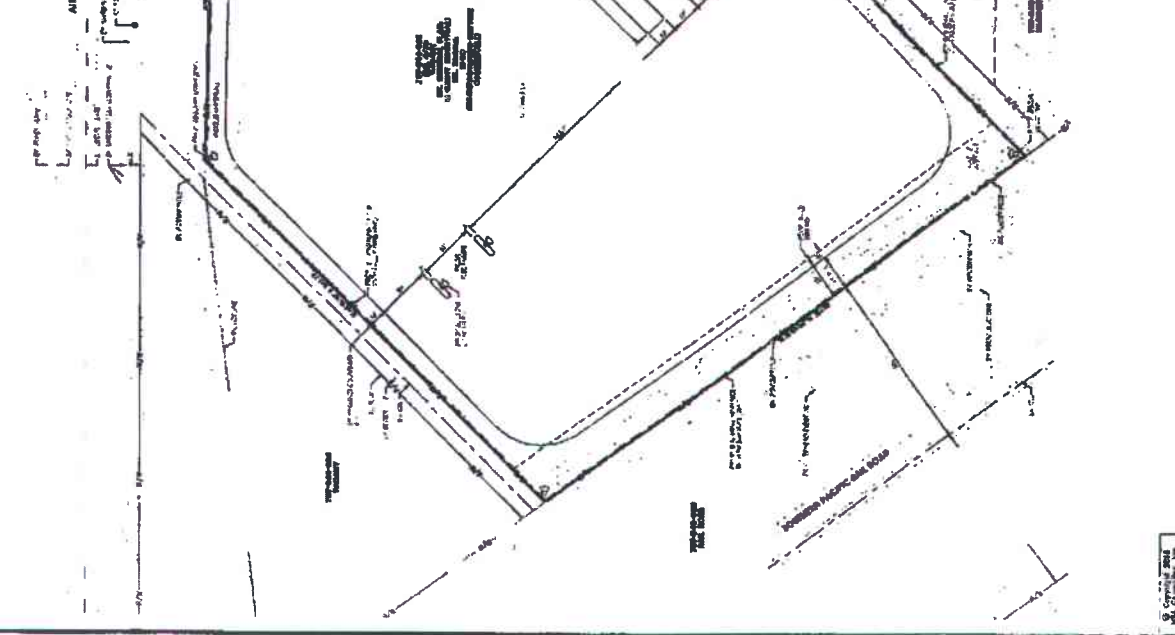
**PROPOSED PLOT PLAN**

IN THE COUNTY OF HENRIETTA, STATE OF CALIFORNIA

DATE: 11/15/2011  
 PROJECT: DATA TARIJ  
 CLIENT: DATA TARIJ  
 ADDRESS: 11111 111TH STREET, SUITE 100, RIVERSIDE, CALIFORNIA 92504  
 PROJECT NO: 11111111111111111111  
 SHEET NO: 11111111111111111111

**DATA TARIJ**  
 11111 111TH STREET, SUITE 100, RIVERSIDE, CALIFORNIA 92504  
 PROJECT NO: 11111111111111111111  
 SHEET NO: 11111111111111111111

AREA TO BE IMPROVED: 11111 111TH STREET, SUITE 100, RIVERSIDE, CALIFORNIA 92504  
 TOTAL AREA: 11111 SQ. FT.  
 TOTAL IMPROVED AREA: 11111 SQ. FT.  
 TOTAL UNIMPROVED AREA: 11111 SQ. FT.



**NOTES**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RIVER UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CANAL UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TOWER UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ANTENNA UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STRUCTURE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE EQUIPMENT UNLESS OTHERWISE NOTED.

**ASSUMPTIONS**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RIVER UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CANAL UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TOWER UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ANTENNA UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STRUCTURE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE EQUIPMENT UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STRUCTURE UNLESS OTHERWISE NOTED.

IN THE COUNTY OF STERLING, STATE OF CALIFORNIA  
**PRELIMINARY GRADING & UTILITY PLAN**

PROJECT: **SALE OF LAND**  
 DATE: **08/15/2017**  
 SHEET NO: **1** OF **1**

NO.	DESCRIPTION	DATE
1	PRELIMINARY GRADING & UTILITY PLAN	08/15/2017

**DATA TABLE**

APPLICANT	MSA CONSULTING, INC.
PROJECT	SALE OF LAND
OWNER	THE CITY OF SANTA ANITA
PREPARED BY	MSA CONSULTING, INC.
DATE	08/15/2017
SCALE	AS SHOWN
PROJECT NO.	17-001
PROJECT NAME	SALE OF LAND
PROJECT ADDRESS	17-001
PROJECT CITY	SANTA ANITA
PROJECT COUNTY	STERLING
PROJECT STATE	CALIFORNIA
PROJECT ZIP	95128
PROJECT ELEVATION	1700
PROJECT AREA	17.00 AC
PROJECT PERMITS	SEE PERMITS

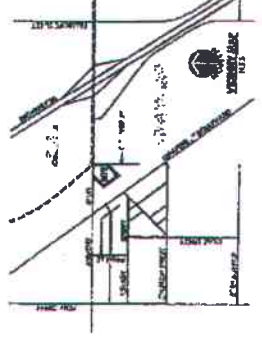
**NOTES:**  
 1. THE MAP SHOWS THE PROPOSED GRADING AND UTILITY PLAN FOR THE PROJECT.  
 2. THE MAP SHOWS THE PROPOSED GRADING AND UTILITY PLAN FOR THE PROJECT.  
 3. THE MAP SHOWS THE PROPOSED GRADING AND UTILITY PLAN FOR THE PROJECT.

**CONTRACTORS:**

GENERAL CONTRACTOR	MSA CONSULTING, INC.
ELECTRICAL CONTRACTOR	MSA CONSULTING, INC.
MECHANICAL CONTRACTOR	MSA CONSULTING, INC.
PLUMBING CONTRACTOR	MSA CONSULTING, INC.
CONCRETE CONTRACTOR	MSA CONSULTING, INC.
PAVING CONTRACTOR	MSA CONSULTING, INC.
LANDSCAPE CONTRACTOR	MSA CONSULTING, INC.
IRRIGATION CONTRACTOR	MSA CONSULTING, INC.
WATER SUPPLY CONTRACTOR	MSA CONSULTING, INC.
SEWER CONTRACTOR	MSA CONSULTING, INC.
STORM SEWER CONTRACTOR	MSA CONSULTING, INC.
ROAD CONTRACTOR	MSA CONSULTING, INC.
UTILITY CONTRACTOR	MSA CONSULTING, INC.
GRADING CONTRACTOR	MSA CONSULTING, INC.

**ADDITIONAL NOTES:**

- SEE PERMITS FOR ALL UTILITIES.
- SEE PERMITS FOR ALL UTILITIES.
- SEE PERMITS FOR ALL UTILITIES.
- SEE PERMITS FOR ALL UTILITIES.
- SEE PERMITS FOR ALL UTILITIES.
- SEE PERMITS FOR ALL UTILITIES.
- SEE PERMITS FOR ALL UTILITIES.
- SEE PERMITS FOR ALL UTILITIES.
- SEE PERMITS FOR ALL UTILITIES.
- SEE PERMITS FOR ALL UTILITIES.
- SEE PERMITS FOR ALL UTILITIES.
- SEE PERMITS FOR ALL UTILITIES.
- SEE PERMITS FOR ALL UTILITIES.
- SEE PERMITS FOR ALL UTILITIES.
- SEE PERMITS FOR ALL UTILITIES.

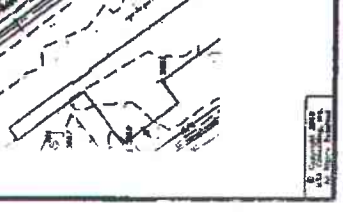


**CONTRACTORS:**

GENERAL CONTRACTOR	MSA CONSULTING, INC.
ELECTRICAL CONTRACTOR	MSA CONSULTING, INC.
MECHANICAL CONTRACTOR	MSA CONSULTING, INC.
PLUMBING CONTRACTOR	MSA CONSULTING, INC.
CONCRETE CONTRACTOR	MSA CONSULTING, INC.
PAVING CONTRACTOR	MSA CONSULTING, INC.
LANDSCAPE CONTRACTOR	MSA CONSULTING, INC.
IRRIGATION CONTRACTOR	MSA CONSULTING, INC.
WATER SUPPLY CONTRACTOR	MSA CONSULTING, INC.
SEWER CONTRACTOR	MSA CONSULTING, INC.
STORM SEWER CONTRACTOR	MSA CONSULTING, INC.
ROAD CONTRACTOR	MSA CONSULTING, INC.
UTILITY CONTRACTOR	MSA CONSULTING, INC.
GRADING CONTRACTOR	MSA CONSULTING, INC.

**ADDITIONAL NOTES:**

- SEE PERMITS FOR ALL UTILITIES.
- SEE PERMITS FOR ALL UTILITIES.
- SEE PERMITS FOR ALL UTILITIES.
- SEE PERMITS FOR ALL UTILITIES.
- SEE PERMITS FOR ALL UTILITIES.
- SEE PERMITS FOR ALL UTILITIES.
- SEE PERMITS FOR ALL UTILITIES.
- SEE PERMITS FOR ALL UTILITIES.
- SEE PERMITS FOR ALL UTILITIES.
- SEE PERMITS FOR ALL UTILITIES.
- SEE PERMITS FOR ALL UTILITIES.
- SEE PERMITS FOR ALL UTILITIES.
- SEE PERMITS FOR ALL UTILITIES.
- SEE PERMITS FOR ALL UTILITIES.
- SEE PERMITS FOR ALL UTILITIES.



IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

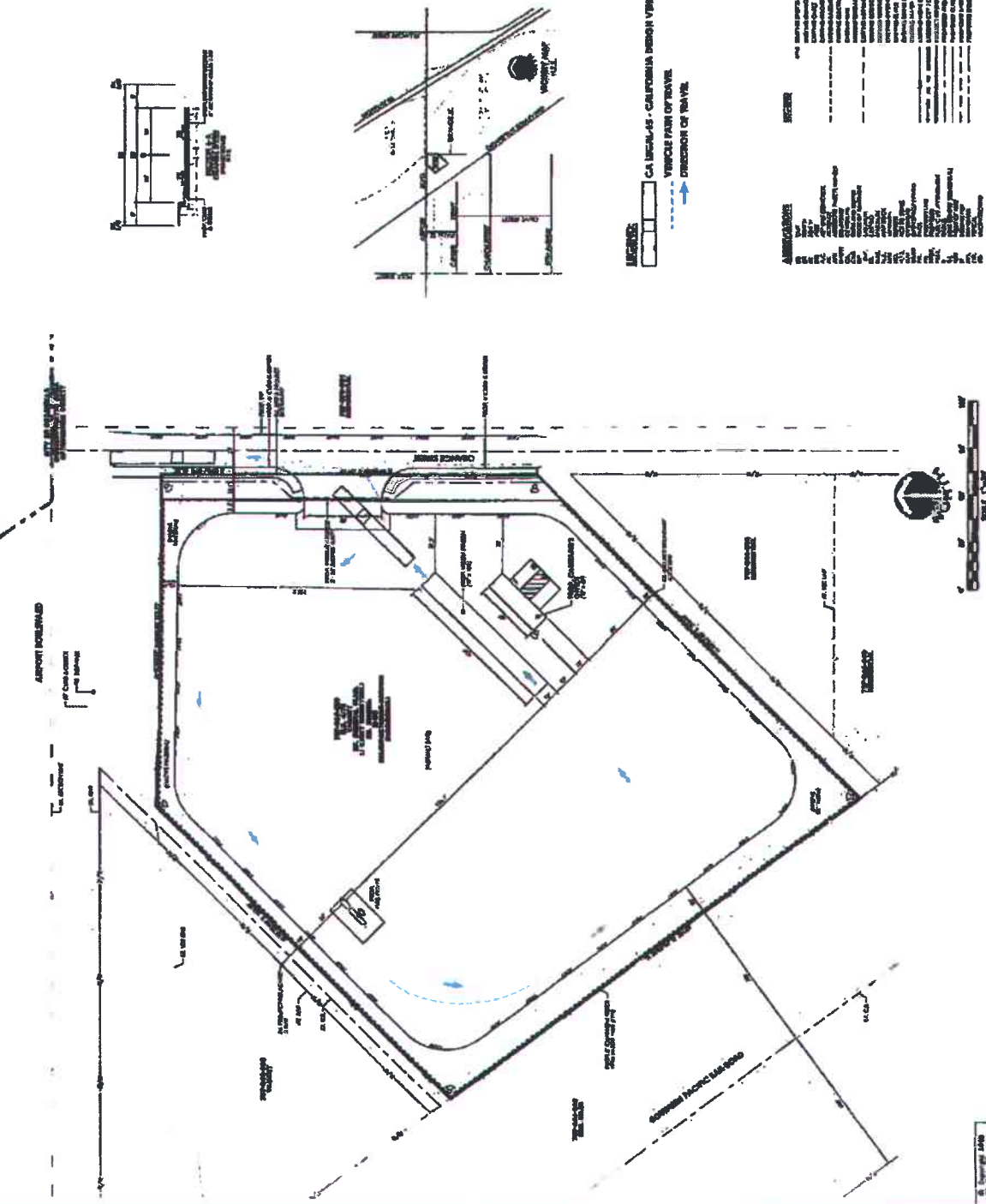
**VP TRUCKING  
TRUCK TURNING RADIUS  
FOR CONDITIONAL USE PERMIT #119004**

DATE: 08/12/2010  
DRAWN BY: [Name]

**DATA TABLE**

PROPERTY / ADDRESS	OWNER	DATE	REMARKS
10000 N. GARDEN AVENUE, SUITE 100, RIVERSIDE, CA 92504	VP TRUCKING	08/12/2010	INITIAL DESIGN
10000 N. GARDEN AVENUE, SUITE 100, RIVERSIDE, CA 92504	VP TRUCKING	08/12/2010	REVISED TURNING RADIUS
10000 N. GARDEN AVENUE, SUITE 100, RIVERSIDE, CA 92504	VP TRUCKING	08/12/2010	FINAL DESIGN

THIS PROJECT IS SUBJECT TO A PERMIT FROM THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CDOT) FOR THE CONSTRUCTION OF A TRUCK TURNING RADIUS AT THE INTERSECTION OF GARDEN AVENUE AND [Street Name].



**MSA CONSULTING, INC.**  
10000 N. GARDEN AVENUE, SUITE 100, RIVERSIDE, CA 92504  
TEL: (951) 509-1234

**LEGEND:**  
 [Symbol] CALIFORNIA DESIGN VEHICLE (8'0" HIGH, 10'0" WIDE)  
 [Symbol] VEHICLE PATH OF TRAVEL  
 [Symbol] DIRECTION OF TRAVEL

**NOTES:**  
 1. TURNING RADIUS IS BASED ON A DESIGN VEHICLE WITH A HEIGHT OF 8'0" AND A WIDTH OF 10'0".  
 2. THE TURNING RADIUS IS SUBJECT TO APPROVAL BY THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CDOT).  
 3. THE TURNING RADIUS IS SUBJECT TO APPROVAL BY THE RIVERSIDE COUNTY ENGINEER.

BY THE COMMISSION OF REVENUE, BUREAU OF CLASSIFICATION

# VP TRUCKING CONDITIONAL USE PERMIT #19004

EXPIRES JANUARY 31, 2015

NO.	DATE	DESCRIPTION
1	01/01/15	ISSUED

**DATA TABLE**

**APPLICANT:** VVA INTERNATIONAL INC.  
**ADDRESS:** 220 EAST BRIDGE STREET  
 CHICAGO, ILLINOIS 60601  
**CONTACT:** FRANKLIN, CHRISTOPHER  
**PROJECT NAME:** VVA INTERNATIONAL, INC.  
**OWNER:** VVA INTERNATIONAL, INC.  
**ADDRESS:** 220 EAST BRIDGE STREET  
 CHICAGO, ILLINOIS 60601  
**PROJECT:** VVA INTERNATIONAL, INC.  
**ADDRESS:** 220 EAST BRIDGE STREET  
 CHICAGO, ILLINOIS 60601

**PROVIDE DETAILED DESCRIPTION OF THE PROPOSED USE AND EXPLAIN HOW IT MEETS THE REQUIREMENTS OF THE ZONING ORDINANCE.**

Provide a detailed description of the proposed use and explain how it meets the requirements of the zoning ordinance. This information is required to be included in the permit application.

**1. General Description of the Proposed Use**

The proposed use is a conditional use permit for a trucking yard. The yard will be used for the storage and distribution of goods. The yard will be located on a parcel of land that is currently zoned for residential use. The yard will be designed to meet all the requirements of the zoning ordinance.

**2. Description of the Site**

The site is located on a parcel of land that is currently zoned for residential use. The site is approximately 100,000 square feet in size. The site is currently vacant. The site is located on a street that is 100 feet wide. The site is adjacent to a residential neighborhood.

**3. Description of the Surrounding Area**

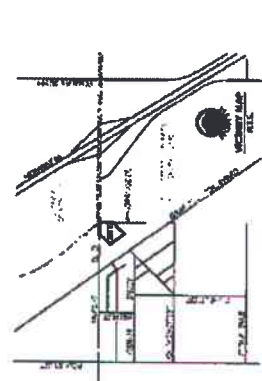
The surrounding area is primarily residential. The yard will be designed to be compatible with the surrounding area. The yard will be screened by a wall and landscaping. The yard will be designed to be a good neighbor.

**4. Description of the Proposed Use**

The proposed use is a conditional use permit for a trucking yard. The yard will be used for the storage and distribution of goods. The yard will be located on a parcel of land that is currently zoned for residential use. The yard will be designed to meet all the requirements of the zoning ordinance.

**5. Description of the Proposed Use**

The proposed use is a conditional use permit for a trucking yard. The yard will be used for the storage and distribution of goods. The yard will be located on a parcel of land that is currently zoned for residential use. The yard will be designed to meet all the requirements of the zoning ordinance.

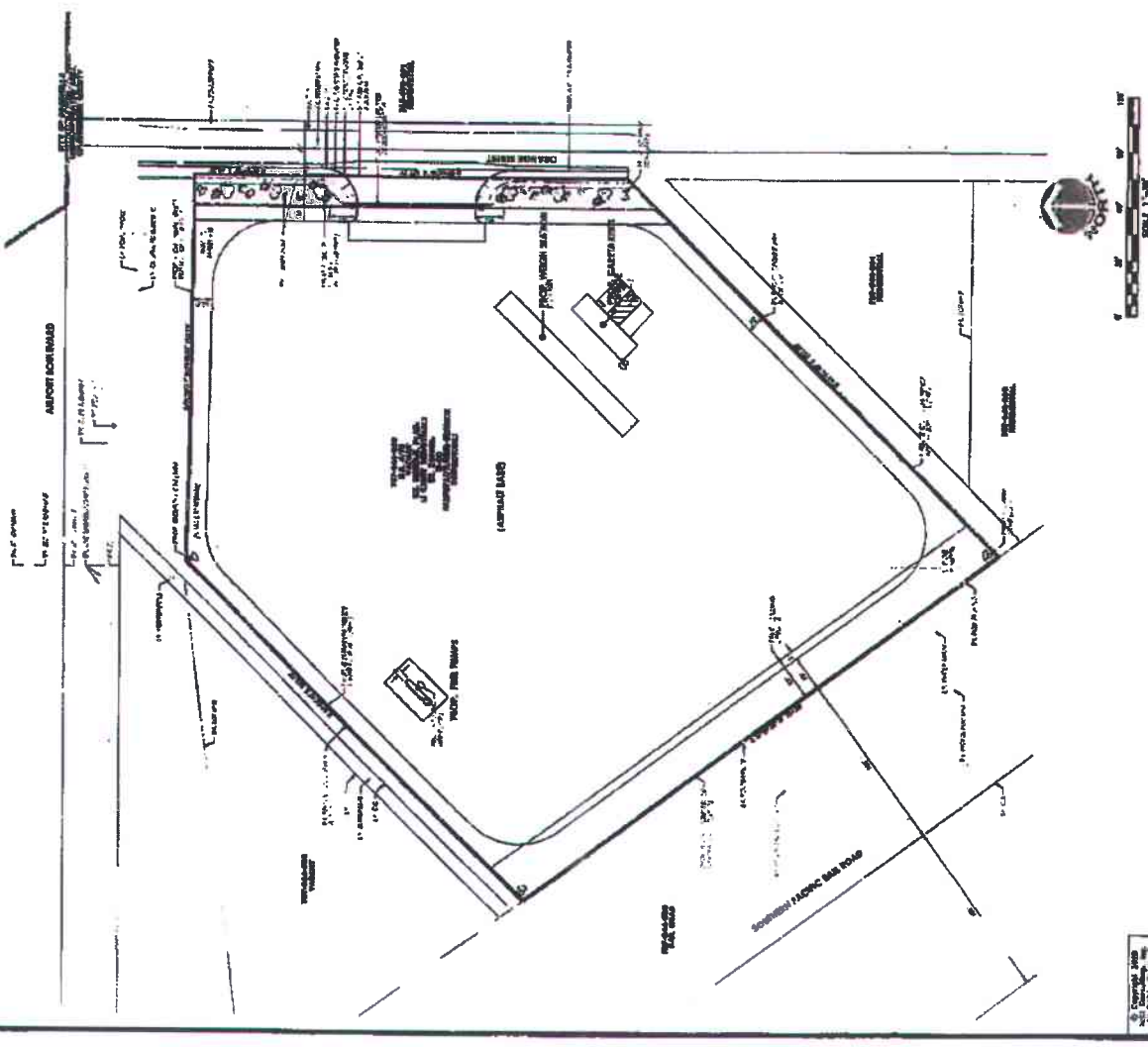


- APPENDIX**
- 1. PHOTOGRAPHS
  - 2. AERIAL PHOTOGRAPHS
  - 3. AERIAL PHOTOGRAPHS
  - 4. AERIAL PHOTOGRAPHS
  - 5. AERIAL PHOTOGRAPHS
  - 6. AERIAL PHOTOGRAPHS
  - 7. AERIAL PHOTOGRAPHS
  - 8. AERIAL PHOTOGRAPHS
  - 9. AERIAL PHOTOGRAPHS
  - 10. AERIAL PHOTOGRAPHS



**PLANT SCHEDULE**

ITEM	DESCRIPTION	QUANTITY	UNIT
1	GRAVEL	1000	CU YD
2	ASPHALT	1000	CU YD
3	CONCRETE	1000	CU YD
4	STEEL	1000	CU YD
5	WOOD	1000	CU YD
6	LANDSCAPING	1000	CU YD
7	PAINT	1000	CU YD
8	UTILITIES	1000	CU YD
9	DEMOLITION	1000	CU YD
10	FOUNDATION	1000	CU YD
11	ROOFING	1000	CU YD
12	MECHANICAL	1000	CU YD
13	ELECTRICAL	1000	CU YD
14	PLUMBING	1000	CU YD
15	HEATING	1000	CU YD
16	Cooling	1000	CU YD
17	Interior Finishes	1000	CU YD
18	Exterior Finishes	1000	CU YD
19	Site Work	1000	CU YD
20	Final Clean	1000	CU YD

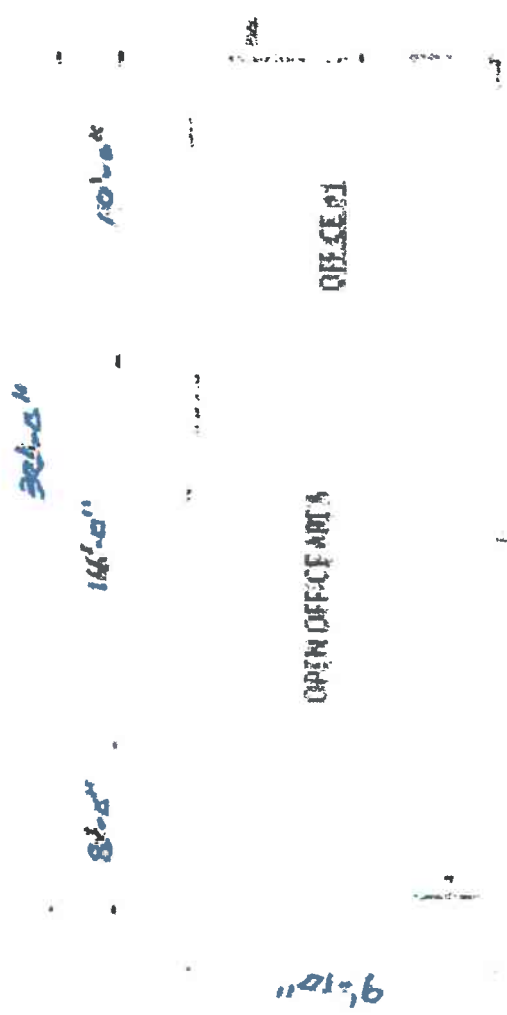


**MSA CONSULTING, INC.**  
 1000 N. LAKE STREET, SUITE 100  
 CHICAGO, ILLINOIS 60610  
 TEL: 312.467.1000  
 FAX: 312.467.1001  
 WWW.MSA-CONSULTING.COM

**10 x 32 Mobile Office Trailer with 1 Restroom**

Pac-Van works with you to learn your needs and find you the most functional interior layout for your construction office trailer or mobile office

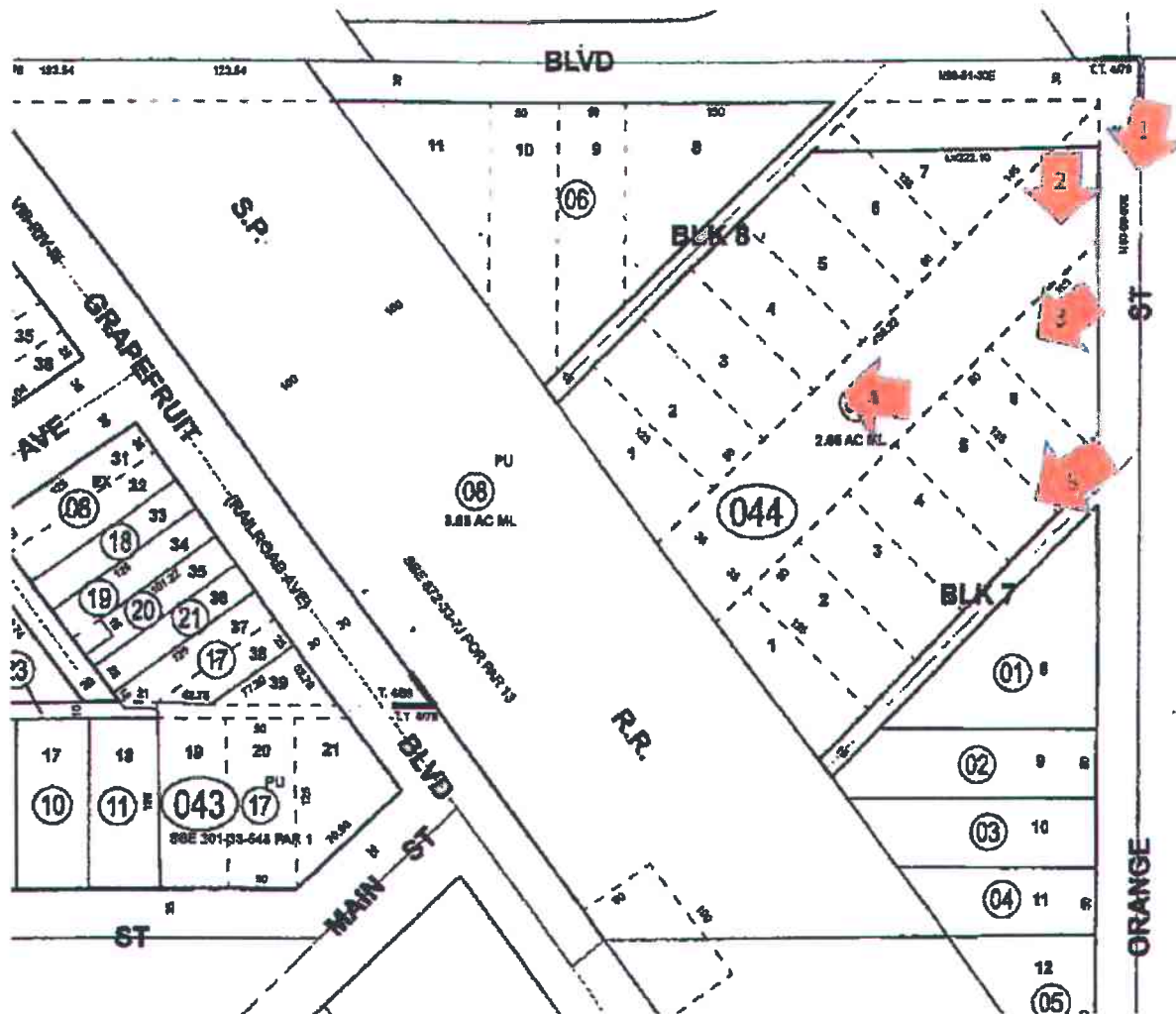
- 10'x32' - 320 sq. ft.
- Allow 4' for nose (hitch)
- 10X14' open and 10x12' private office areas
- Handicapped accessible restroom
- 125 amp electric service, 120/240 volt, single phase
- HVAC - 2 ton A/C



- through wall w/ 10 kw heat strip
- NEMA 3R J-box w/ 3/4" conduit stubbed to ceiling cavity
- Hard wired single ganged J-box for water heater attachment
- (2) standard 36" door opening
- Standard 2x4' recessed fluorescent lighting
- 1/8" vinyl commercial tile throughout
- 1/4" sandstone birch paneling
- 60X36" fold down plan table
- (5) horizontal sliding windows with aluminum mini-blinds and security bars
- 10' of laminate desk space







- Photo #1 Frontage on Orange Street
- Photo #2 Looking south from NE corner
- Photo #3 Looking WSW
- Photo #4 Looking NW from center of site
- Photo #5 Panoramic view of site





Photo #1 - Frontage on Orange Street



Photo #2 - Looking south from NE corner



Photo #3 - Looking WSW



Photo #4 - Looking NW from center of site



Photo #5 - Panoramic view of site

**COUNTY OF RIVERSIDE**  
**ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**Environmental Assessment (CEQ / EA) Number:** CEQ190056  
**Project Case Type (s) and Number(s):** CUP190004  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501  
**Contact Person:** Jay Olivas, Project Planner  
**Telephone Number:** 760-863-7050  
**Applicant's Name:** Villa Park Trucking, Inc  
**Applicant's Address:** 2301 E Francis Street, Ontario, CA 91761

**I. PROJECT INFORMATION**

**Project Description:** Conditional Use Permit No. 190004 proposes a private truck storage yard to fuel and weigh a private fleet while providing parking for two (2) to four (4) semi-trailer trucks and approximately 4 to 8 sets of agricultural trailers at the facility during the citrus harvest in the Coachella Valley. The project will also include a 480 square-foot office trailer, an above ground diesel fuel storage tank containing up to 10,000 gallons with one (1) fuel pump/dispenser, a 12-foot by 100-foot weigh station; and metal storage container(s). The typical hours of operation will be between the hours of 7:00 a.m. and 5:00 p.m. during both peak (October-April) and off peak (May-September) seasons. No use is expected outside of the hours of operation. The project site will include motion activated security lighting. The Orange Street frontage will include a block wall with an automatic wrought iron gate and the remaining perimeter of the site will be a chain link fence to maintain visibility into the property. The above-ground diesel fuel tank will be self-contained and will only be for the use of Villa Park Trucking.

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

**B. Total Project Area:** 2.66 Acres

<b>Residential Acres:</b> 0	<b>Lots:</b> 0	<b>Units:</b> 0	<b>Projected No. of Residents:</b> 0
<b>Commercial Acres:</b> 0	<b>Lots:</b> 0	<b>Sq. Ft. of Bldg. Area:</b> 0	<b>Est. No. of Employees:</b> 0
<b>Industrial Acres:</b> 2.66	<b>Lots:</b> 1	<b>Sq. Ft. of Bldg. Area:</b> 480	<b>Est. No. of Employees:</b> 10
<b>Other:</b> 0			

**C. Assessor's Parcel No(s):** 757-044-009

**Street References:** Westerly of Orange Street, southerly of Airport Boulevard and easterly of the Union Pacific Railroad tracks.

**D. Section, Township & Range Description or reference/attach a Legal Description:** T6S R8E Section 22

**Brief description of the existing environmental setting of the project site and its surroundings:** The Property interior is characterized by a vacant and leveled condition with a prevalence of aggregate and gravel groundcover deposited from prior activities. Vegetation presence is relatively sparse, with most of it occurring along the easterly edge of the Property. The project is not located within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan.

Prior to 1997, a former use of the site involved a transportation maintenance yard with fuel underground storage tanks operated by the Riverside County Road and Survey Department. From 1988 and 1997, Riverside County engaged in Leaking Underground Storage Tank cleanup and remediation efforts under the oversight of the Riverside County Department of Environmental Health and Colorado River Regional Water Quality Control Board. By 1997, the site investigation, fuel tank removal, contaminated

soil removal, monitoring well installation, monitoring well removal, and other associated remedial actions were deemed satisfactory to the governing agencies, resulting in a cleanup case closure with no further required action or established land use controls. After the maintenance yard closure and demolition, the Property was used as a temporary construction staging yard for the Airport Boulevard (Avenue 56) Grade Separation Project (Project Number A6-0241) by County of Riverside Transportation Department. This temporary use was authorized and covered under NPDES Construction General Permit (WDID 733C368991) from February of 2014 to August of 2016. As such, the temporary operation involved the implementation of a Storm Water Pollution Prevention Plan (SWPPP). Upon completion of the grade separation project, the Property was cleared and treated to satisfy SWRCB criteria for permit closure, resulting in the condition presently observed.

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

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

- 1. Land Use:** The proposed project has a Land Use Designation of Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) per the General Plan Land Use Element. The proposed private truck storage yard shall include buffering to the extent possible including landscaping to address potential visual impacts to adjacent properties which include Rural Residential and Commercial Retail properties along the westerly boundary.
- 2. Circulation:** The project has adequate circulation to the site such as from Airport Boulevard and Orange Street and is therefore consistent with the Circulation Element of the General Plan. Sufficient public street right-of-way along Airport Boulevard shall be conveyed for public use to provide for a 76-foot half-width right-of-way. The proposed project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
- 4. Safety:** The proposed project is within an area that has a high susceptibility to liquefaction and is within an area of documented subsidence. Subsidence is expected to be a less than significant impact and liquefaction is expected to be a less than significant impact based on County Geologic Report No. 200001 due to flat nature of the site and soils underlying the site which have very low expansion potential, in conformance with Advisory Notification Document (AND) Planning-GEO. 1, and site improvements such as with asphalt which resist liquefaction. The project is not located within a fault zone or high fire hazard zone.
- 5. Noise:** Sufficient measures against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
- 6. Housing:** The project is for a private truck storage yard and the Housing Element Policies do not apply to this project.
- 7. Air Quality:** The proposed project is in conformance with the Air Quality Element of the General Plan. The proposed project has been conditioned to control any fugitive dust during grading and construction activities and will be required to meet all other applicable Air Quality Element policies.

- 8. Healthy Communities:** Land use patterns are critical to the health and well-being of residents because they affect such things as levels of physical activity, access to nutritious food, and the creation and exposure to pollutants. Healthy land use patterns can be achieved by encouraging infill, focusing development in mixed use districts and along major transit corridors, avoiding leap frog development, constructing a diverse mix of uses throughout Riverside County and encouraging land use patterns that promote walking, bicycling and transit use. The proposed project is consistent with this element of the General Plan.
- 9. Environmental Justice (After Element is Adopted):** Not adopted
- B. General Plan Area Plan(s):** Eastern Coachella Valley Area Plan
- C. Foundation Component(s):** Community Development
- D. Land Use Designation(s):** Light Industrial (LI) (0.25 – 0.60 Floor Area Ratio)
- E. Overlay(s), if any:** Not Applicable
- F. Policy Area(s), if any:** Not Applicable
- G. Adjacent and Surrounding:**
- 1. General Plan Area Plan(s):** Eastern Coachella Valley Area Plan
  - 2. Foundation Component(s):** Community Development; Rural; Open Space
  - 3. Land Use Designation(s):** Light Industrial, Rural Residential; Commercial-Retail, Open-Space Water, Medium High Density Residential, Medium Density Residential
  - 4. Overlay(s), if any:** Not Applicable
  - 5. Policy Area(s), if any:** Not Applicable
- H. Adopted Specific Plan Information**
- 1. Name and Number of Specific Plan, if any:** N/A
  - 2. Specific Plan Planning Area, and Policies, if any:** N/A
- I. Existing Zoning:** Manufacturing-Service Commercial (M-SC)
- J. Proposed Zoning, if any:** Not Applicable
- K. Adjacent and Surrounding Zoning:** Manufacturing-Service Commercial (M-SC)

**II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**III. DETERMINATION**

On the basis of this initial evaluation:

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

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

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

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1)

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

JAY T. OLIVAS  
Signature

November 10, 2020  
Date

Jay T. Olivas, Project Planner

For: Charissa Leach, P.E.  
Interim Director Transportation & Land  
Management Agency

Printed Name



**IV. ENVIRONMENTAL ISSUES ASSESSMENT**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project.				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Figure C-8 "Scenic Highways"

**Findings of Fact:**

a) The General Plan indicates that the project is not located within or visible from a designated scenic highway corridor. The proposed private truck storage yard on 2.66 acres is located approximately one-third (1/3) of a mile from State Highway 86 Expressway to the east, and is not visible from it. No impacts are expected.

b) It has been determined that the proposed project will not obstruct any prominent scenic vistas. However, the nature of the proposed truck storage lot may be aesthetically offensive when open to public view from adjoining streets such as from Airport Boulevard and Orange Street. To minimize this potential impact, the project has been designed with buffering including perimeter fencing, native material around the outer perimeter and desert landscaping such as along Orange Street which will allow the project to blend in with the surrounding setting. With the incorporation this enhanced landscaping, impacts are less than significant.

c) Refer to response 1 b) above. The project is located in a urbanized area with land use designation of Light industrial in the unincorporated community of Thermal. Due to proposed Project for private truck storage yard with perimeter buffers and desert landscaping, less than significant visual impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

---

**2. Mt. Palomar Observatory**

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

---

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

Findings of Fact:

a) There will be no impact to Mt. Palomar Observatory due to the site not being within the Mt. Palomar impact area. The project is over 46 miles northeast of the Palomar Observatory. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

---

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

---

Source(s): On-site Inspection, Project Application Description

Findings of Fact:

a-b) The Project proposes one (1) security light that will be motion activated that will be shielded from any neighboring properties according to the Applicant's description. Surrounding land uses include one family dwellings, vacant land, commercial and industrial buildings. The project is not anticipated to expose residential property to unacceptable light levels since security lighting is limited to a single motion activated light. Additionally the project is conditioned for any outside lighting to be hooded/directed to not shine onto adjoin properties or right of ways as outlined under the Advisory Notification Document (AND) Planning.10-Lighting Hooded/Directed. Impacts will be less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

**AGRICULTURE & FOREST RESOURCES** Would the project.

**4. Agriculture**

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

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

**Source(s):** Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials

**Findings of Fact:**

a) The project is not affected by agriculture programs and land use standards of the Riverside County General Plan. The project site is designated as "other lands". The site has no existing agriculture uses and no impacts are expected.

b) The project will not conflict with existing agriculture uses since no existing agriculture use is located on the 2.66 acre site. The site is also not subject to the Williamson Act or is within a Riverside County Agriculture Preserve. Therefore, there is no impact.

c) The project is not adjacent to, or within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). Therefore, there is no impact.

d) The project does involve changes to the existing environment that results in conversion of Farmland to non-agricultural use since the land is considered other lands and is currently vacant with prior clearing/disturbance. Therefore no impact is expected.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**5. Forest**

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," Project Application Materials

**Findings of Fact:**

a-c) The project is not located within forest land. No forest land occurs within the project region. There will be no impact to any forest resources.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>AIR QUALITY</b> Would the project				
<b>6. Air Quality Impacts</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), SCAQMD CEQA Air Quality Handbook, Air Quality and Greenhouse Gas Report, dated October 2019, by Terra Nova Planning & Research, Inc.

**Findings of Fact:**

a) A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2016 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 South Coast Air Quality Management District CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2016 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

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

(1) The proposed project within the Salton Sea Air Basin will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated by the CalEEMod analysis conducted for the proposed site; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project involves proposed entitlement for conditional use permit for a private truck storage yard that is required to comply with required Dust Control, California Building Codes and road improvements and trucks/vehicles with smog certifications, and project impacts are considered less than significant with these measures.

b) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or projected air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the SCAQMD. Both the state of California (state) and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (O3), carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), inhalable particulate matter with a diameter of 10 microns or less (PM10), fine particulate matter with a diameter of 2.5 microns or less (PM2.5), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement measures that will bring the region into attainment. The table below titled South Coast Air Basin Attainment Status – Riverside County summarizes the attainment status in the project area for the criteria pollutants. Discussion of potential impacts related to short-term construction impacts and long-term area source and operational impacts are presented below.

South Coast Air Basin Attainment Status – Riverside County

Pollutant	Federal	State
O <sub>3</sub> (1-hr)	No Data	Nonattainment
O <sub>3</sub> (8-hr)	Nonattainment	Nonattainment
PM <sup>10</sup>	Attainment	Nonattainment
PM <sup>2.5</sup>	Nonattainment	Nonattainment
CO	Unclassified/Attainment	Attainment
NO <sub>2</sub>	Unclassified/Attainment	Attainment
SO <sub>2</sub>	Attainment	Attainment
Pb	Unclassified/Attainment	Attainment

Source: CalEPA Air Resources Board. State and National Area Designation Maps. 2013.

Assuming build-out of the site with private truck storage yard, the proposed project would result in construction-related and operational emissions of criteria pollutants and toxic air contaminants. A project may have a significant impact if project-related emissions exceed federal, state, or regional

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

standards or thresholds, or if project-related emissions will substantially contribute to existing or project air quality violations.

**Construction Emissions**

Construction of the proposed Project is assumed to occur over a two-month period starting in early 2020. Construction-related criteria pollutant emissions will be temporary and will end once construction is complete. The Project would result in approximately 2.18 acres of aggregate base and include a 480 square foot office trailer. A fueling and weigh station would also be constructed and operated on the site. Compliance is required with SCAQMD Rule 461 for Benzene and Rule 2588 air toxic program shall be required as applicable including any applicable AQMD permit to operate a fuel pump. According to the preliminary grading plan, construction would require the export of approximately 4,284 cubic yards of surplus earthen material.

The following table describes pollutant emissions during construction of the proposed Project. Data represent maximum daily emissions expected over the 2-month buildout period.

**Construction Emissions Summary  
Proposed Project  
(lbs./day)**

	CO	NOx	ROG	SOx	PM10	PM2.5
Max. Daily Emissions	31.17	32.46	8.67	0.05	4.35	2.58
<b>SCAQMD Threshold*</b>	<b>550.00</b>	<b>100.00</b>	<b>75.00</b>	<b>150.00</b>	<b>150.00</b>	<b>55.00</b>
<b>Exceeds Threshold</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

*Source: CalEEMod Version 2016.3.2. See Appendix A for detailed tables. Value shown represents the average emissions of summer and winter outputs. \* Source: "SCAQMD Air Quality Significance Thresholds" prepared by SCAQMD.  
Note: PM10 and PM2.5 emissions are shown as "mitigated" in the CalEEMod output tables in App A; however, the mitigation used is standard dust control requirements, such as watering exposed onsite soil 2 times per day.*

As shown in the table above, SCAQMD daily thresholds for CO, NOx, ROG, SOx, PM10 and PM2.5 will not be exceeded during construction of the proposed Project. Impacts will be less than significant with mitigation incorporated.

**Sensitive Receptors**

The purpose of analyzing Localized Significance Thresholds (LST) is to determine whether a project may generate significant adverse localized air quality impacts to the nearest exposed individual or sensitive residences, hospitals, day care facilities, and elderly care facilities.

Analysis of LSTs by a local government is voluntary and is designed for projects that are less than or equal to five acres. The maximum area of disturbance associated with buildout of the proposed Project is approximately 2.6 acres, and it is assumed that buildout would occur over the course of two months. LST threshold criteria are for projects of 1-, 2-, or 5 acres in size. Although the total project area is greater than 2 acres, the 2-acre criteria is used because it will provide a more stringent threshold compared to the 5-acre thresholds, and demonstrate worst-case scenario.

The Mass Rate Look-Up tables for LSTs were used to determine if the proposed Project would have the potential to generate significant adverse localized air quality impacts during construction. The LST for Source Receptor Area (SRA) 30 (Coachella Valley) was used to determine LST emission thresholds. The distance from the emission source and the maximum daily site disturbance also determines emission thresholds. The nearest sensitive receptors are residences located immediately southeast of

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

the project site. Therefore, for analysis purposes, the worst-case scenario of a sensitive receptor being within 25 meters was used.

The following table shows that LST thresholds are not expected to be exceeded for any criteria pollutant during construction. Therefore, impacts to sensitive receptors will be less than significant.

**Localized Significance Thresholds  
25 Meters, 2 Acres  
(lbs per day)**

	CO	NOx	PM10	PM2.5
Construction	31.17	32.46	4.35	2.58
<b>LST Threshold</b>	<b>1,299</b>	<b>191</b>	<b>7</b>	<b>5</b>
<b>Exceed</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source of Emission Data: CalEEMod Version 2016.3.2, see Appendix A.  
Source of LST Threshold: LST Mass Rate Look-up Table, 25 meters, 2 acres, SCAQMD.

**Operational Emissions**

Operational emissions are those released over the long-term life of the proposed Project. They include emissions generated by area, energy, and mobile sources. Area sources include consumable products, such as building maintenance and cleaning supplies, and restroom supplies. Energy sources include the direct and indirect use of fossil fuels for energy, including natural gas and electricity use in buildings, parking lot lighting, and ventilation equipment. Mobile emissions are generated by motor vehicle trips.

The following table describes pollutant emissions during operation of the proposed Project. Data represent maximum daily emissions. It is assumed that 30 vehicle trips were taken per day with a range of up to 120 miles (Thermal to Orange, CA), resulting in approximately 1,070,000 annual vehicle miles traveled. As shown in the table below, Project-generated operational emissions will not exceed SCAQMD thresholds for any criteria pollutants and impacts are expected to be less than significant.

**Operational Emissions Summary  
Proposed Project: Typical Operation vs. Special Events  
(lbs./day)**

	CO	NOx	ROG	SOx	PM10	PM2.5
Area	0.00	0.00	0.06	0.00	0.00	0.00
Energy	0.00	0.00	0.00	0.00	0.00	0.00
Mobile	8.74	3.75	0.39	0.03	2.33	0.64
<b>TOTAL:</b>	<b>8.74</b>	<b>3.75</b>	<b>0.45</b>	<b>0.03</b>	<b>2.33</b>	<b>0.64</b>
<b>SCAQMD Threshold*</b>	<b>550.00</b>	<b>100.00</b>	<b>75.00</b>	<b>150.00</b>	<b>150.00</b>	<b>55.00</b>
<b>Exceeds Threshold</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod Version 2016.3.2. See Appendix A for detailed tables. Value shown represents the average emissions of summer and winter outputs.

\* Source: "SCAQMD Air Quality Significance Thresholds" prepared by SCAQMD.

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

**Health Impacts**

As shown in the above tables, construction and operation of the Project will result in criteria pollutant emission that are below the SCAQMD significance thresholds, and neither of the phases would violate any air quality standard or contribute substantially to an existing or projected air quality violation.

With today's technology, it is not scientifically possible to calculate the degree to which exposure to various levels of criteria pollutant emissions will impact an individual's health. There are several factors that make predicting a Project-specific numerical impact difficult:

- Not all Individuals will be affected equally due to medical history. Some may have medical predispositions, and diet and exercise levels tend to vary across a population.
- Due to the dispersing nature of pollutants it is difficult to locate and identify which group of individuals will be impacted, either directly or indirectly.
- There are currently no approved methodologies or studies to base assumptions on, such as baseline health levels or emission level-to-health risk ratios.

Due to the limitations described above, the extent to which the Project poses a health risk is believed to be low; however, uncertainty is unavoidable. It is anticipated that impacts associated with all criteria pollutants will be less than significant overall, and that health effects will also be less than significant.

c) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include but are not limited to long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, schools, playgrounds, child care centers, and athletic facilities. The proposed development would not be located within one mile of an existing substantial point source emitter as none are known to exist in the immediate area. Therefore, the project would not result in the construction of a sensitive receptor near a point source emitter less than significant impacts would occur.

d) The Project presents the potential for generation of objectionable odors in the form of diesel exhaust during construction and operations in the immediate vicinity of the project site. Impacts of construction-operation related odors cannot be quantified because it is subjective to each person's sensitivity to smell. Recognizing the short-term duration and quantity of emissions in the Project area, and the relatively moderate number of nearby residences, approximately 30 dwelling units within 600-foot radius, approximately 100 people would be exposed to these odors. Although not significant in numbers of people, being bothered by odors to just one person can be a nuisance. Odors due to exhaust from construction vehicles and equipment will be short-term and negligible. Further, construction activities would primarily occur during daytime hours and SCAQMD Rule 1108 identifies standards regarding the application of asphalt for the truck parking for 2-4 semi-trucks. Adherence to the standards identified in these SCAQMD Rules would reduce temporary odor impacts to a less than significant level. Therefore, less than significant impacts will occur due to exposure of a substantial number of people to objectionable odors.

Mitigation: Implementation of the following standard dust control requirement will further serve to limit construction related air emissions.



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

Dust Control Plan: SCAQMD Rule 403.1 SCAQMD Rule 403 (403.1 specific to the Coachella Valley): A Dust Control Plan shall be prepared and implemented by all contractors during all construction activities, including ground disturbance, grubbing, grading, and materials import and export. Said plan shall include but not be limited to the following best management practices:

- Treated and stabilized soil where activity will cease for at least four consecutive days;
- All construction grading operations and earth moving operations shall cease when winds exceed 25 miles per hour;
- Water site and equipment morning and evening and during all earth-moving operations;
- Operate street-sweepers on impacted paved roads adjacent to site;
- Establish and strictly enforce limits of grading for each phase of construction;
- Wash off trucks as they leave the project site to control fugitive dust emissions
- Cover all transported loads of soils, wet materials prior to transport, provide freeboard (space from the top of the material to the top of the truck) to reduce PM10 and deposition of particulate matter during transportation
- Use track-out reduction measures such as gravel pads at project access points to minimize dust and mud deposits on roads affected by construction traffic.

**Monitoring:** Monitoring to be provided by SCAQMD and the Riverside Department of Building and Safety.

**BIOLOGICAL RESOURCES** Would the project:

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

**Findings of Fact:**

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is within the Coachella Valley Multiple Species Habitat Conservation Plan Area (CVMSHCP), however, it is not located within a conservation area of that plan. No conflicts or impacts would occur.

The project shall be required to pay CV-MSHCP fees in accordance with Ordinance No. 875 in order to be consistent with the plan and is a standard requirement (COA 90.Planning.2).

For these above reasons, the proposed project will have a less than significant impact.

b-c) Disturbance of any nesting bird habitat shall be avoided from February 1<sup>st</sup> thru August 31<sup>st</sup>, otherwise a Migratory Bird Treaty Act nesting bird survey shall be conducted prior to issuance of a grading permit, and the results of this presence/absence survey be provided in writing to the Environmental Programs Division. The project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no impact.

e-f) The project site does not contain riverine/riparian areas, vernal pools or other water bodies. Therefore, there is no impact.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because none apply to the project site or the types of biological resources present on site. Therefore, there is no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**CULTURAL RESOURCES** Would the project:

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

**Source(s):** On-site Inspection, Project Application Materials, (CRM TECH Contract Number 3540, survey of previous site studies, dated September 20, 2019)

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

**Findings of Fact:**

a-b) There are no known historic sites or historic structure on the project site based on review by the County Archaeologist and prior Phase I Cultural Resources Report conducted on the property. The project therefore does not propose the disturbance of a known historic site or the demolishing of any known historic structures. The project will not cause a substantial adverse change in the significance of a known historical resource as defined in California Code of Regulations, title 14, Section 15064.5. No impacts are anticipated.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

**Source(s):** On-Site Inspection, Project Application Materials, (CRM TECH Contract Number 3540, survey of previous site studies, dated September 20, 2019)

**Findings of Fact:**

a-b) There are no known archaeological resources at the project site, and any ground disturbing activities are limited to site grading consisting of approximately 4,284 cubic yards of cut and asphalt paving for the proposed private truck storage yard. In 1990 and 2012, the project area was included in two large-scale overview studies, (Van Horn et al. 1990; Mirro 2012). Within the one-mile scope of the records search, EIC records show at least 33 other previous studies on various tracts of land and linear features, including several linear surveys along Airport Boulevard, Orange Street, and/or the Union Pacific Railroad, which forms the southwestern project boundary. In all, more than half of the land within the scope of the records search has been surveyed, resulting in the identification of 23 historical/archaeological sites and eight isolates (i.e., localities with fewer than three artifacts). Based on the locations of these sites and isolates, none of them is likely to receive any impact from the proposed project.

If, however, during ground disturbing activities, unique archaeological resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find (COA 60.Planning-CUL. 2). This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) There is no record of any cemetery or human remains onsite, and they are unlikely to be encountered. However, during any ground-disturbing activity, there may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section

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

7050.5 if human remains are discovered during ground disturbing activities. This is a standard condition and not considered mitigation for CEQA purposes. No impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**ENERGY** Would the project:

**10. Energy Impacts**

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

Findings of Fact:

a-b) The proposed project would primarily increase electrical usage at a minor level with due to the limited energy consumption by the office trailer (used only when someone is on site), a pump for the one diesel fuel dispensary and one security light that is motion activated. The proposed project would develop the site in a manner consistent with the County's General Plan land use designations for the property, and energy demands associated with the proposed project are addressed through long range planning by energy purveyors and can be accommodated as they occur. Therefore, project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause any significant environmental effects.

The State of California regulates energy consumption under Title 24 of the California Code of Regulations with efficiency standards. Due to the project's required compliance with these, the development and operation of the proposed project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GEOLOGY AND SOILS** Would the project directly or indirectly:

**11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**

a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

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

**Source(s):** Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Geotechnical Investigation by Sladden Engineering, dated October 17, 2019 (County Geologic Report No. 200001)

**Findings of Fact:**

a) According to RCLIS (GIS database) and County Geologic Report No. 200001, the proposed project is not located within a fault or special studies zone. Based on further review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing or trending toward the subject site that would expose people to structures to potential substantial adverse risks. The San Andreas Fault Zone occurs approximately 2.6 miles northeast of the Subject Property. In addition, the site is not located within one-half mile from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low and no impacts are expected.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**12. Liquefaction Potential Zone**

a) Be subject to seismic-related ground failure, including liquefaction?

**Source(s):** Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geotechnical Investigation by Sladden Engineering, dated October 17, 2019 (County Geologic Report No. 200001)

**Findings of Fact:**

a) According to the County Geologic Report No. 200001 and review by the County Geologist, the potential for liquefaction is high at this site, however, no fissures or other surficial evidence of subsidence were observed at or near the subject site as indicated by AND Planning-GEO.1. Seismic settlement calculations were performed-utilizing a magnitude of 7.34 (USGS, 2019) and peak ground acceleration of 0.784g (PGAM). Groundwater depths were determined to be approximately 5 feet bgs. (CVCWD, 1975) Calculations indicate potential total seismic settlements of up to 3.37 inches for BH-1. The potential seismically related differential settlements are expected to be less than 2 inches. Based upon the general uniformity of the soil and groundwater conditions underlying the site, the maximum differential settlement to occur over a horizontal distance of approximately 200 feet. The potential seismic settlements should be considered in design of any permanent structures. Since the project is required to be in compliance with California Building Code as applicable, impacts from liquefaction would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

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

**Source(s):** Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geotechnical Investigation by Sladden Engineering, dated October 17, 2019

**Findings of Fact:**

a) According to GEO200001, the site could be subject to strong ground shaking that may result from earthquakes on local to distant sources. The site has been subjected to past ground shaking by faults that traverse through the region. Strong seismic shaking from nearby active faults is expected to produce strong seismic shaking during the design life of the proposed project. A probabilistic approach was employed to estimate the peak ground acceleration (am) that could be experienced at the site. Based on the USGS Unified Hazard Tool (USGS, 2019) and shear wave velocity (Vs30) of 259 tal», the site could be subjected to ground motions on the order of 0.53g. The peak ground acceleration at the site is judged to have a 475 year return period and a 10 percent chance of exceedance in 50 years.

California Building Code (CBC) requirements pertaining to the project will reduce the potential impact to less than significant. As CBC requirements are applicable to all related development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**14. Landslide Risk**

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

**Source(s):** On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Geotechnical Investigation by Sladden Engineering, dated October 17, 2019

**Findings of Fact:**

a) The site is located on relatively flat ground and not immediately adjacent to any slopes or hillsides. Therefore the risks associated with slope instability should be considered "negligible". No impacts will occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**15. Ground Subsidence**

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

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

**Source(s):** Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," Geotechnical Investigation by Sladden Engineering, dated October 17, 2019

**Findings of Fact:**

a) According to GIS database, the site is located in an area susceptible to subsidence. However, County Geologist review concluded that no subsidence was in the immediate area with no fissures or surficial evidence of subsidence observed at or near the project site. No impacts are expected.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**16. Other Geologic Hazards**

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

**Source(s):** On-site Inspection, Project Application Materials, Geotechnical Investigation by Sladden Engineering, dated October 17, 2019

**Findings of Fact:**

a) Because the site is situated at an elevated inland location and is not immediately adjacent to any impounded bodies of water or known volcanic hazards, risk associated with seiches, mudflows or volcanic hazards is considered negligible. No impacts are expected.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**17. Slopes**

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

**Source(s):** Riv. Co. 800-Scale Slope Maps, Project Application Materials, Geotechnical Investigation by Sladden Engineering, dated October 17, 2019

**Findings of Fact:**

a) The project will not significantly change the existing topography on the subject site. The 2.66 acre site is generally flat with no significant topographical changes anticipated during grading which is estimated to be approximately 4,284 cubic yards of cut and 31-cubic yards of fill. Elevation contours

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

range from approximately 382-feet to 384-feet. The Department of Building and Safety will review any grading plans to assure compliance with the California Building Code. Less than significant impacts will occur.

b-c) Additionally, no cut or fill slopes greater than 2:1 or higher than 10 feet will occur with the project, and, the project will not result in grading that affects or negates subsurface sewage disposal systems due to existing domestic sewer lines that will connect directly with proposed modular office. Therefore, no impacts will occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

18. Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Soils Report

**Findings of Fact:**

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. The site contains artificial fill soil consisting primarily of silty sand (SM) to depths generally less than 4 feet bgs. Underlying the artificial fill soil native alluvial horizons were encountered to the maximum explored depth of 51 feet bgs. In general, granular horizons consist of grayish brown, slightly moist to wet, loose to dense silty sand (SM) and sand (SP). Cohesive layers generally consist of olive brown, moist to wet sandy clay (CL/CH) that exhibited medium to high plasticity characteristics.

Implementation of Best Management Practices (BMPs) would prevent any impacts from rising to a level of significance. BMPs are standard requirements that do not constitute mitigation pursuant to CEQA. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to utility related development will prevent any impacts from rising to a level of significance. As CBC requirements are applicable to all development and do not constitute mitigation pursuant to CEQA. Impacts would be less than significant.

c) The project is for a private truck storage yard and will not require the use of septic tanks or alternative waste water disposal systems. The project will have no impact.



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

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>19. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be Impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

**Source(s):** Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

**Findings of Fact:**

a) The site is not located within a documented blowsand area. Best management practices and County requirements such as (but not limited to) watering the site during construction activities would reduce impacts to less than significant levels.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>GREENHOUSE GAS EMISSIONS</b> Would the project				
<b>20. Greenhouse Gas Emissions</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials, Air Quality and Greenhouse Gas Report, dated October 2019, by Terra Nova Planning & Research, Inc.

**Findings of Fact:**

a) The project is for a private truck storage yard with total Coe2E of approximately 92.10 metric tons according to GHG analysis including table provided, which is less than 3,000 metric tons significant threshold. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the project will not require an extensive amount of electricity. Therefore, project is not anticipated to generate any significant greenhouse gas emissions, either directly or indirectly, to the environment.

**Greenhouse Gas Emissions**

The Project will generate GHG emissions during both construction and operation. As described above, the California Emissions Estimator Model (CalEEMod) Version 2016.3.2 was used to quantify air quality emission projections, including greenhouse gas emissions.

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

**Construction Emissions**

Construction activities will result in short-term GHG emissions associated with operation of construction equipment, employee commute, material hauling, and other ground disturbing activities. As shown in the table below, the Project will generate 92.10 metric tons of CO<sub>2</sub>e during the 2-month construction period. There are currently no construction related GHG emission thresholds for projects of this nature. To determine if construction emissions will result in a cumulative considerable impact, buildout GHG emissions were amortized over a 30-year period and added to annual operational emissions to be compared to applicable GHG thresholds.

**Operation**

At buildout, there are five emission source categories that will be contributing either directly or indirectly to operational GHG emissions, including energy/electricity usage, water usage, solid waste disposal, area emissions (architectural coating off-gassing, for example), and mobile sources. The proposed Project is a private truck parking, fueling, and weighing facility. The following table provides a summary of the projected short-term construction and annual operational GHG generation associated with the Project.

**Projected GHG Emissions Summary  
(Metric Tons)  
Phase/Source CO<sub>2</sub>e  
(MT/YR)**

Construction (Maximum)	90.06
Operational	
Area	0.00
Energy	2.73
Mobile	526.02
Waste	0.22
Water	1.09
Construction: 30 year amortized	3.00
<b>Total Operational</b>	<b>533.06</b>

Buildout construction GHG emissions were amortized over 30-years then added to buildout operational GHG emissions.

Development and operation of the Project would not violate State or Federal air quality standards or substantially contribute to an existing air quality violation in the Salton Sea Air Basin. The Project does not conflict with or obstruct implementation of the SCAQMD Air Quality Management Plan or applicable GHG reduction plans. Nor does the project create objectionable odors affecting a substantial number of people. The Project will adhere to all regulatory requirements to assure that air pollutant emissions generated by the subject undertaking are minimized. Furthermore, the standard dust control requirements are designed to further limit air pollutant emissions resulting from the Project. As such, the proposed Project would have a less than significant impact to air quality and Greenhouse Gas with mitigation incorporated.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases since proposed project which includes a 10,000 gallon above ground diesel fuel tank with dispenser is subject to all federal, state, and local requirements such as, but not limited to, proper fuel nozzles, fuel hoses, safety vent line, grounding safety measures, and spill control pad. Additionally the limited diesel trucks that use the site for parking and fueling are subject to requirements for on-road diesel vehicles, for example, diesel trucks with a gross vehicle weight rating that is 14,001+ lbs. must reduce exhaust emissions by meeting particulate matter (PM) filter

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

requirements and upgrading to newer engines. Any diesel trucks with 2010 engine model year (EMY) or newer will be fully compliant. Therefore, the project will have less than significant impact.

**Mitigation:**

Implementation of the following standard dust control requirement will further serve to limit construction related air emissions.

Dust Control Plan: SCAQMD Rule 403.1 SCAQMD Rule 403 (403.1 specific to the Coachella Valley): A Dust Control Plan shall be prepared and implemented by all contractors during all construction activities, including ground disturbance, grubbing, grading, and materials import and export. Said plan shall include but not be limited to the following best management practices:

- Treated and stabilized soil where activity will cease for at least four consecutive days;
- All construction grading operations and earth moving operations shall cease when winds exceed 25 miles per hour;
- Water site and equipment morning and evening and during all earth-moving operations;
- Operate street-sweepers on impacted paved roads adjacent to site;
- Establish and strictly enforce limits of grading for each phase of construction;
- Wash off trucks as they leave the project site to control fugitive dust emissions
- Cover all transported loads of soils, wet materials prior to transport, provide freeboard (space from the top of the material to the top of the truck) to reduce PM10 and deposition of particulate matter during transportation
- Use track-out reduction measures such as gravel pads at project access points to minimize dust and mud deposits on roads affected by construction traffic.

**Monitoring:** Monitoring will be required by the Department of Building and Safety and Code Enforcement.

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

<b>21. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Source(s):** Project Application Materials, Department of Toxic Substances Control

**Findings of Fact:**

a-b) The project proposes the installation of a 10,000 gallon, above-ground diesel fuel tank for exclusive use of the Applicant. The tank will have one fuel dispensary station that will be operated by the truck drivers employed by the Applicant. California enacted the Aboveground Petroleum Storage Act (APSA) to regulate aboveground storage tanks (ASTs) used for storing crude oil and petroleum products in liquid form. Riverside County through the Department of Environmental Health, Hazardous Materials Management Division augmented the California act to regulate the permitting requirements incorporating provisions in the Uniform Fire Code (UFC) and the Building Code.

**Mitigation:** The Applicant is required to develop a self-certified Spill Prevention, Control, and Countermeasure (SPCC) Plan. The facility is required to meet all of the applicability criteria listed under §112.3(g)(1) of the SPCC rule. The SPCC plan is approved by the Hazardous Materials Management Division of the Department of Environmental Health prior to obtaining a permit for the 10,000 gallon above-ground diesel fuel tank.

**Monitoring:** Monitoring by the Hazardous Materials Management Division of the Riverside County Department of Environmental Health and the Fire Department.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. No impact would occur.

**Mitigation:** No mitigation required.

**Monitoring:** No monitoring required.

d) The project site is approximately 0.21 mile east of John Kelley Elementary School located at 87163 Center Street, Thermal, CA 92274. The project would contain an above ground storage tank containing diesel fuel. The project would be required to develop a self-certified Spill Prevention, Control, and Countermeasure (SPCC) Plan. The facility is required to meet all of the applicability criteria listed under §112.3(g)(1) of the SPCC rule. The SPCC plan is approved by the Hazardous Materials Management Division of the Department of Environmental Health prior to obtaining a permit for the 10,000 gallon above-ground diesel fuel tank. Compliance with this and other federal, state and County regulations would reduce impacts to less than significant levels.

**Mitigation:** Refer to mitigation for threshold a-b) above.

**Monitoring:** Refer to monitoring for threshold a-b) above.

e) The project is not located on a site which is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment. The California Department of Toxic Substance Control EnviroStor Hazardous Waste and Substances Site List (CORTESE) was reviewed on October 28, 2020 and the project site, nor sites in the vicinity were included on the list. No impact would occur.

**Mitigation:** No mitigation required.

**Monitoring:** No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>22. Airports</b>				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

a-d) The project was reviewed by the Riverside County Airport Land Use Commission (File ZAP1047TH19) which concluded that it was consistent with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan, as amended.

**Mitigation:** The project shall comply with the mitigations included in the Riverside County Airport Land Use Commission letter dated August 15, 2019, such as, but not limited to, any use or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator. 2. Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport. 3. Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. 4. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

**Monitoring:** The Departments of Planning and Building and Safety shall monitor as necessary.

**HYDROLOGY AND WATER QUALITY** Would the project.

**23. Water Quality Impacts**

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
of a stream or river or through the addition of impervious surfaces?				
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

a-i) The Hydrology Report dated November 2019 by MSA Consulting, Inc. found that there is no increase in flood volume due to the proposed development. The two retention areas will provide 12,808 cubic feet of storage, reducing the total flood volume leaving the site to 405 cubic feet for the controlling 100-year storm event. Based on a percolation factor of 1 in/hr the basins will de-water within the 72-hour time period prescribed by Vector Control. The project would not impede or redirect flood flows because the retention areas are designed to handle such flows. The chance for a flood hazard, tsunami or seiche is considered remote due to the project's desert location and not being near any large bodies of water. Impacts to water quality are considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

<b>24. Land Use</b>				
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Source(s):** Riverside County General Plan, GIS database, Project Application Materials

**Findings of Fact:**

a-b) There will be no significant environmental impacts due to a conflict with any land use plan, policy, or regulation. The proposed development was presented for informational purposes to the Thermal-Oasis Community Council on January 27, 2020. The project is consistent with the goals and objectives of the Eastern Coachella Valley Area Plan. The project would not disrupt or divide an established community because the project does not propose to build infrastructure such as railways, drainage channels, freeways or facilities that would require an easement. The existing community circulation would remain similar in scope. Less than significant impacts would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**MINERAL RESOURCES** Would the project:

**25. Mineral Resources**

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

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?

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

**Findings of Fact:**

a-c) The project site is not located within a Mineral Resource Area and has no known mineral resources on site. According to the Riverside County General Plan Figure OS-6, Mineral Resource Zones, the project site appears to be located in Mineral Resource Zone (MRZ) – 1. MRZ-1 states that no significant mineral deposits are located within the zone. The site is not located in an area that has abandoned quarries or mines that could potentially expose people or property to hazards. No impacts would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**NOISE** Would the project result in:

**26. Airport Noise**

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

**Findings of Fact:**

a-b) Due to the nature of the parking facility, noise from the Jacqueline Cochran Regional Airport will not impact people visiting the site or during brief periods where someone may be working at the site. Impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>27. Noise Effects by the Project</b>				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"), Project Application Materials

**Findings of Fact:**

a-b) There may be temporary noise during working hours as trucks enter or leave the parking facility. Any noise or ground-borne vibrations will be limited and of short duration as trucks enter or leave the project site. Construction and operational noise generated from the project would be required to comply with County ordinances that regulate noise levels so that any sensitive receptors within the vicinity would not be impacted by noise or vibration. Impacts are considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**PALEONTOLOGICAL RESOURCES:**

<b>28. Paleontological Resources</b>				
a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Figure OS-8 "Paleontological Sensitivity,"

**Findings of Fact:**



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

a) The project is located in an area of high sensitivity (high A) for paleontological resources, however, the project site contains flat topography with prior disturbance and partial improvements such as with abandoned cement pads. Any construction grading that is below a depth of four feet will require construction workers to be aware of the potential for paleontological resources that could be uncovered. Should resources be discovered, the project would be required to contact the Riverside County Geologist and grading would stop until a determination is made about the find. Compliance with this County Condition would reduce impacts to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**POPULATION AND HOUSING** Would the project:

**29. Housing**

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

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

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

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

Findings of Fact:

a-c) The project will not create any additional demand for housing nor cause any unplanned population growth as a result of the parking facility. The proposed Project would develop the site with light industrial uses. No extension of roads or other infrastructure, which could induce population growth, is being proposed. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

**30. Fire Services**

Source(s): Riverside County General Plan Safety Element

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

**Findings of Fact:** The addition of a 10,000 gallon diesel fuel tank on the site may impact the demand for additional fire protection. Compliance with federal, state and County regulations such as the provision of an Emergency Safety Plan that would be reviewed and approved by the Riverside County Fire Department would reduce impacts to less than significant levels including as outlined under AND 15.Fire. Furthermore, the Project would be required to comply with the provisions of the County's Development Impact Fee (DIF) Ordinance (Riverside County Ordinance No. 659), which requires a fee payment to assist the county in providing for fire protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project. Based on the foregoing analysis, implementation of the Project would not result in the need for new or physically altered fire protection facilities, and would not exceed applicable service ratios or response times for fire protection services. Therefore, there would be a less than significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**31. Sheriff Services**

**Source(s):** Riverside County General Plan

**Findings of Fact:** There will be a need to monitor any activity on the side during non-working hours by the Police. The Project would be required to comply with the provisions of the County's DIF Ordinance (Ordinance No. 659), which requires a fee payment to assist the County in providing for public services, including police protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of police protection services. Therefore, there would be a less than significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**32. Schools**

**Source(s):** School District correspondence, GIS database

**Findings of Fact:** There will be no impacts to existing or future school since the parking facility will not increase population in the area. Implementation of the Project would result in the development of a truck parking facility. No housing, which could increase the demand for school services, is being proposed. However, impacts to schools will be mitigated by mandatory school impact fees that will be paid by the applicant. Therefore, impacts are considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

**33. Libraries**

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

**Source(s):** Riverside County General Plan

**Findings of Fact:** There will be no impacts to existing or future library services since the parking facility will not increase population in the area. Implementation of the Project would result in the development of a truck parking facility. No housing, which could increase the demand for library services, is being proposed. However, impacts to library services are mitigated through income generated through property tax payments and development impact fees, which project implementation would contribute to. Impacts would be considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**34. Health Services**

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

**Source(s):** Riverside County General Plan

**Findings of Fact:** There will be no impacts to existing or future population health needs since the parking facility will not increase population in the area. The Project proposes a truck parking facility. No housing, which could increase the demand for health services, is being proposed. However, mandatory compliance with County Ordinance No. 659 requires a development impact fee payment to the County that is partially allocated to public health services and facilities. As such, impacts to public medical facilities and resources associated with the proposed Project would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**RECREATION** Would the project:

**35. Parks and Recreation**

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

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

b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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

c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

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

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

**Findings of Fact:** There will be no impacts to existing or future recreation demands in the area since the parking facility will not increase population in the area. No use of existing neighborhood or regional parks or other recreational facilities are being proposed. According to "Map My County," the Project site is not located within a County Service Area (CSA). The project is not subject to quimby fees. There would be no impacts to parks or recreation.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>36. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include the construction or expansion of a trail system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Figure C-6 Trails and Bikeway System, Eastern Coachella Valley Area Plan Trails & Bikeways System, Figure 9

**Findings of Fact:** There will be no impacts to existing or future trails since the parking facility will not increase population in the area. According to the Eastern Coachella Valley Area Plan Figure 9, *Eastern Coachella Valley Area Plan Trails & Bikeways System*, there are no regional trails planned in the immediate vicinity of the Project site. Accordingly, there would be no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>TRANSPORTATION</b> Would the project.				
<b>37. Transportation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, Project Application Materials

**Findings of Fact:**

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

a) The proposed project is a private truck parking facility for Villa Park Trucking which transports fruits and vegetables from the farm to processing facilities. Total trips are anticipated to be 6-30 trucks trips per day, Monday thru Saturday during the peak season and 0-6 trucks trips during the off season. The typical hours of operation will be between the hours of 7am and 5pm during both peak (Oct-April) and off peak (May-Sept) seasons. There may be periods of time when the storage facility is not in use since the need to transport produce is not required. The number of trips result in a less than significant impact to Airport Boulevard or State Route 86. The project would not conflict with a circulation program, ordinance or policy because the project would be required to meet right-of-way distances along Orange Street and comply with all Improvement Plans at the intersection of Orange Street and Airport Boulevard, extending 300 feet beyond the intersection as recommended by the Department of Transportation. Sidewalks and ADA appropriate ramps shall be installed as necessary at the intersection of Orange Street and Airport Boulevard. These improvements would be reviewed and approved by the Riverside County Department of Transportation for compliance. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) The project development is a light industrial use that would typically redistribute local agricultural delivery trips rather than creating new longer trips from longer distances from agricultural farms. By adding nearby agricultural delivery opportunities into the region, which would improve proximity to local-serving agricultural trends, delivery trips would be shortened and vehicle miles traveled (VMT) would be reduced. According to guidance from OPR's Technical Advisory document and Riverside County's draft Transportation Analysis Guidelines, local serving retail projects less than 50,000 square feet can be presumed to result in a less than significant VMT impact. The project proposes a small caretaker's office facility that would be approximately 40 ft. x 20 ft., which is well below 50,000 sq. ft. The proposed project has a total building area of less than 50,000 square feet and is expected to serve the local community. Therefore, no significant impacts are identified or anticipated. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) The proposed project would construct an entry/exit driveway that would provide access to the truck parking facility. The driveway would be designed to State and County standards and regulations. The County's Transportation Department would review and approve the driveway design. Project implementation would not result in substantial hazards to vehicular traffic. Less than significant impacts would occur in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

d) The development of the truck parking facility for light industrial use is considered a small and somewhat infill development that is consistent with the County's General Plan. This type of development would not be considered out of the ordinary for the area. Implementation of the project would not cause

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

an effect upon, or a need for new or altered maintenance of roads in the vicinity of the project and a less than significant would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

e) The project would not cause an effect upon circulation during the project's construction because all equipment and materials needed for construction would be staged within the project site. Construction vehicles accessing the site would be minimal and would not cause traffic issues for the current vicinity circulation system. A less than significant area circulation impact would occur during project construction.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

f) The project would be located off of the existing and improved Orange Street, which is built to County standards. Prior to construction, the project would be subject to review by the County's Fire and Sheriff Departments to assure that adequate emergency access is provided. The County's standard review procedures prior to issuance of grading permits would reduce impacts to less than significant levels.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**38. Bike Trails**

a) Include the construction or expansion of a bike system or bike lanes?

**Source(s):** Riverside County General Plan

**Findings of Fact:** There will be no impacts to existing or future bike trails since the parking facility will not increase population in the area. According to the Eastern Coachella Valley Area Plan Figure 9, *Eastern Coachella Valley Area Plan Trails and Bikeway System*, there are no Bike Path/Regional trails planned in the immediate vicinity of the Project site. No component of the proposed Project would impact any planned routes. The Riverside County General Plan does not identify the Project site for any other transit facilities, bikeways, or pedestrian facilities. Accordingly, the Project would not conflict with any adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, nor would the Project otherwise substantially decrease the performance or safety of such facilities. Accordingly, no impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

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

**39. Tribal Cultural Resources**

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

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

**Source(s):** County Archaeologist, AB52 Tribal Consultation

**Findings of Fact:**

a-b) In 1990 and 2012, the project area was included in two large-scale overview studies, (Van Horn et al. 1990; Mirro 2012). Within the one-mile scope of the records search, EIC records show at least 33 other previous studies on various tracts of land and linear features, including several linear surveys along Airport Boulevard, Orange Street, and/or the Union Pacific Railroad, which forms the southwestern project boundary. In all, more than half of the land within the scope of the records search has been surveyed, resulting in the identification of 23 historical/archaeological sites and eight isolates (i.e., localities with fewer than three artifacts). Based on the locations of these sites and isolates, none of them is likely to receive any impact from the proposed project.

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to eight requesting tribes on August 19, 2019. No response was received from the Cabazon Band, the Colorado River Indian Tribes, Soboba, Torres Martinez, or the Quechan. Consultations were requested by the Agua Caliente Band of Cahuilla Indians and the Twenty-Nine Palms Band of Indians. Agua Caliente requested consultation in a letter dated September 18, 2019. On January 8, 2020 the record search report was provided to the tribe. On August 20, 2020 a meeting was held in which Agua Caliente gave planning specific information regarding Tribal Cultural Resources in the area of the Project. On August 20, 2020 the conditions of approval were provided to the tribe and consultation was concluded on September 15, 2020.

Twenty-nine Palms requested consultation in a letter dated September 20, 2019. On January 8, 2020 the record search report was provided to the tribe and on September 5, 2020 the conditions were provided to the tribe who had no comment.

No Tribal Cultural Resources were identified by any of the tribes. Although there were no Tribal Cultural Resources identified, there is the potential for subsurface resources to be present. As such, the project has been conditioned to have an archaeologist and Native American monitor present during grading so

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

if any previously unidentified Tribal Cultural Resources are unearthed during construction activities, they will be handled in an a professional and culturally appropriate manner. As such, Impacts to tribal cultural resources would be less than significant.

A Tribal Monitor shall be on site during all initial construction ground disturbance operations to assure that any finds can be identified and cataloged. Details of this compliance shall be provided in the County project conditions as outlined under Condition of Approval 60.Planning-CUL.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**UTILITIES AND SERVICE SYSTEMS** Would the project

<b>40. Water</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Project Application Materials, Water Company

**Findings of Fact:**

a-b) The site is currently served by the Coachella Valley Water District. Connection to the existing water line within existing roadway right-of-way (or easement) will be necessary for landscape irrigation and restroom facilities in the office trailer. Any connections from the project site to existing water and sewer lines are considered to be part of the project's construction phase and are evaluated throughout this environmental assessment accordingly. The project will be connecting to existing water and sewer facilities. The project would utilize the existing storm drain facilities located along Airport Boulevard and/or Orange Street. Because the project is considered a relatively small development, the project would not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Accordingly, there would be a less than significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>41. Sewer</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



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

it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

**Source(s):** Department of Environmental Health Review

**Findings of Fact:**

a-b) Any connections from the project site to existing sewer lines are considered to be part of the project's construction phase and are evaluated throughout this environmental assessment accordingly. Because the project is considered a relatively small development, and would contribute minimal wastewater to existing infrastructure the project would not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Accordingly, there would be a less than significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**42. Solid Waste**

a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

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

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

**Findings of Fact:**

a) Construction and operation of the proposed Project would result in the generation of solid waste, requiring disposal at a landfill. The truck parking facility would not generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure. Therefore, impacts are considered less than significant.

b) The California Integrated Waste Management Act (Assembly Bill (AB) 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. The provision of a solid waste plan will be required. As such, the Project would comply with mandates of applicable solid waste statutes and regulations and impacts would be less than significant.

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

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**43. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

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

**Source(s):** Project Application Materials, Utility Companies

**Findings of Fact:**

a-f) Implementation of the proposed project would not require the construction of new facilities that would provide services to the site, including electrical facilities, natural gas lines, communication systems (telephone/cable), storm water drainage facilities, and street lighting. These facilities exist within the project area and serve the project area. The project occupant would be required to establish a service provider agreement so these facilities can serve the site. No environmental effects are anticipated to occur with the project connecting to these existing facilities. No roadways are proposed that would require the installation of street lighting or maintenance by the County or project occupant. Impacts associated with the provision of utility service to the site are considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**WILDFIRE** If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

**44. Wildfire Impacts**

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

as a result of runoff, post-fire slope instability, or drainage changes?

e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

**Source(s):** Riverside County General Plan Figure S-11 "Wildfire Susceptibility", GIS database, Project Application Materials

**Findings of Fact:**

a) The proposed project will not substantially impair an adopted emergency response plan or emergency evacuation plan. The project is located on a parcel surrounded by existing developed uses and that has an existing developed road system adjacent to it. The proposed project will not substantially interfere with the existing roads. Therefore, impacts are considered less than significant.

b) The Project site is considered to have a "moderate" susceptibility to wind erosion (Riverside County, 2019, Figure S-8) relative to the amount of winds typically present in the area. The project is surrounded by developed land uses and is not located within a Fire Hazard Classification. The project site is not located adjacent to High Fire area, therefore prevailing winds, and other factors, will not expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts are considered less than significant.

c) The proposed project is being developed on a parcel surrounded by developed land uses and by an existing developed road system that will not be impacted. The project will install an above ground diesel fuel tank that would comply with strict regulations regarding such facilities. As discussed above the project site is surrounded by existing roads and will not require the installation of new infrastructure. Therefore, impacts are considered less than significant.

d-e) According to "Map My County," the Project site is not located within a High Fire Area. The proposed project is a truck parking facility that will not house people. The site is relatively flat and is not located within a Fire hazard area, which will limit exposure to people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. The surrounding area is mostly developed and is located in a relatively flat area with no hilly terrain, which limits the risk of wildfires, landslides or flooding in the vicinity. Therefore, impacts are considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required

**MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:**

45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or

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

eliminate important examples of the major periods of California history or prehistory?

**Source(s):** Staff Review, Project Application Materials

**Findings of Fact:** The project would be located on an existing disturbed site that is void of habitat that would attract or sustain wildlife. No resources of the major periods of California history or prehistory were found within the site boundaries. Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Impacts would be less than significant.

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

**Source(s):** Staff Review, Project Application Materials

**Findings of Fact:** The project would be located on an existing disturbed site appropriately zoned for a truck parking facility use. The project is considered a relatively small development that would have negligible incremental cumulative effects within the project area as discussed throughout this document. Any potential impacts due to project implementation have been reduced to less than significant levels with mitigation and the project's minimal contribution to any physical environmental impacts would not create the potential to interact with other projects to create any cumulative effects. The project would not have impacts which are individually limited, but cumulatively considerable. Impacts are considered less than significant with mitigation incorporated.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

**Source(s):** Staff Review, Project Application Materials

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

**V. EARLIER ANALYSES**

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

---

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

---

**Earlier Analyses Used, if any:** None

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

**Location:** County of Riverside Planning Department  
4080 Lemon Street 12<sup>th</sup> Floor  
Riverside, CA 92501

Revised: 11/12/2020 11:00 AM  
Y:\Planning Case Files-Riverside office\CUP190004\DH-PC BOS\EA CUP190004\_Final.docx



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez  
Agency Director



11/23/20, 4:10 pm

CUP190004

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for CUP190004. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1            AND - Project Description & Operational Limits**

The use hereby permitted is for a private truck storage yard whose main purpose is to fuel and weigh a private fleet while providing parking 2 to 4 semi-trailer trucks and approximately 4 to 8 sets of agricultural trailers at the facility during the citrus harvest in the Coachella Valley. The project will also include a 480 square-foot office trailer, an above ground diesel fuel storage tank containing up to 10,000 gallons with one (1) fuel pump/dispenser, a 12-foot by 100-foot weigh station; and a metal storage container. The typical hours of operation will be between the hours of 7:00 a.m. and 5:00 p.m. during both peak (October-April) and off peak (May-September) seasons. No use is expected outside of the hours of operation. The project site will include motion activated security lighting on site. The Orange Street frontage will include a block wall with an automatic wrought iron gate and the remaining perimeter of the site will be a chain link fence to maintain visibility into the property. The above-ground diesel fuel tank will be self-contained and will only be for the use of Villa Park Trucking.

**Advisory Notification. 2            AND - Design Guidelines**

- Compliance with applicable Design Guidelines:
1. County Wide Design Guidelines and Standards
  2. County Design Guidelines
    - Thermal (Adopted 7/21/2009)

**Advisory Notification. 3            AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A:  
Exhibit A (Site & Truck Radius Plan), dated July 28, 2020.  
Exhibits B & C (Elevations and Floor Plan) dated June 18, 2020.  
Exhibit G (Conceptual Grading Plan), dated June 18, 2020.  
Exhibit L (Conceptual Landscaping), dated October 27, 2020.

**Advisory Notification. 4            AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### Advisory Notification. 4                    AND - Federal, State & Local Regulation Compliance (cont.)

- Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
    - Government Code Section 66020 (90 Days to Protest)
    - Government Code Section 66499.37 (Hold Harmless)
    - State Subdivision Map Act
    - Native American Cultural Resources, and Human Remains (Inadvertent Find)
    - School District Impact Compliance
    - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
      - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
  - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
  - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
  - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
    - Ord. No. 460 (Division of Land) {for TTMs and TPMs}
    - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
    - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
    - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
    - Ord. No. 625 (Right to Farm) {Geographically based}
    - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
    - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
    - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
    - Ord. No. 878 (Regarding Noisy Animals)
    - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
    - Ord. No. 671 (Consolidated Fees) {All case types}
    - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
    - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
    - Ord. No. 787 (Fire Code)
    - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
    - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
    - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMs}
  - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
  - Ord. No. 916 (Cottage Food Operations)
  - Ord. No. 925 (Prohibiting Marijuana Cultivating)

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### Advisory Notification. 4                    AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
  
- 4. Mitigation Fee Ordinances
  - Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
  - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

### E Health

#### E Health. 1                                    DEH-ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

### Fire

#### Fire. 1    AND - Federal, State & Local Regulation Compliance

1. Fire Hydrants and Fire Flow: Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering the required fire flow. Fire hydrant(s) location and spacing shall comply with the fire code. An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. Reference 2016 California Fire Code (CFC) 507.5.1, 3312, Appendices B and C.
  
2. Fire Department Access: Prior to building permit issuance, provide a fire access site plan. Access roads shall be provided to within 150 feet to all portions of the facility and shall have an unobstructed width of not less than 24 feet. The construction of the access roads shall be all weather and capable of sustaining 60,000 lbs. over two axels for commercial developments. Approved vehicle access, either permanent or temporary, shall be provided during construction Ref. CFC 503.1.1, 3310.1 and 503.2.1
  
3. Construction Permits Fire Department Review: Submittal of construction plans to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required. Final





**ADVISORY NOTIFICATION DOCUMENT****Planning****Planning. 3                         Gen - Causes for Revocation (cont.)**

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.

**Planning. 4                         Gen - Ceased Operations**

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.

**Planning. 5                         Gen - Closure Clean Up**

The permit holder shall be responsible for the final clean up and restoration of the site. Any remaining materials, equipment and structures associated with the permitted use on the property shall be removed and legally disposed of within thirty (30) days following the cessation of operations allowed by this permit. Additional time may be granted through written determinations by the Director of the Department of Building and Safety.

**Planning. 6                         Gen - Exterior Noise Levels**

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), 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.

**Planning. 7                         Gen - Hold Harmless**

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees ("COUNTY") from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the project or its associated environmental documentation; and, (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the project, including, but not limited to, decisions made in response to California Public Records Act requests; and (a) and (b) above are hereinafter collectively referred to as "LITIGATION." The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY. The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project,

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### **Planning. 7**                                      **Gen - Hold Harmless (cont.)**

applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

#### **Planning. 8**                                      **Gen - Land Division Required**

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

#### **Planning. 9**                                      **Gen - Lighting Hooded/Directed**

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

#### **Planning. 10**                                    **Gen - No Outdoor Advertising**

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.

#### **Planning. 11**                                    **Gen - No Truck Sales**

No truck sales or truck rentals are approved, including tire recapping and truck demonstrations. Trucks and other vehicles shall not be used for living, sleeping, or house-keeping purposes. No truck washes are approved. No RV dump station is approved.

#### **Planning. 12**                                    **Gen - Permit Signs Separately**

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.

#### **Planning. 13**                                    **Gen - Prevent Dust & Blowsand**

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

**Planning. 14**                                 **Gen - Site Maintenance (cont.)**

**Planning. 14**                                 **Gen - Site Maintenance**

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification.

### Planning-CUL

**Planning-CUL. 1**                                 **Human Remains**

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

**Planning-CUL. 2**                                 **Unanticipated Resources**

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 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. Resource evaluations shall be limited to nondestructive analysis.

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.

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

### Planning-GEO

**Planning-GEO. 1**                                 **GEO200001 ACCEPTED**

County Geologic Report GEO No. 200001, submitted for the project CUP190004, was prepared by Sladden Engineering, and is titled; "Geotechnical Investigation, Proposed Truck Yard, APN 757-044-009, Airport Boulevard, Thermal Area, Riverside County, California," dated October 17, 2019.

GEO200001 concluded:

1. Based on our research, the site is not currently located within any State of California designated fault zone.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

#### Planning-GEO. 1

#### GEO200001 ACCEPTED (cont.)

2. Based upon published maps, onsite mapping, and a review of non-stereo digitized photographs of the site, risks associated with primary surface ground rupture should be considered "low."
3. Locally, no fissures or other surficial evidence of subsidence were observed during the field investigations or during a review of aerial imagery. However, the specific effects of long term regional subsidence is beyond the scope of our investigation.
4. Based on our liquefaction analysis, calculations indicate potential seismic settlements of up to 3.37 inches, with a maximum differential settlement of about 2 inches over a span of approximately 20 feet. The potential seismic settlements should be considered in design of any permanent structures.
5. Based on the results of our laboratory testing (EI=1), the materials underlying the site are considered to have a "very low" expansion potential.
6. Static settlement is calculated to be less than one inch when using the recommended bearing pressures, and static differential settlement between footings can be assumed as one-half of the total static settlement.
7. Based on the relatively flat nature of the site, risks associated with debris flows are considered remote.

#### GEO200001 recommended:

1. Areas to be graded and paved should be cleared of any existing structures, improvements, foundation elements, vegetation, associated root systems, concrete and debris, and disposed of offsite.
2. The primary foundation bearing soil should be removed to competent native soil or to a depth of at least 3 feet below the bottom of footings, whichever is deeper.
3. The exposed surface should then be scarified, moisture conditioned to within two percent of optimum moisture content, and compacted to at least 90 percent relative compaction.
4. Removals should extend at least 5 feet laterally beyond the footing limits where possible.
5. The competency of the native soil encountered within the excavation bottoms should be generally evaluated based upon the minimum of 85 percent relative compaction or 85 percent saturation.

GEO No. 200001 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 200001 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 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.

### Transportation

#### Transportation. 1

#### COUNTY WEB SITE

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.

#### Transportation. 2

#### STD INTRO (ORD 461)

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

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 2

#### STD INTRO (ORD 461) (cont.)

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

Plan: CUP190004

Parcel: 757044009

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      EASEMENTS/PERMISSION                      Not Satisfied

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.

A notarized letter of permission and/or recorded easement 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.

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

060 - BS-Grade. 2                      IF WQMP IS REQUIRED                      Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3                      IMPROVEMENT SECURITIES                      Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

Planning

060 - Planning. 1                      Gen - Agency Clearance                      Not Satisfied

Prior to Grading Permit Issuance, the permittee shall submit a clearance letter from the Coachella Valley Water District to the Planning Department verifying compliance with the conditions stated in their letter dated July 31, 2019, summarized as follows: comply with Riverside County Ordinance No. 458 as amended in the preparation of on-site flood protection facilities for this project.

Planning-CUL

060 - Planning-CUL. 1                      Cultural Resources Monitoring Program (CRMP)                      Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

Archaeological Monitor An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

The frequency and location of inspections will be determined and directed by the Project Archaeologist.

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by

Plan: CUP190004

Parcel: 757044009

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) (cont.) Not Satisfied

the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

Artifact Disposition- the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring

060 - Planning-CUL. 2 Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure.

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:



Plan: CUP190004

Parcel: 757044009

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL, 1 PRIMP (cont.) Not Satisfied

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
  1. A corresponding County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
  2. Description of the proposed site and planned grading operations.
  3. Description of the level of monitoring required for all earth-moving activities in the project area.
  4. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
  5. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
  6. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
  7. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
  8. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
  9. Procedures and protocol for collecting and processing of samples and specimens.
  10. Fossil identification and curation procedures to be employed.
  11. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
  12. All pertinent exhibits, maps and references.
  13. Procedures for reporting of findings.
  14. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.
  15. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Plan: CUP190004

Parcel: 757044009

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1            EASEMENT FOR DRAINAGE            Not Satisfied

The project proponent will prepare record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

060 - Transportation. 2            PRIOR TO ROAD CONSTRUCT            Not Satisfied

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.

060 - Transportation. 3            RCTD-MAP-WQ - Whitewater Region - FINAL WQMP REQUIREMENTS            Not Satisfied

The project is located in the Whitewater watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <https://rctlma.org/trans/Land-Development/WQMP>. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, 10, and 100-year return periods from the project are mitigated or in Bermuda Dunes area these flows shall be fully retained. All details necessary to build BMPs per the WQMP shall be included on the grading plans. The following shall also be addressed during the final plan check Phase:

1. Please show where is the fueling area? Show on WQMP site plan and grading plans.
2. Show trash storage area on site plan.
3. The fuel area and trash area should follow the design features on page 35 of the WWR WQMP guidance document.

060 - Transportation. 4            SUBMIT GRADING PLAN            Not Satisfied

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 a deposit based account, and payment of the processing fee.

060 - Transportation. 5            TYPICAL SITE GRADING            Not Satisfied

All on-site grading shall be done to drain to on site drainage facilities. Offsite drainage shall be conveyed through the project site in a manner that will not adversely impact either on-site improvements or worsen the existing drainage conditions to adjacent offsite properties.

060 - Transportation. 6            WATER QUALITY MGMT PLAN (WQMP)            Not Satisfied

The developer shall submit Water Quality Management Plan (WQMP) to Riverside County Transportation Department for review and approval.

Plan: CUP190004

Parcel: 757044009

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1                      Artifact Disposition                      Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

070 - Planning-CUL. 2                      Phase IV Monitoring Report                      Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                      NO BUILDING PERMIT W/O GRADING PERMIT                      Not Satisfied

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.

080 - BS-Grade. 2                      ROUGH GRADE APPROVAL                      Not Satisfied

Plan: CUP190004

Parcel: 757044009

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2                      ROUGH GRADE APPROVAL (cont.)                      Not Satisfied

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 Grading 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 or other means of site stabilization as approved by the County Inspector prior to receiving a rough grade permit final.

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

E Health

080 - E Health. 1                      E Health Clearance                      Not Satisfied

Prior to issuance of the building permit, clearance must be obtained from the Department of Environmental Health.

080 - E Health. 2                      Hazmat Clearance                      Not Satisfied

Obtain clearance from the Hazardous Materials Management Division.

080 - E Health. 3                      Sewer Will Serve                      Not Satisfied

A "Will Serve" letter is required from the sewer agency serving the project.

080 - E Health. 4                      Water Will Serve                      Not Satisfied

A "Will-Serve" letter is required from the appropriate water agency.

Planning

080 - Planning. 1                      Gen - Conform to Elevations                      Not Satisfied

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

080 - Planning. 2                      Gen - Conform to Floor Plans                      Not Satisfied

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

080 - Planning. 3                      Gen - Fee Balance                      Not Satisfied

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

Plan: CUP190004

Parcel: 757044009

80. Prior To Building Permit Issuance

Planning

080 - Planning. 3                      Gen - Fee Balance (cont.)                      Not Satisfied  
    applicant/developer.

080 - Planning. 4                      Gen - School Fees                      Not Satisfied  
    Impacts to the Coachella Valley Unified School District shall be addressed in accordance with California State law.

Transportation

080 - Transportation. 1                      80 - TRANSPORTATION - Landscape Inspection Deposit Re                      Not Satisfied  
    Landscape Inspection Deposit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 2                      80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ                      Not Satisfied

Landscape Plot Plan/Permit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan (Administrative/PPA) Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24 inch x 36 inch), 1:20 scale, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. 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:

- 1) Landscape and irrigation working drawings (stamped) by a California certified/registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;

Plan: CUP190004

Parcel: 757044009

80. Prior To Building Permit Issuance

Transportation

- 080 - Transportation. 2      80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ      Not Satisfied  
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 and or ALUC;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24 inch 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 shall be located outside of the ROW 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.

Please reference Landscape Plan Checklists available online at [RCTLMA.org](http://RCTLMA.org).

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

- 080 - Transportation. 3      CORNER CUT-BACK I      Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

- 080 - Transportation. 4      RCTD-USE-WQ - ESTABLISH WQMP MAINT ENTITY      Not Satisfied

A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

- 080 - Transportation. 5      RCTD-USE-WQ - IMPLEMENT WQMP      Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

- 080 - Transportation. 6      TUMF      Not Satisfied

Prior to the issuance of a building 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. 673.

Plan: CUP190004

Parcel: 757044009

80. Prior To Building Permit Issuance

Transportation

- |                         |              |               |
|-------------------------|--------------|---------------|
| 080 - Transportation. 6 | TUMF (cont.) | Not Satisfied |
| 080 - Transportation. 7 | UTILITY PLAN | Not Satisfied |

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.

90. Prior to Building Final Inspection

BS-Grade

- |                   |                        |               |
|-------------------|------------------------|---------------|
| 090 - BS-Grade. 1 | PRECISE GRADE APPROVAL | Not Satisfied |
|-------------------|------------------------|---------------|

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 Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

E Health

- |                   |                    |               |
|-------------------|--------------------|---------------|
| 090 - E Health. 1 | E Health Clearance | Not Satisfied |
|-------------------|--------------------|---------------|

Prior to building permit final, clearance must be obtained from the Department of Environmental Health.

- |                   |                 |               |
|-------------------|-----------------|---------------|
| 090 - E Health. 2 | Hazmat BUS Plan | Not Satisfied |
|-------------------|-----------------|---------------|

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

- |                   |                  |               |
|-------------------|------------------|---------------|
| 090 - E Health. 3 | Hazmat Clearance | Not Satisfied |
|-------------------|------------------|---------------|

Obtain clearance from the Hazardous Materials Management Division.

Plan: CUP190004

Parcel: 757044009

90. Prior to Building Final Inspection

E Health

090 - E Health. 4                      Hazmat Review                      Not Satisfied

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

Planning

090 - Planning. 1                      Gen - Accessible Parking                      Not Satisfied

A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following: "Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at \_\_\_ or by telephoning \_\_\_." In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 2                      Gen - Color/Finish Compliance                      Not Satisfied

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

090 - Planning. 3                      Gen - Fence & Wall Locations                      Not Satisfied

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A, unless otherwise approved by the Planning Department.

090 - Planning. 4                      Gen - Ord. 875 CVMSHCP Fee                      Not Satisfied

Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, 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. 190004 is calculated to be 2.68 acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable, However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 5                      Gen - Ord. No. 659 (DIF)                      Not Satisfied

Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, 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



Plan: CUP190004

Parcel: 757044009

90. Prior to Building Final Inspection

Planning

090 - Planning. 5                      Gen - Ord. No. 659 (DIF) (cont.)                      Not Satisfied  
Project Area for Conditional Use Permit No. 190004 is calculated to be 2.66 acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable, However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 6                      Gen - Roof Equipment Shielding                      Not Satisfied  
Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

090 - Planning. 7                      Gen - Underground Utilities                      Not Satisfied  
All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

090 - Planning. 8                      Use - Parking Paving Materials                      Not Satisfied  
A minimum of four (4) semi-truck spaces, eight (8) agricultural trailer spaces, and two (2) office parking spaces including ADA space shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The on-site truck turning radius pathway shall be surfaced with asphaltic concrete, the other parking areas shall be compacted Class 2 Base for dust control to current standards as approved by the Department of Building and Safety.

Transportation

090 - Transportation. 1                      90 - TRANSPORTATION - Landscape Inspection and Drought                      Not Satisfied  
Landscape Inspection and Drought Compliance

090 - Transportation. 2                      DRIVEWAY(S)                      Not Satisfied  
Driveway(s) shall be designed and constructed in accordance with County Standard No. 207A pages 1 & 2, and shall be located in accordance with Exhibit for Conditional Use Permit No. 190004, as approved by the Transportation Department.

090 - Transportation. 3                      IMP PLANS                      Not Satisfied  
Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.  
NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:  
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

090 - Transportation. 4                      IMPROVEMENTS                      Not Satisfied  
Airport Boulevard shall be improved at Orange Street to accommodate truck turning movements.

Plan: CUP190004

Parcel: 757044009

90. Prior to Building Final Inspection

Transportation

- 090 - Transportation. 4 IMPROVEMENTS (cont.) Not Satisfied  
Existing ADA ramps and intersection shall be improved based on engineered plans approved under CUP190004.

Orange Street along project boundary is a paved County maintained road designated as a Local Street and shall be improved with 32-feet of asphalt concrete pavement; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 45-foot part-width dedicated right-of-way in accordance with County Standard No. 105, Section "C" (40'/60')  
NOTE: Concrete sidewalk and curb shall connect to existing sidewalk on Airport Boulevard.

- 090 - Transportation. 5 RCTD-USE-WQ - WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

- 090 - Transportation. 6 SIGNING & STRIPING Not Satisfied

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

- 090 - Transportation. 7 UTILITY INSTALL Not Satisfied

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.

Waste Resources

- 090 - Waste Resources. 1 090 Waste - Mandatory Commercial Recycling and Organics Not Satisfied

Form D – Mandatory Commercial Recycling and Organics Recycling  
Prior to final building inspection, applicants shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: [Waste-CompostingRecycling@rivco.org](mailto:Waste-CompostingRecycling@rivco.org)



# COACHELLA VALLEY WATER DISTRICT

*Established in 1918 as a public agency*

GENERAL MANAGER  
Jim Barrett

ASSISTANT GENERAL MANAGER  
Robert Cheng

July 31, 2019

Jay Olivas  
Riverside County Planning Department  
77-588 El Duna Court, Suite H  
Palm Desert, CA 92211

Dear Mr. Olivas:

**Subject: Conditional Use Permit 190004, Truck Storage Yard and Metal Storage Container,  
Assessor Parcel Number 757-044-009**

Regional stormwater flows within this area are conveyed by the Coachella Valley Stormwater Channel. However, this does not guarantee that the land area or the properties will be free from flooding or flood damage.

Prior to issuance of grading permits for Conditional Use Permit 190004, the developer shall comply with Riverside County Ordinance 458 as amended in the preparation of on-site flood protection facilities for this project. The developer will be required to pay fees and submit plans to the County as part of the flood management review. Flood protection measures shall include establishing a finished floor elevation at or above the flood depth, constructing erosion protection for the foundation of the buildings and allowing reasonable conveyance of off-site flow through the property.

This area is designated Zone AE on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

Flood protection measures for local drainage shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

There may be erosion of the banks of the Coachella Valley Stormwater Channel during periods of unusual rainfall and discharge. Concrete slope protection is required on the banks and levees of stormwater facilities where any development is proposed within 300 feet of the stormwater facilities, is at risk from inundation or erosion from failure of the facilities, or as directed by CVWD.

The County of Riverside (County) shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require 100 percent on-site retention of the incremental increase of runoff from the 100-year storm.

Jay Olivas  
July 31, 2019  
Page 2

The project is located within the service area of CVWD for the provision of domestic water and sanitation service. The initiation of said service to this area will be subject to the satisfaction of terms and conditions established by CVWD and imposed from time to time, including but not limited to fees and charges, water conservation measures, etc.

CVWD may need additional facilities to provide for the orderly expansion of its domestic water systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to construct/install these facilities and then convey said facilities to CVWD along with the land and/or easements on which these facilities will be located. The terms and conditions for the planning, design, construction/installation, and conveyance of property interests shall be determined by CVWD pursuant to its rules and regulations as said requirements may be revised from time to time. These sites shall be shown on the parcel map as lots and/or easements to be deeded to CVWD for "CVWD public services" purposes.

This notice of domestic water and sanitation service availability only applies to the specific property for which it was issued and shall expire three (3) years from date of issuance. Unless or until all requirements for the initiation of service are met, the developer shall not be deemed to have any vested right or other commitment to receive water and/or sanitation service. In the event all of the terms, conditions, fees and charges are not satisfied on or before the expiration date, this notice shall expire. Upon expiration, the developer will be required to submit a new application and otherwise comply with any and all new or amended requirements for the provision of service as may be determined by CVWD pursuant to its rules and regulations.

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in, or suspensions of, service.

CVWD requires any business having the potential of discharging grease into a public sewer to install a grease interceptor, including a sample box, sanitary tee and running trap with cleanout, prior to any discharge to its sanitation facilities. The size of the grease interceptor will be determined and approved by CVWD prior to installation. Installation of the interceptor will be inspected and subject to approval by CVWD.

CVWD requires any business having the potential of discharging oil/sand into a public sewer to install an oil and sand separator, including a sample box, sanitary tee and running trap with cleanout, prior to any discharge to its sanitation facilities. The size of the oil and sand separator will be determined and approved by CVWD prior to installation. Installation of the oil and sand separator will be inspected and subject to approval by CVWD.

Jay Olivas  
July 31, 2019  
Page 3

The project lies within the East Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A CVWD Water Production Metering Agreement is required to provide CVWD staff with the authority to regularly read and maintain this water-measuring device.

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

If you have any questions, please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,

  
Carrie Oliphant  
Director of Engineering

cc: Andrew Simmons  
Riverside County Department of Transportation  
77588 El Duna, Suite H, Palm Desert, CA 92211

Russell Williams  
Riverside County Department of Transportation  
4080 Lemon Street, 8<sup>th</sup> Floor  
Riverside, CA 92501

Mark Abbott  
Supervising Environmental Health Specialist  
Riverside County Department of Environmental Health  
Environmental Protection and Oversight Division  
47-950 Arabia Street, Suite A  
Indio, CA 92201



Jay Olivas  
July 31, 2019  
Page 4

cc: Villa Park Trucking, Inc.  
480 E. Desert Holly Circle  
Palm Springs, CA 9262

RM:sf\Eng\DevSvcs\2019\July\DRL PZ19-10172 Truck Storage

File: 0163.1, 0421.1, 0721.1, 1150.11  
Geo. 06-08-22-2  
PZ 19-10172



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

August 15, 2019

CHAIR  
Steve Manos  
Lake Elsinore

VICE CHAIR  
Russell Betts  
Desert Hot Springs

COMMISSIONERS

Arthur Butler  
Riverside

John Lyon  
Riverside

Steven Stewart  
Palm Springs

Richard Stewart  
Moreno Valley

Gary Youmans  
Temecula

STAFF

Director  
Simon A. Housman

John Guerin  
Paul Ruff  
Barbara Santos

County Administrative Center  
4080 Lerron St., 2nd Floor  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

Mr. Jay Olivas, Project Planner  
County of Riverside Planning Department  
77-588 El Duna Court, Suite H  
Palm Desert CA 92211

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –  
DIRECTOR'S DETERMINATION**

File No.: ZAP1047TH19  
Related File No.: CUP190004 (Conditional Use Permit)  
APN: 757-044-009

Dear Mr. Olivas:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. CUP190004 (Conditional Use Permit), a proposal to establish a truck storage yard with a 480 square foot office trailer, an above ground 10,000 gallon diesel fuel storage tank, a metal storage container, and a weigh station on 2.63 acres located at 56051 Orange Street (on the westerly side of Orange Street, southerly of Airport Boulevard) in the unincorporated community of Thermal.

The site is located within Airport Compatibility Zone D of the Jacqueline Cochran Regional Airport Influence Area (AIA). Within Compatibility Zone D of the Jacqueline Cochran Regional Airport Land Use Compatibility Plan, non-residential intensity is restricted to an average of 100 people per acre and 300 people in any given single-acre area. The truck storage yard proposes a 480 square foot office trailer, accommodating 2 people. This results in an average intensity of 1 person per acre, and a single acre intensity of 2 people, which would be consistent with the Compatibility Zone D criteria. Even if 30 trucks with two drivers each were on-site at any one time, the total number of persons would not exceed 60, which would still be consistent.

The elevation at the northerly end of Runway 12-30 at Jacqueline Cochran Regional Airport is -117 feet mean sea level (MSL) [i.e., 117 feet below mean sea level]. At a distance of 5,150 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review would be required for any structures with a top of roof exceeding -65.5 feet mean sea level. The site's elevation is -116 feet MSL. The proposed building has a height of 10 feet, resulting in a top point elevation of -106 feet MSL. Therefore, FAA obstruction evaluation review for height/elevation reasons was not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan, as amended in 2006, provided that the County of Riverside applies the following recommended conditions:

## AIRPORT LAND USE COMMISSION

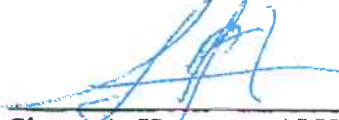
1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The review of this Conditional Use Permit is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
  - (a) Any use or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use or activity which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.
4. The attached notice shall be provided to all potential purchasers of the property and tenants/lessees of the buildings thereon, and shall be recorded as a deed notice.
5. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
6. This project has been evaluated as a truck storage yard with a 480 square foot office trailer, an above ground fuel storage tank, a metal storage container, and a 1,200 square foot weigh station. Any increase in building area or change in use will require an amended review by the Airport Land Use Commission.

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.



**AIRPORT LAND USE COMMISSION**

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



---

Simon A. Housman, ALUC Director

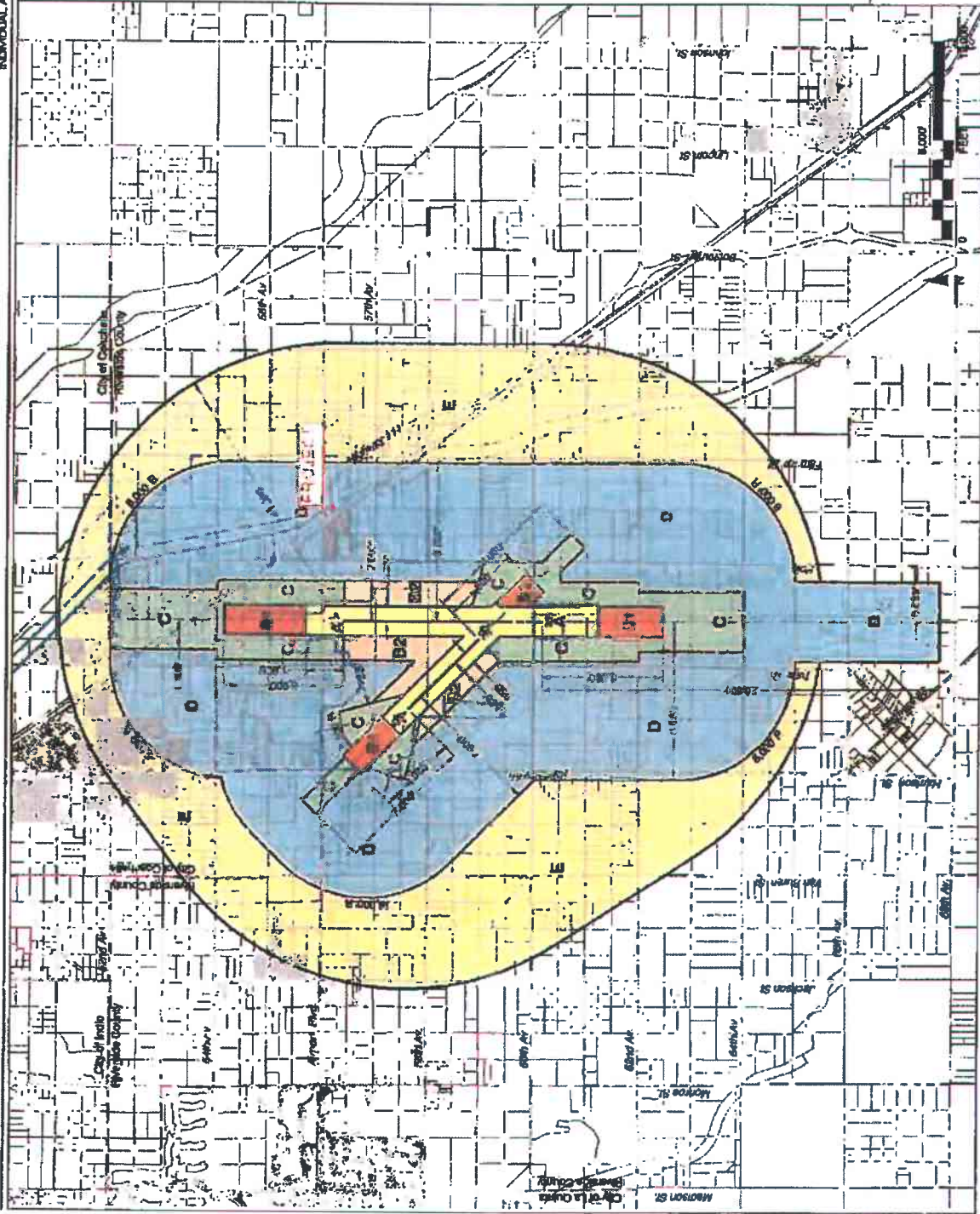
Attachments: Notice of Airport in Vicinity

cc: Villa Park Trucking/Clift Investments LLC (applicant)  
James Fagelson (representative)  
Juan Manuel Martinez (listed property owner)  
Vince Yzaguirre, Assistant Director, Riverside County Economic Development Agency  
Liliana Valle, County Airports Manager  
ALUC Case File

Y:\AIRPORT CASE FILES\UCRA\ZAP1047TH19\ZAP1047TH19.LTR.doc

# NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



**Legend**

**Compatibility Zones**

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E

**Boundary Lines**

- Airport Property Line - Existing
- Airport Property Line - Planned
- City Limits

**Note**

Except for southern extension, Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airplane protection criteria (FAA Part 77). All other dimensions measured from runway ends and centerline.

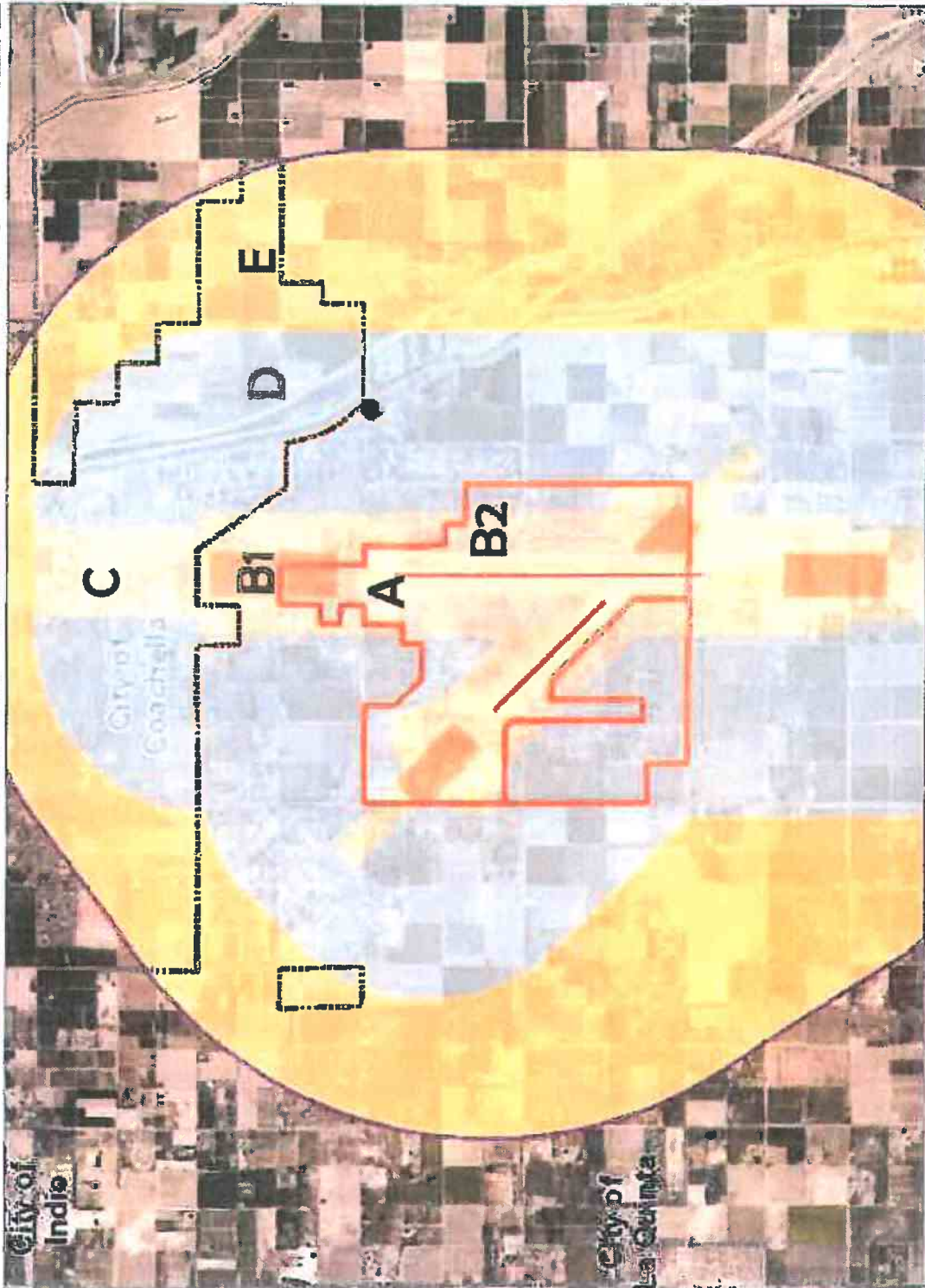
See Chapter 2, Table 2A for compatibility criteria associated with this map.

Riverside County  
 Airport Land Use Commission  
 Riverside County  
**Airport Land Use Compatibility Plan**  
 Policy Document  
 (Adopted June 2005)

Map JC-1

**Compatibility Map**  
 Jacqueline Cochran Regional Airport

# Map My County Map



- Legend**
- Runways
  - Airports
  - Airport Influence Areas
  - Airport Compatibility Zones
  - OTHER COMPATIBILITY ZONE
- A**
- A-EXC1
  - B1
  - B1-APZ I
  - B1-APZ I-EXC1
  - B1-APZ II
  - B1-APZ II-EXC1
  - B1-EXC1
  - B2
  - B2-EXC1
  - C
  - C1
  - C1-EXC1
  - C1-EXC3
  - C1-EXC4
  - C1-HIGHT
  - C2
  - C2-EXC1
  - C2-EXC2
  - C2-EXC3
  - C2-EXC5
  - C2-EXC6

**Notes**

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

REPORT PRINTED ON... 8/12/2019 9:06:05 AM

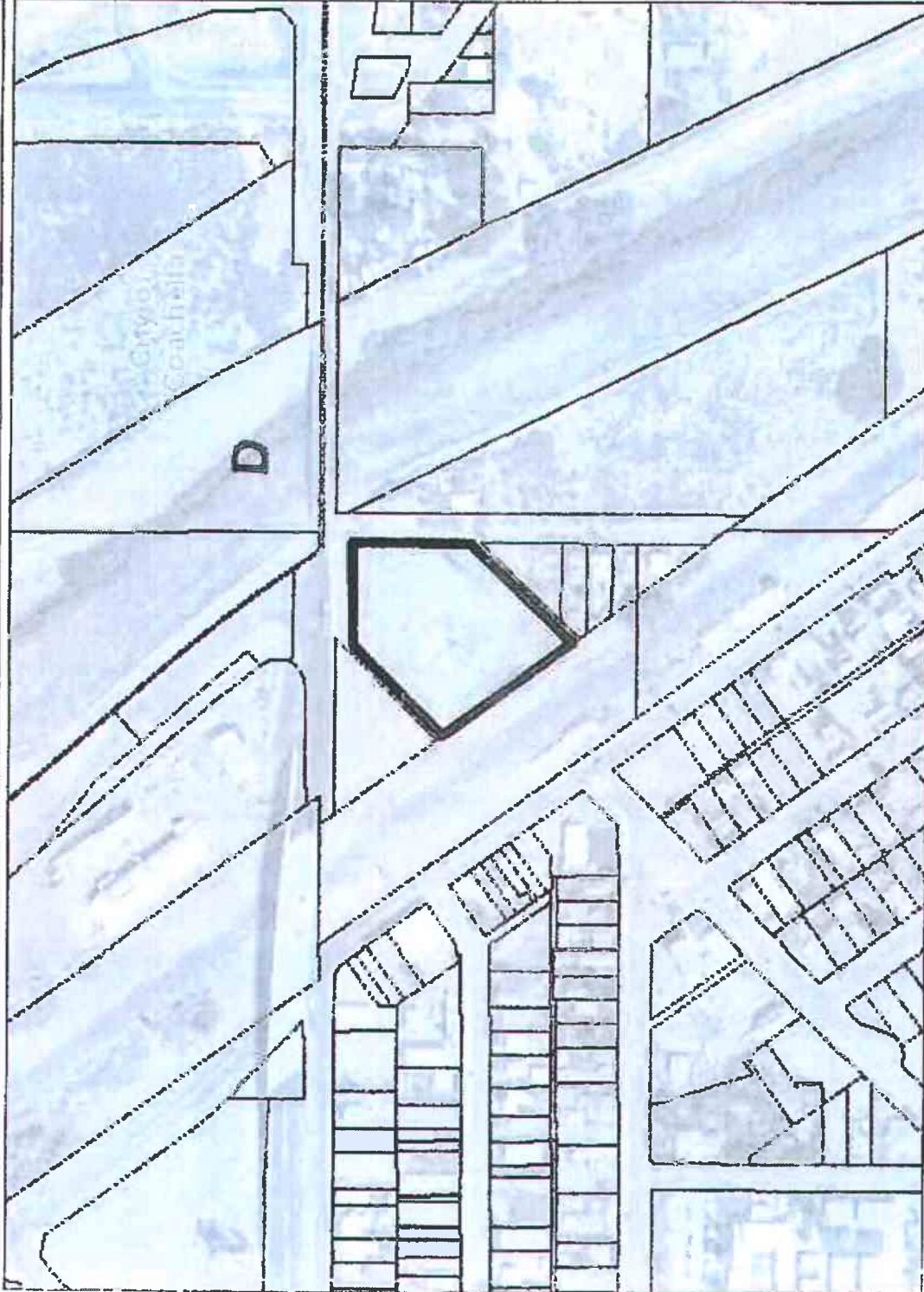
© Riverside County GIS

0 6 12,127 Feet

# Map My County Map



- Legend**
- Parcels
  - Runways
  - Airports
  - Airport Influence Areas
  - Airport Compatibility Zones
  - OTHER COMPATIBILITY ZONE
- |           |                |
|-----------|----------------|
| A         | A-EXC1         |
| B1        | B1             |
| B1-APZ I  | B1-APZ I-EXC1  |
| B1-APZ II | B1-APZ II-EXC1 |
| B1-EXC1   | B1-EXC1        |
| B2        | B2-EXC1        |
| C         | C              |
| C1        | C1             |
| C1-EXC1   | C1-EXC1        |
| C1-EXC3   | C1-EXC3        |
| C1-EXC4   | C1-EXC4        |
| C1-HIGHT  | C1-HIGHT       |
| C2        | C2             |
| C2-EXC1   | C2-EXC1        |
| C2-EXC2   | C2-EXC2        |
| C2-EXC3   | C2-EXC3        |
| C2-EXC5   | C2-EXC5        |



**Notes**

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

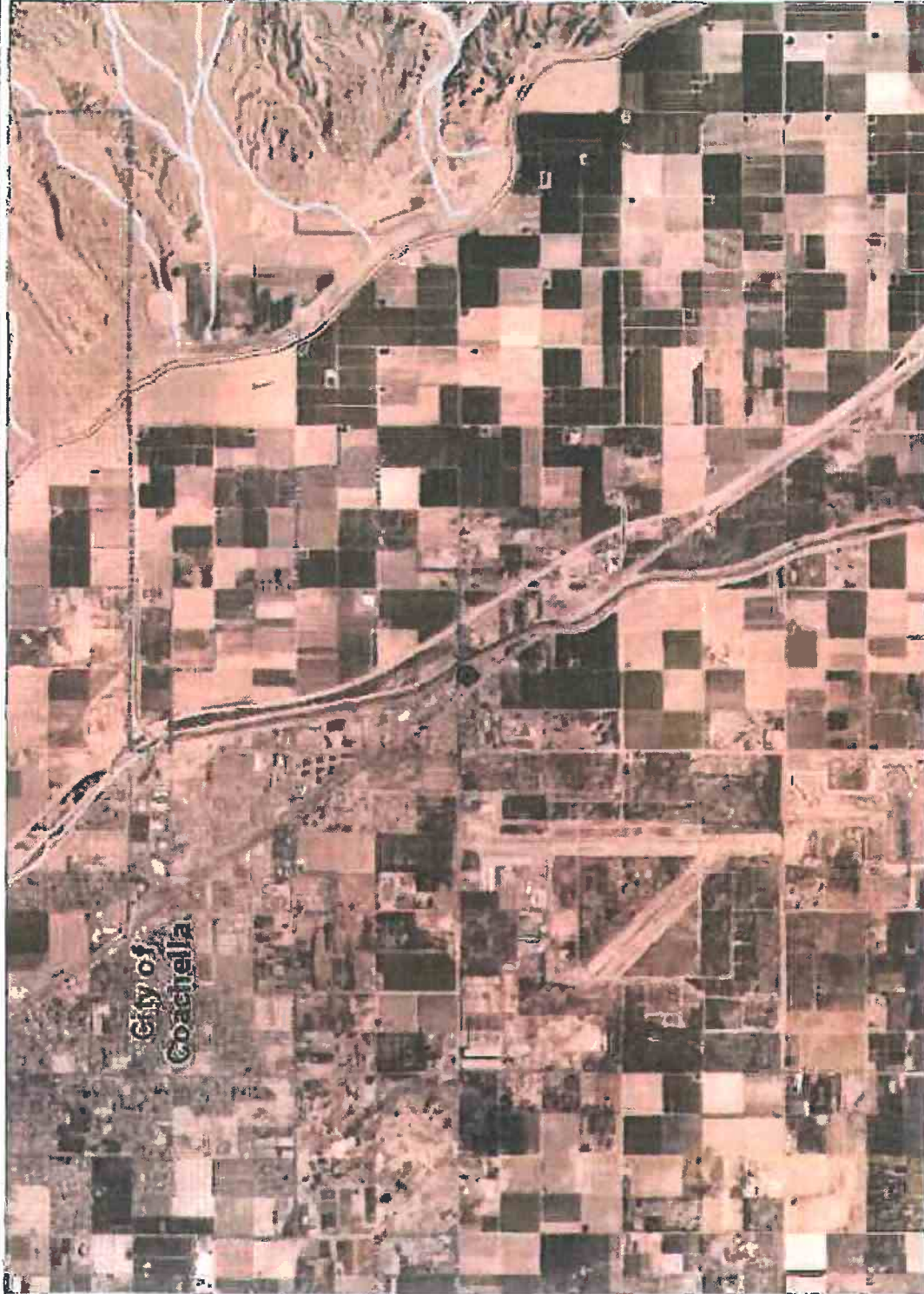


REPORT PRINTED ON... 8/12/2019 9:07:07 AM



© Riverside County GIS

# Map My County Map



Los Angeles



San Diego  
Mexico

## Legend

- Blue Line Streams
- City Areas
- World Street Map

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



12,127 Feet

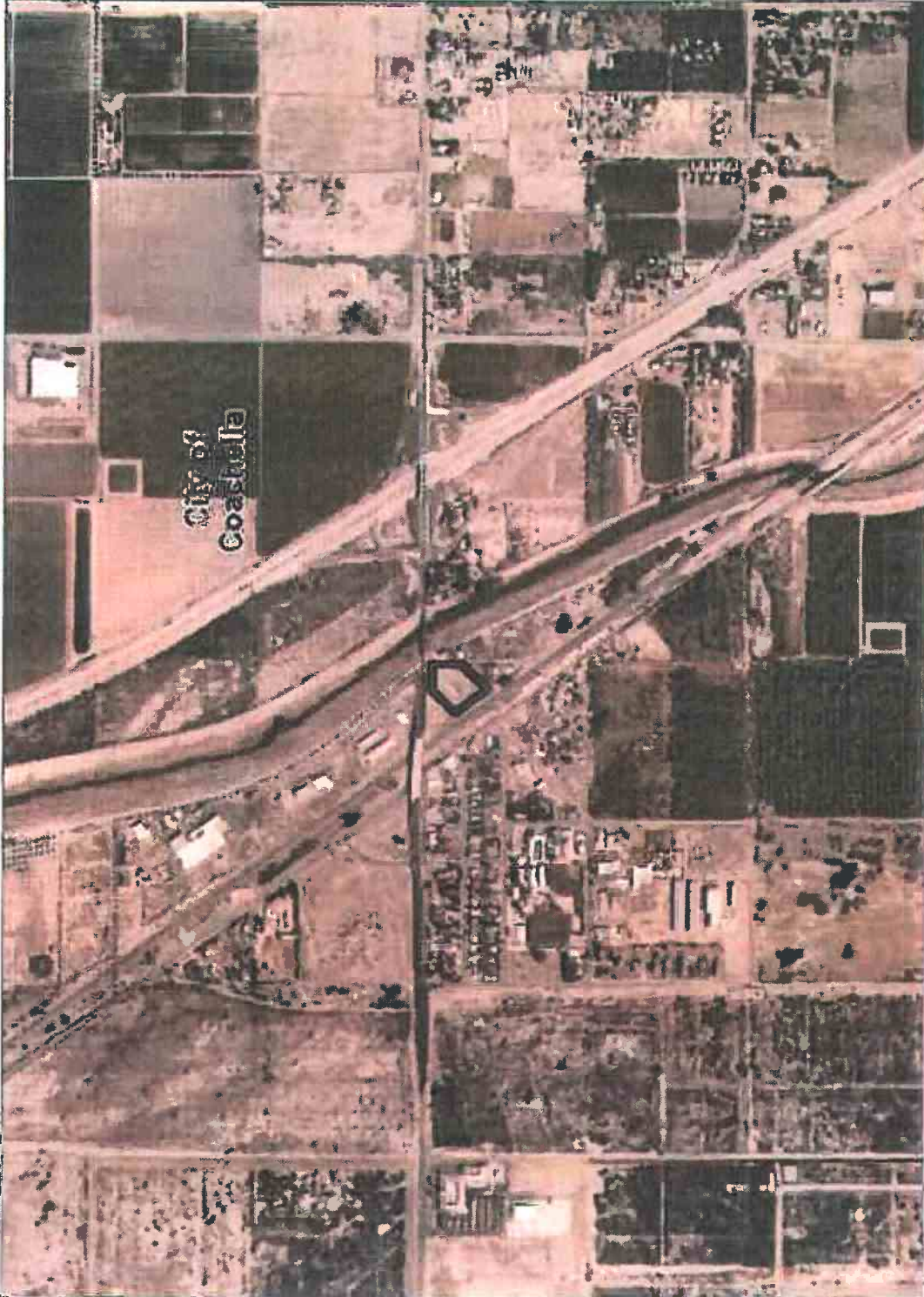


REPORT PRINTED ON... 8/12/2019 9:08:24 AM

© Riverside County GIS

## Notes

# Map My County Map



- Legend**
- Blue line Streams
  - City Areas
  - World Street Map



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

REPORT PRINTED ON\_ 8/12/2019 9:05:50 AM

© Riverside County GIS

**Notes**

# Map My County Map



Los Angeles

San Diego

Tijuana

Mexico

## Legend

- Parcels
- Blue Line Streams
- City Areas
- World Street Map

**Notes**

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



REPORT PRINTED ON... 8/12/2019 9:10:20 AM

0 379 758 Feet

© Riverside County GIS



## **Conditional Use Permit 190004**

**Villa Park Trucking  
2301 East Francis Street  
Ontario, CA 91761**

### **Project Description**

Conditional Use Permit No. 190004 proposes a private truck storage yard. The main purpose for the development of the this site is to fuel and weigh our private fleet while parking 2 to 4 semi-trailer trucks and approximately 4 to 8 sets of agricultural trailers at the facility during the citrus harvest in the Coachella Valley, a 480 square-foot office trailer containing one bathroom and a meeting room for use of the drivers to prepare paperwork and to take their breaks, an above ground diesel fuel storage tank containing up to 10,000 gallons with one (1) fuel pumps/dispenser, a 70 foot weigh station, and one metal storage container. The facility will be mostly unmanned throughout the year. There will be a landline with no exterior communication systems. Parking spots for private cars will be located next to and in front of the office trailer and will include one handicap space.

The storage yard will be for the exclusive use of Villa Park Trucking. The typical hours of operation will be between the hours of 7am and 5pm during both peak (Oct-April) and off peak (May-Sept) seasons. No use is expected during non-operational hours. We anticipate 6-30 trucks trips per day, Monday thru Saturday during the peak season and 0-6 trucks trips during the off season. There may be periods of time when the storage facility is not in use since the need to transport produce is not required.

There will be motion activated security lights on site. No security personnel will be kept on-site. The Orange Street will be a block wall with an automatic wrought iron gate. The remaining perimeter of the site will be a chain link fence to maintain visibility into the property.

The above-ground diesel fuel tank will be self-contained and will only be for the use of Villa Park Trucking. The drivers will pump their own fuel and will use the office to fill out the necessary paperwork. No truck repair will be allowed on-site. The metal storage container will house equipment necessary for the maintenance of the site and minimal equipment for the trucks.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

CVP190004

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT Original Case No. \_\_\_\_\_

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Villa Park Trucking, Inc.

Contact Person: TOM CLIFT E-Mail: tomclift@vpttrucking.com

Mailing Address: 2301 E. FRANCIS STREET  
ONTARIO CA 91761

Daytime Phone No: 714-713-0484 Fax No: ( ) \_\_\_\_\_

Engineer/Representative Name: MSA Consulting Inc.

Contact Person: MIKE ROWE E-Mail: mrowe@msaconsulting.com

Mailing Address: 34200 Bob Hope Drive  
Rancho Mirage CA 92270

Daytime Phone No: (760) 320-9811 Fax No: (760) 320-0977

Property Owner Name: Villa Park Trucking, Inc / CLIFT INV. LLC

Contact Person: TOM CLIFT E-Mail: tomclift@vpttrucking.com

Mailing Address: 2301 E. Francis Street  
Ontario CA 91761

Daytime Phone No: (714) 713-0484 Fax No: ( ) \_\_\_\_\_

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 AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

<u>Tom Clift</u> PRINTED NAME OF PROPERTY OWNER(S)	<u>[Signature]</u> SIGNATURE OF PROPERTY OWNER(S)
_____ PRINTED NAME OF PROPERTY OWNER(S)	_____ SIGNATURE OF PROPERTY OWNER(S)

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 applicant 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 this application, the applicant 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 757-044-009  
Approximate Gross Acreage: 2.66 acres  
General location (nearby or cross streets): North of Church St., South of Asport Blvd, East of railroad tracks, West of Orange St.

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

A truck storage yard with parking for up to 12 trucks, office trailers, above-ground fuel storage tanks containing up to 10,000 gallons, scales and storage containers

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Ord. 348, Section 11.2.1, Subk. 2

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	400	9'	1	office trailer
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	87,000	truck parking
2	400	storage container - metal
3		
4		
5		

**APPLICATION FOR LAND USE AND DEVELOPMENT**

6		
7		
8		
9		
10		

\* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

---

---

---

Are there previous development applications filed on the subject property: Yes  No

If yes, provide Application No(s). \_\_\_\_\_  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) \_\_\_\_\_ EIR 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 signed copy(ies): \_\_\_\_\_

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 Government Code Section 65944? Yes  No

Is this an application for a development permit? Yes  No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

## APPLICATION FOR LAND USE AND DEVELOPMENT

**This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Land Use and Development Condensed application.docx  
Created: 04/29/2016 Revised: 08/03/2018

**APPLICATION FOR LAND USE AND DEVELOPMENT**

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

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 project applicant is required to submit a signed statement that contains the following information:

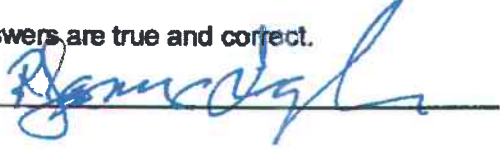
Name of Applicant: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone number: \_\_\_\_\_  
Address of site (street name and number if available, and ZIP Code): \_\_\_\_\_  
Local Agency: County of Riverside  
Assessor's Book Page, and Parcel Number: \_\_\_\_\_  
Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_  
Regulatory Identification number: \_\_\_\_\_  
Date of list: \_\_\_\_\_  
Applicant: \_\_\_\_\_ Date \_\_\_\_\_

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes  No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes  No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1)  Date 6/11/2019  
Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



**Juan C. Perez**

Director of Transportation and Land Management Agency

Patricia Romo  
Transportation Director,  
Transportation Department

Charissa Leach, P.E.  
Assistant TLMA Director  
Planning Department

Mike Lara  
Building Official,  
Building & Safety Department

Hector Viray  
Code Enforcement Official,  
Code Enforcement Department

---

**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and Villa Park Trucking, Inc hereafter "Applicant" and Clift Investments LLC "Property Owner".

**Description of application/permit use:**

A truck storage yard with parking for up to 12 trucks, office trailer, above-ground fuel storage tank  
containing up to 10,000 gallons, truck scales and a metal storage container on 2.66 acres.

If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.



- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 757-044-009

Property Location or Address:

56051 Orange Street, Coachella, south of Airport Blvd. and east of the railroad tracks

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Clift Investments LLC Phone No.: 800-734-8734

Firm Name: Villa Park Trucking, Inc Email: tomclift@vptrucking.com

Address: 2301 E Francis Street  
Ontario, CA 91761

**3. APPLICANT INFORMATION:**

Applicant Name: Tom Clift Phone No.: 714-713-0484

Firm Name: Villa Park Trucking Inc Email: tomclift@vptrucking.com

Address (if different from property owner)  
\_\_\_\_\_  
\_\_\_\_\_

**4. SIGNATURES:**

Signature of Applicant: *Tom Clift* Date: 2-20-19  
Print Name and Title: Tom Clift C.E.O.

Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name and Title: \_\_\_\_\_

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name and Title: \_\_\_\_\_

<b>FOR COUNTY OF RIVERSIDE USE ONLY</b>	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E,  
Assistant TLMA Director

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Tom Clift 2-20-19  
Property Owner(s) Signature(s) and Date

Tom Clift  
Printed Name of Owner

*If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.*

*If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:*

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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

## **INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS**

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

*If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.*

*In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.*

*If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.*

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on October 05, 2020,

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

APN (s) or case numbers CUP190004 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

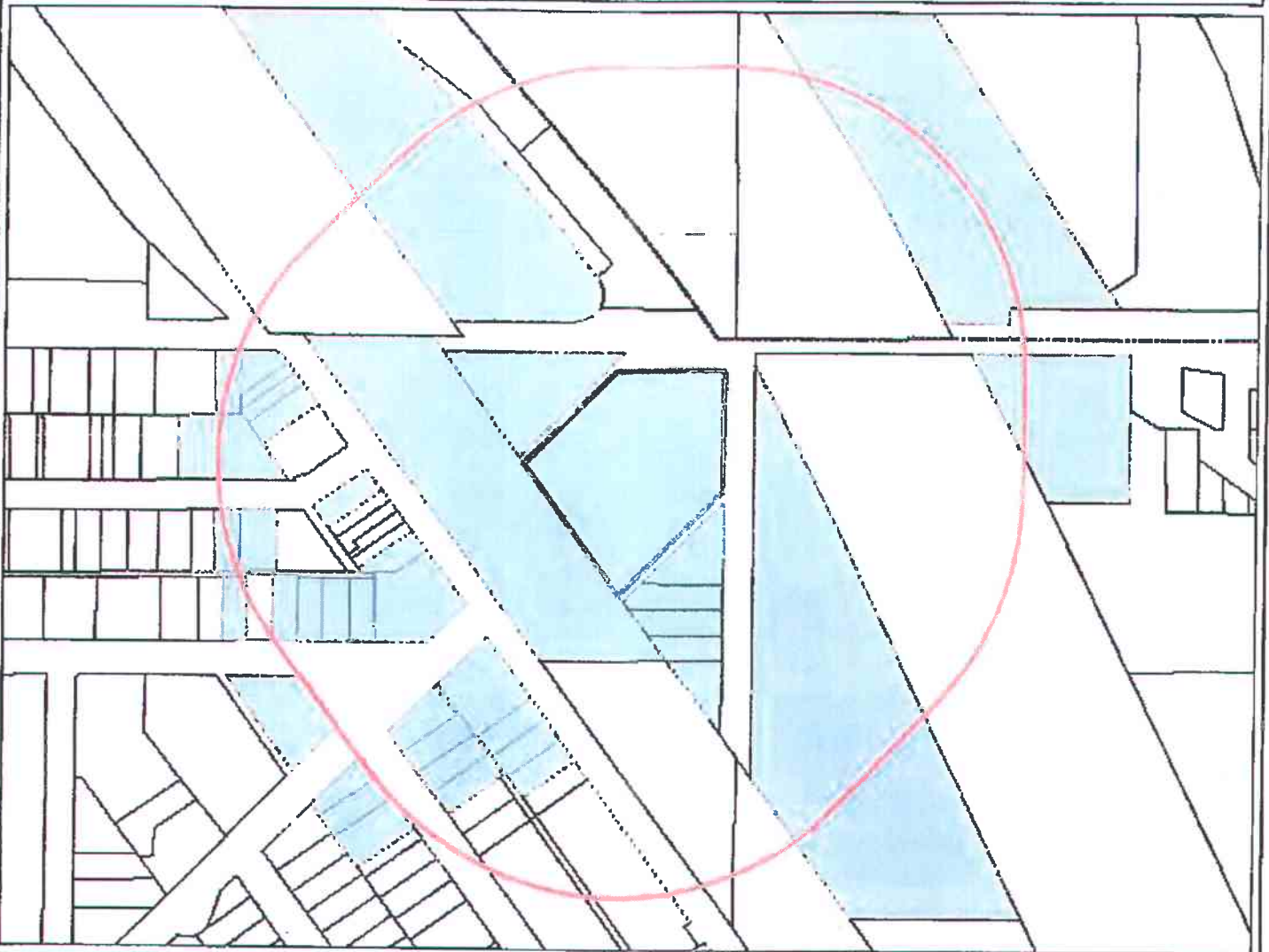
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

# Riverside County GIS Mailing Labels

CUP190004 ( 600 feet buffer )



## Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

## Notes



0 376 752 Feet

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

REPORT PRINTED ON... 10/5/2020 3:31:05 PM

© Riverside County RCIT

757042004  
FABIAN GONZALES  
48042 ESTRELLA PEDRO  
COACHELLA CA 92236

757042008  
MEJOHN  
82980 LONFELLOW CT  
INDIO CA 92201

757041030  
RUBEN H. MARTINEZ  
54684 HARRISON ST  
THERMAL CA 92274

757044009  
CLIFT INVESTMENTS  
2301 E FRANCIS ST  
ONTARIO CA 91761

757053041  
JOSE C. PEREZ  
P O BOX 528  
THERMAL CA 92274

763330018  
EMPIRE AIRPORT  
12302 EXPOSITION BLVD  
LOS ANGELES CA 90064

757054015  
ELISEO S. MEDINA  
68535 RAMON RD STE B103  
CATHEDRAL CY CA 92234

757054017  
MARIA CHRISTINA FLORES RIOS  
P O BOX 1494  
THERMAL CA 92274

757054018  
REDEVELOPMENT AGENCY COUNTY OF  
P O BOX 1180  
RIVERSIDE CA 92502

757041033  
RUBEN C. ZAMOREZ  
P O BOX 471  
THERMAL CA 92274

757043017  
GENERAL TELEPHONE CO OF CALIF  
P O BOX 152206  
IRVING TX 75015

757054022  
ERNESTO RIOS  
P O BOX 727  
THERMAL CA 92274

757041029  
JEWEL DATE  
48440 PRAIRIE DR  
PALM DESERT CA 92260

757042005  
ATILANO ACEVEDO  
83861 OZARK DR  
INDIO CA 92209

757064005  
DELGADO GERARDO FAMILY TRUST DATED  
1 PINE TREE LN  
ROLLING HILLS CA 90274

757044004  
MARCEL MORENO  
P O BOX 968  
THERMAL CA 92274

757053026  
ELOISA M. TORRES  
58351 MARKET ST  
THERMAL CA 92274

757070022  
FRAZ AHMED  
P O BOX 8181  
LA VERNE CA 91750

757043006  
OLALDE MARIA  
P O BOX 467  
THERMAL CA 92274

757043021  
JOSE LUIS ANGULO LOPEZ  
P O BOX 668  
THERMAL CA 92274

757044003  
PEDRO RUIZ RODRIGUEZ  
P O BOX 669  
THERMAL CA 92274

757044008  
SOUTHERN PACIFIC TRANSPORTATION CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

763350009  
CALIFORNIA AG PROP  
P O BOX 338  
MECCA CA 92254

757042017  
ERNEST JESUS RIOS  
P O BOX 727  
THERMAL CA 92274

757043011  
ROBERTO GOBEA  
P O BOX 1425  
THERMAL CA 92274

757044005  
JESSE B. VALADEZ  
74040 VIA OCOTILLO  
MECCA CA 92254

757051009  
CHRIST IS SALVATION CHRISTIAN CHURCH  
54684 HIGHWAY 86  
THERMAL CA 92274

757053025  
JESSE A. CERVANTES  
P O BOX 325  
THERMAL CA 92274

757054004  
DRT HOLDINGS  
8 THE GREEN STE A  
DOVER DE 19901

757054016  
REGINA LYNN DERVARTANIAN  
P O BOX 578  
THERMAL CA 92274

757041010  
RIVERSIDE COUNTY REDEVELOPMENT  
P O BOX 1180  
RIVERSIDE CA 92502

757041031  
BARBARA BEWLEY JONES  
11166 BRITANNY LN  
DUBLIN CA 94568

757043010  
ARTHUR G. HERNANDEZ  
85578 BRENDA LN  
COACHELLA CA 92236

757054021  
ARNOLD LUTZ  
PO BOX 911  
LYNWOOD CA 90262

757043009  
JOSE GUADALUPE RAMIREZ GOMEZ  
PO BOX 1345  
THERMAL CA 92274

757043023  
CVCWD  
P O BOX 1058  
COACHELLA CA 92236

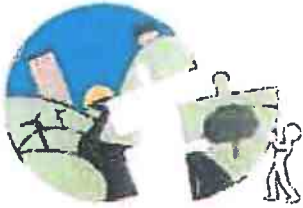
757044001  
MAURILLO CASTRO  
83687 PALOMAR CT  
COACHELLA CA 92236

757044002  
NETZAHUALCOY C. SAENZ  
P O BOX 1039  
THERMAL CA 92274

757044006  
COUNTY OF RIVERSIDE  
3403 10TH ST STE 500  
RIVERSIDE CA 92501

757070001  
VICTOR G. RODRIGUEZ  
37837 CASTLEFORD ST  
INDIO CA 92203





**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

**MITIGATED NEGATIVE DECLARATION**

Project/Case Number: Conditional Use Permit No. 190004

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

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

**COMPLETED/REVIEWED BY:**

By: Jay Olivas Title: Project Planner Date: 11/10/2020

Applicant/Project Sponsor: Villa Park Trucking Date Submitted: 8/17/2018

**ADOPTED BY:** Planning Commission

Person Verifying Adoption: \_\_\_\_\_ Date: 12/02/2020

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

Riverside County Planning Department, 77588 El Duna Ct, Suite H, Palm Desert, CA 92211

For additional information, please contact Jay Olivas, Project Planner at 760-863-8271.

Revised: 10/22/20  
Y:\Planning Case Files-Riverside office\CUP190004\DH-PC BOS\Cover\_Sheet\_Negative\_Declaration.docx

Please charge deposit fee case#: ZCEQ1900056 ZCFW200045

**FOR COUNTY CLERK'S USE ONLY**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach, P.E.**  
Assistant TLMA Director

## NOTICE OF DETERMINATION

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

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

77588 El Duna Ct. Ste. H  
Palm Desert, California 92211

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

Conditional Use Permit No. 190004 (CEQ1900056)  
Project Title/Case Numbers

Jay Olivas, Urban Regional Planner  
County Contact Person

(760) 863-7050  
Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Villa Park Trucking  
Project Applicant

2301 E Francis Street, Ontario, CA 91761  
Address

Unincorporated Riverside County, Airport Boulevard, Orange Street, in Thermal, CA.  
Project Location

Conditional Use Permit for private truck storage yard on 2.66 acres.  
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on November 18, 2020, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration WAS prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,354.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA/EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department

\_\_\_\_\_  
Signature

Urban Regional Planner  
Title

9/24/2020  
Date

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

Revised: 02/07/2019

Y:\Planning Case Files-Riverside office\CUP190004\DH-PC BOS\NOD Draft.docx

FOR COUNTY CLERK'S USE ONLY

**INVOICE (INV-00127702)  
FOR RIVERSIDE COUNTY**

**County of Riverside  
Transportation & Land Management Agency**



**BILLING CONTACT / APPLICANT**

Tom Clift  
Clift Investments, LLC/Milla Park  
Trucking, Inc  
2301 E Francis St  
Ontario, Ca 91761

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00127702	10/22/2020	10/22/2020	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW200045	0451 - CF&W Trust ND/MND	\$2,406.75
	0452 - CF&W Trust Record Fees	\$50.00

SITE ADDRESS		
0 Unassigned Thermal, CA 92274	<b>SUB TOTAL</b>	\$2,456.75

<b>TOTAL DUE</b>	<b>\$2,456.75</b>
------------------	-------------------

PAYMENT OPTIONS		Note A 2.28% transaction service fee will be applied to Credit Card payments
Online Payments	Go to: RivCoPlus.org	E-Checks and Credit Cards are accepted on-line.
Credit Card Payment by Phone	(760) 863-7735	Please have your invoice number ready for reference.
Payment by US Postal Mail Service	County of Riverside Attn: Accounts Receivables P.O. Box 1605 Riverside, CA 92502	Reference your invoice number on your check or include a copy of the invoice.
Payment by FedEx, UPS or similar courier	County of Riverside Attn: Accounts Receivables 4080 Lemon St., 14th Fl. Riverside, CA 92501	Reference your invoice number on your check or include a copy of the invoice.

Note that this invoice is used for both initial and supplemental payment requests. On Deposit Based Fee (DBF) cases and permits all work will cease when the balance is negative. If you have already made an initial payment and you are receiving an additional invoice, your case or permit has a low or negative balance. Work cannot resume until you have provided additional funds. If you would like to review a full statement of costs to date, e-mail your request to, [TLMABilling@rivco.org](mailto:TLMABilling@rivco.org) and include the reference number(s), which is your case number and department in the subject line.