



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

APRIL 22, 2019

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

DESERT PERMIT ASSISTANCE CENTER
77-588 El Duna Court, Suite H
Palm Desert, CA 92211

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact the TLMA Commission Secretary at (951) 955-7436 or e-mail at esarabia@rivco.org. Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR:
NONE

2.0 PUBLIC HEARINGS: CONTINUED ITEMS: 1:30 p.m. or as soon as possible thereafter.
NONE

3.0 PUBLIC HEARINGS: NEW ITEMS: 1:30 p.m. or as soon as possible thereafter.

- 3.1 **PLOT PLAN NO. 180036 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and Section 15304 (Minor Alterations to Land) – Owner/Applicant: Nasca Family Trust / Dan Nasca – Fourth Supervisorial District – Blythe Zoning District – Palo Verde Valley Area Plan – Community Development: Light Industrial (CD-LI) – 18.61 Acres – Location: Southerly of Interstate 10, northerly of W. 14th Street, westerly of Arrowhead Boulevard, easterly of State Highway 78 (S. Neighborhood Blvd.) more specifically located at 13400 14th Street – Zoning: Medium Manufacturing (M-M) – **REQUEST:** Plot Plan proposes to construct two (2) 3,000 sq. ft. utility metal storage buildings at 18-feet in height on a concrete pad within central property portion of subject property with access drive. Plot Plan also proposes to maintain an existing vehicle impound yard with existing 5,600 sq. ft. office building at 18-feet in height with an existing gravel parking lot. Proposed Plot Plan No. 180036 replaces prior approval of Plot Plan No. 18990 on subject property. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:
NONE

5.0 PUBLIC COMMENTS:



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.1

Director's Hearing: April 22, 2019

PROPOSED PROJECT

Case Number(s): Plot Plan No. 180036

Applicant(s): Nasca Family Trust

EA No.: Exempt from CEQA

Area Plan: Palo Verde Valley


Representative(s): Lindsay Holt

Zoning Area/District: Blythe District

Supervisory District: Fourth District

Project Planner: Jay Olivas

Project APN(s): 824-170-046


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 180036 proposes to construct two (2) 3,000-square-foot metal utility buildings, to be used for storage, at 18-feet in height on a concrete pad in the central portion of the subject property with an access drive. Plot Plan also proposes to maintain the existing vehicle impound yard with existing 5,600 square foot office building at 18-feet in height with an existing gravel parking lot, which was permitted under Plot Plan No. 18990. Proposed Plot Plan No. 180036 replaces the prior approval of Plot Plan No. 18990 on the subject property.

The project is located in the Palo Verde Valley Area Plan on 18.61 Acres, and is south of Interstate 10, north W. 14th Street, west of Arrowhead Blvd., east of State Highway 78 (S. Neighborhood Blvd.) at 13400 West 14th Avenue.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

FIND the project **EXEMPT** from CEQA pursuant to State CEQA Guidelines Sections 15303 (New Construction and Conversion of Small Structures) and Section 15304 (Minor Alterations of Land) based on the findings and conclusions incorporated in the staff report; and,

APPROVE PLOT PLAN NO. 180036, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Light Industrial (L-I)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	City of Blythe
East:	Light Industrial (CD:LI)
South:	Rural Community-Estate Density Residential
West:	Light Industrial (CD:LI)
Existing Zoning Classification(s):	Medium-Manufacturing (M-M)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	City of Blythe
East:	M-M
South:	A-1-10
West:	W-1
Existing Use:	Existing office building with vehicle impound yard
Surrounding Uses	
North:	Trucking Yard, Scattered Dwellings, Veterinary Clinic
South:	Crops; Vacant
East:	Natural Gas Utilities
West:	West Side Drain; Crops

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	18.61	10,000 sq. ft. (Article XIa, Sec. 11.28)
Total Number of Existing Lots:	1	N/A

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Office/Utility Buildings	11,600	1 space per 200 square feet (office) 1 space per 1,000 square feet (warehouse)	28+6	28+6
TOTAL:				

Located Within:

City's Sphere of Influence:	Yes – Blythe
County Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – High
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Plot Plan No. 180036 was submitted to Riverside County on December 14, 2018 to construct two (2) 3,000 square foot metal storage buildings at existing vehicle impound yard with office building.

The subject land consisting of Assessor's Parcel Number 824-170-046 contains an existing 5,600 square foot office building with an existing vehicle impound yard on an approximately two (2) acre portion of an overall 18.61 acre-site previously approved under Plot Plan No. 18990. Plot Plan No. 18990 was also approved for Recreational Vehicle (RV) and Boat Storage which is no longer present on the subject site. Plot Plan No. 18990 was previously approved in 2004, and will be superseded by proposed Plot Plan No. 180036 subject to project approval.

General Plan Consistency

The project site is designated Community Development: Light Industrial (CD:LI) on the Palo Verde Valley Area Plan, which allows for development of industrial and related uses including warehousing/distribution, assembly and light manufacturing and repair facilities. The Light Industrial land use designation requires that all developments have available public facilities and services such as roads and utilities. The proposed project complies with this required because it is immediately adjacent to existing roads and utilities along West 14th Street.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

The Project has been determined to be categorically exempt from CEQA, under Section 15303 (New Construction and Conversion of Small Structures) and Section 15304 (Minor Alterations of Land) of the State CEQA Guidelines.

Section 15303 exempts the construction and location of limited numbers of new, small facilities or structures as outlined in Section 15303(e). The proposed project is to allow for the construction of two (2) 3,000 square foot metal storage buildings with gravel access drive at existing vehicle impound yard with existing office building on an overall 18.61-acre site. As a result of this limited amount of new construction for two (2) buildings totaling 6,000 square feet with gravel access drive within central portion of previously disturbed land, which can be considered accessory/appurtenant structures (Section 15303e), the project is categorically exempt based on Section 15303 (New Construction or Conversion of Small Structures).

Additionally, no exception to the CEQA 15303 and 15304 Exemptions applies, since the proposed project site is not located within in a sensitive environmental area, there are no unusual circumstances such as scenic resources, historic buildings, trees or rock outcroppings that will be affected by the Project, no fault or flood zones, not being located in an airport compatibility plan, and the project is not a hazardous waste site.

Additionally no healthy, mature, scenic trees are going to be removed and no grading will be done in a waterway, wetland, scenic area, or mapped area of severe geologic hazard.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made Pursuant to Section 18.30 of Ordinance No. 348:

Plot Plan Findings:

1. For the reasons set forth below, the proposed land use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.
2. The project site has a General Plan Land Use Designation of Community Development: Light Industrial (CD: LI) and is located in the Palo Verde Valley Area Plan. Industrial and related development such as storage buildings, vehicle impound yards, and office uses are encouraged in Light Industrial. Neighborhoods along 14th Street are located near existing major roads and highways including Interstate 10 to the north and State Highway 78 (South Neighborhood Boulevard) to the east. These neighborhoods with varied size parcels can accommodate Light Industrial developments including for storage related land uses.
3. The project site contains an existing 5,600 square foot office building and 1, two-acre vehicle impound yard on an overall 18.61-acre site. Surrounding properties containing similar industrial and service-related land uses along with field crops on adjoining land. The proposed project is also located immediately adjacent to natural gas utilities located to the east. The Project will continue to serve as an impound yard with existing office building with proposed addition of utility storage buildings to be used for storage by the local gas company.
4. The project site has a Zoning Classification of Medium-Manufacturing (M-M), a classification which is consistent with the Riverside County General Plan of Community Development: Light Industrial (CD: LI) since both are industrial related.
5. The proposed project is consistent with Ordinance No. 348 (Land Use) and is permitted within the M-M Zoning Classification subject to Plot Plan approval. Additionally, Section 11.26 of Ordinance No. 348 indicates that vehicle impound, office, and storage uses are allowed within the M-M Zoning Classification with a plot plan.
6. The overall development of the land is designed for the protection of the public health, safety and general welfare. The site contains prior approved construction permits and is conditioned to obtain new building construction and fire prevention permits (Conditions of Approval (COA) Building & Safety Plan Check.1 and COA Fire Prevention.1) for the metal storage buildings in conformance with the 2016 California Building Code and Riverside County Ordinance No. 787.
7. Additionally, the site contains perimeter fencing around the vehicle impound yard to be maintained with the project and existing chain-link fence along the eastern boundary adjacent to the Gas Company property. The existing site, in conjunction with the project's conditions of approval, will result in a use that will not negatively impact the public health or safety.
8. The project conforms to the logical development of the land as is compatible with the present and future logical development of surrounding property due to existing and proposed site improvements such as existing paved road (West 14th Avenue) and proposed access driveway. Additionally, the

project compliments the adjoining gas utility company lot by allowing equipment storage with the addition of two (2) metal buildings.

9. The project was reviewed under County Geologic Report No. 190010. It was determined that no active faults exist, however, there is potential for 4-inches of liquefaction induced differential settlement at the project site. Liquefaction is addressed in accordance with COA Planning-GEO. 1 in that ground improvement methods and strengthened foundations will be required in conformance with the 2016 California Building Code.
10. Pursuant to the Transportation Department, due to the small project scope and negligible impacts, no traffic study shall be required. However, sufficient public street right-of-way along West 14th Avenue shall be conveyed for public use to provide for a 50-foot half-width right-of-way as indicated by Condition of Approval (COA) 90.Transportation.2 ROW Dedication. The Right of Way Dedication is considered as a standard requirement due to existing county road standards.
11. 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 constructions 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 proposed project is to entitle the operation of existing impound yard with existing office building and proposed metal storage buildings, and does not include a proposed property subdivision.

Development Standard Findings:

1. The proposed land use, with proposed metal storage buildings, existing vehicle impound yard and office building, is consistent with the development standards set forth in the Medium Manufacturing (M-M) Zone in that:
 - A. Lot Size: The minimum lot size shall be 10,000 square feet with a minimum average width of 75 feet. The subject site is 18.61 acres and lot frontage of approximately 200 feet, in excess of the minimum standards and therefore complies with Section 11.28.A. of Ordinance No. 348.
 - B. Setbacks: The proposed project is not adjacent to the R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M zones, and therefore no minimum setbacks are required from the property lines.
 - C. Height Requirements: The proposed project's metal storage buildings will be 18 feet in height (and existing office building is approximately 25-feet in height), and therefore the project does not exceed 40 feet in height, and therefore are in compliance with Section 11.28C of Ordinance No. 348.
 - D. Masonry Wall: Prior to occupancy of any industrial use permitted in this article, a six-foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the hearing officer or body. The project does not abut any parcel zoned for residential use, and therefore complies and no block wall is required.

- E. Landscaping: A minimum of ten percent of the site proposed for development shall be landscaped. A minimum of ten-foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access way. Said landscaping strip shall not include landscaping located within the street right-of-way. Additionally, a minimum 20-foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, RT, R-T-R, or W-2-M or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the hearing officer or body. However, in no case shall said landscaping be less than ten feet wide excluding curbing. The project maintains approximately 10-existing mature desert trees (Mesquite/Palo Verde) along West 14th Avenue which comprises approximately 10% of the project site and therefore is in compliance.
- F. Parking Areas. Parking areas shall be provided as required by Section 18.12. of Ordinance No. 348. The project meets required parking with approximately 34 parking spaces (1/200 office and 1/1000 warehouse) within existing parking lot and therefore complies.
- G. Trash Collection Areas. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area. The project site will maintain 1-trash enclosure is therefore is in compliance.
- H. Outside Storage and Service Areas. Outside storage and service areas may be required to be screened by structures or landscaping. The project is limited to a maximum of 200-square feet of outside storage as outlined under COA Planning.10-Limit Outdoor Storage and will not be visible from project frontage.
- I. Utilities. Utilities shall be installed underground except electrical lines rated at 33kV or greater. Other than electrical conduit being extended to the metal storage buildings with underground trenching, no new utility lines are being installed and therefore project is in compliance.
- J. Mechanical Equipment. Mechanical equipment used in the manufacturing process shall be required to be enclosed in a building, and roof- mounted accessory equipment may be required to be screened from view. Any utility related equipment shall be inside the metal storage buildings as proposed with the project and any roof top equipment shall be installed with screening as outlined under COA 90.Planning.6-Screen Roof Top Equipment.
- K. Lighting. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property. The project complies in that the project is conditioned for all lighting to be hooded and directed with COA Planning.9-Lighting Hooded/Directed.

Other Findings:

1. The project site is located within the Sphere of Influence of the City of Blythe. This project was transmitted to the City of Blythe for review on January 15, 2019. No objections or other comments from city were received as of this writing either in favor or opposition of the project.
2. The project was transmitted to the Palo Verde Valley Irrigation District (PVID) due to adjacent West Side Agriculture Drain. It was determined based on email communication dated February 1, 2019, that no objections or conditions were required from the PVID.

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 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 / Palo Verde Times. Additionally, public hearing notices were mailed to property owners within 2,400 square feet of the project site. As of the writing of this report, Planning Staff has received no written communications from the general public in favor or opposition to the proposed project.

APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 calendar days after the notice of the decision by the Planning Director appears on the agenda of the Planning Commission.

General Plan



Legend

- Parcels
- General Plan Land Use**
 - Rural Community - Estate Density Res
 - Rural Community - Very Low Density R
 - Rural Community - Low Density Resid
 - Estate Density Residential
 - Very Low Density Residential
 - Low Density Residential
 - Medium Density Residential
 - Business Park
 - Public Facilities
 - Mixed Use Area
 - Rural Residential
 - Rural Mountainous
 - Rural Desert
 - Agriculture
 - Conservation
 - Conservation Habitat
- City Areas**
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... 4/15/2019 3:43:36 PM

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Zoning



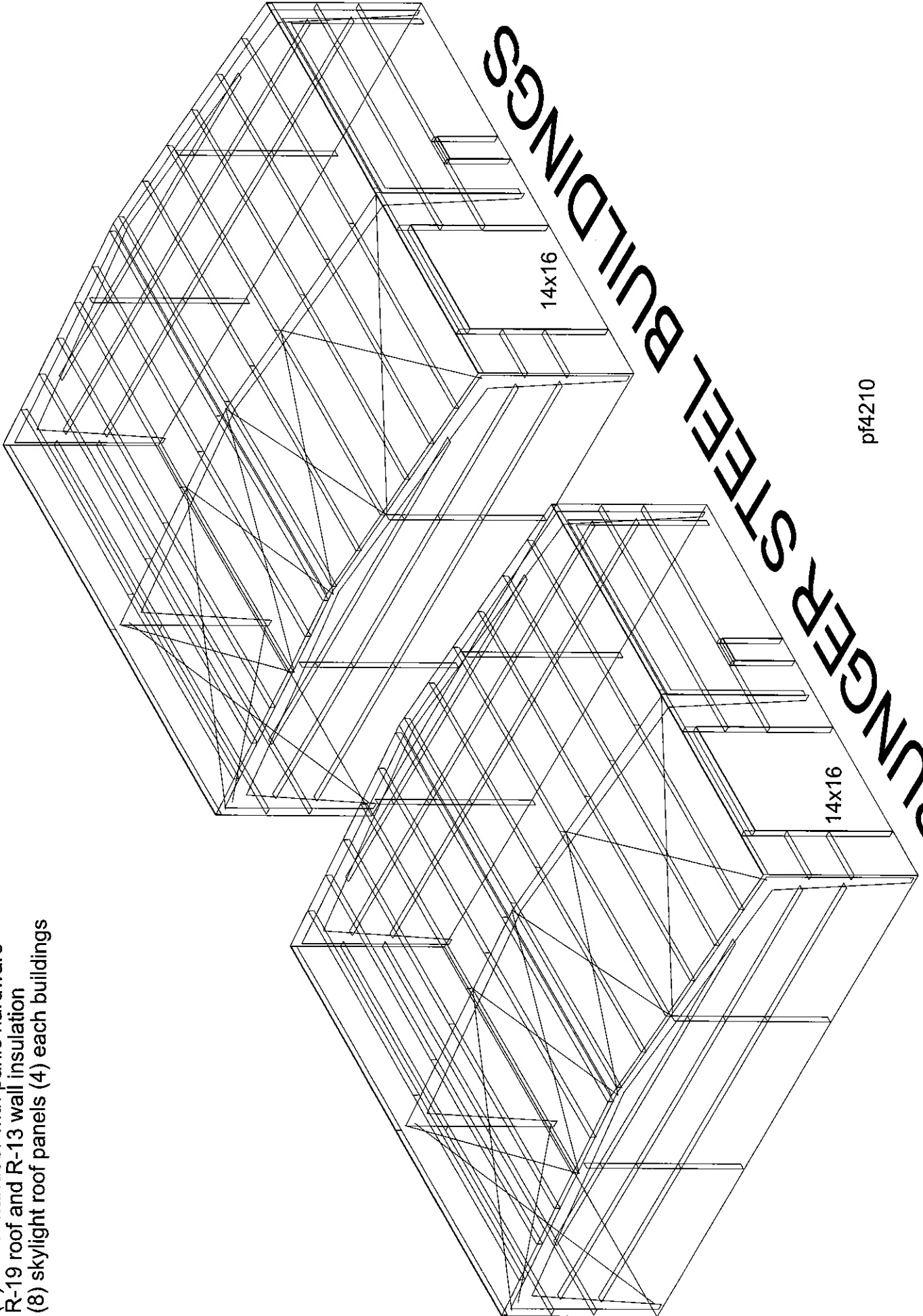
Legend			
<input type="checkbox"/> Parcels	A-2-10	CV-20	N-A-160
<input type="checkbox"/> Zoning	A-2-2	CV-5	N-A-40
<input type="checkbox"/> OTHER ZONING	A-2-2 1/2	I-P	N-A-60
A-1	A-2-20	M-H	N-A-80
A-1-1	A-2-S	M-H-1	R-1
A-1-1 1/2	A-D	M-H-10	R-1-1
A-1-1/2	A-P	M-H-2 1/2	R-1-1 1/4
A-1-10	A-P-10	M-H-5	R-1-1/2
A-1-15	A-P-2 1/2	M-M	R-1-10

Notes



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- (2) 14x16 cannister roll up doors
- (2) 3070 mandoor with panic hardware
- R-19 roof and R-13 wall insulation
- (8) skylight roof panels (4) each buildings



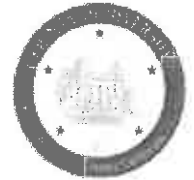
BUNGLETS TITEL BUILDINGS

pf4210



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

*Juan C. Perez
Agency Director*



04/15/19, 3:30 pm

PPT180036

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT180036. 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 to construct two (2) 3,000 square foot utility metal storage buildings at 18-feet in height on a concrete pad within central property portion of subject property with access drive. Plot Plan also proposes to maintain existing vehicle impound yard with existing 5,600 square foot office building at 18-feet in height with an existing gravel parking lot. Proposed Plot Plan No. 180036 replaces prior approval of Plot Plan No. 18990 on subject property located within APN 824-170-046.

Advisory Notification. 2 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS:

Exhibit A Site Plan
Exhibit B Elevations

Advisory Notification. 3 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
 - 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:

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Federal, State & Local Regulation Compliance (cont.)

- 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)
- 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)

BS-Plan Check

BS-Plan Check. 1

Gen - Custom

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1

Gen - Custom (cont.)

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 Gen - Custom (cont.)

Comments: 2nd Review for the comments below:

- 1- office building is approved under 389789 dated 12-22-80
- 2- The proposed storage buildings shall be used for the gas company as equipment storage with a private gate no public access are allowed. Any additional information under the building permit that show any public access, accessible path of travel shall be required.

BUILDING AND SAFETY COMMENTS

To assist in providing an expeditious review, please cloud all corrections on revised exhibit. Items labeled as "Corrections" must be addressed prior to entitlement approval. Items labeled as "Notifications" are for your information only and are not required for entitlement approval. Include a comment response list addressing each correction on the comment list. Thank You.

CORRECTIONS:

1- Please provide the building permit number for the exiting office building. Per our record it appears that the existing office building has been constructed without permit. Please verify. Please see Notification below for the CWP projects requirments. Revise the site plans accordingly to provide a clear note to indicate either "the building permit number" or "CWP structure".

2- ACCESSIBLE PATH OF TRAVEL:

Please provide a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include the following where applicable;

1. Accessible path construction type (Asphalt or concrete).
2. Accessible path width.
3. Accessible path directional slope % and cross slope %.
4. All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

1. Connect to the public R.O.W.
2. Connect to all building(s).
3. Connect to all accessible parking loading/unloading areas.
4. Connect to accessible sanitary facilities.
5. Connect to areas of public accommodation.

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

NOTIFICATIONS:

LIQUEFACTION

Based on County records, this project appears to be located in an area with potential for soil liquefaction. Per Section CBC Section 1803.5, a geotechnical assessment of this condition is required and, according to Section 1803, the assessment must be conducted by a licensed design professional. If the assessment indicates that the condition, if not corrected, would lead to structural defects, the assessment shall recommend corrective action which is likely to prevent structural damage.

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 Gen - Custom (cont.)

Note: Per Section 1803.2, this assessment does not necessarily have to take the form of a full Soil Report. It can take the form of a letter stating that the design professional of record for this project has assessed the site and has either provided corrective actions or that the specific site conditions do not warrant corrective action.

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2019 California Building Codes will be in effect as of January 1st 2020, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2020 will be subject to the new updated California Building Code(s).

PERMITTED BUILDINGS:

Where existing structures are identified on the site plan, revise site plan to include the building permit number for each applicable structure shown. You may contact the Building & Safety Records Department @ (951) 955-2017 for assistance with building permit number retrieval.

CWP:

Where any building, structure, equipment, alteration, use, change of use, or utility has been fully or partially constructed, placed or installed on a property without permit, the applicant shall comply with current Building Department policies and procedures with regards to construction without permit (CWP).

The applicant may obtain a demolition permit to remove the CWP item from the property, or may begin the process to obtain the required building permit(s). Due to public safety concerns, time frames have been reduced to ensure that all minimum code and safety requirements per all applicable departments have been satisfied. Building plans and supporting documents and required verification documents shall be submitted to the building department with fee payment for review prior to any approval of the current planning case.

NOTE: Where a building and/or structure has been constructed, altered, or placed on the property without permit, the applicable building/structure shall not be occupied or in use until a final approved building inspection has been received. If the non-permitted/non- approved use and/or occupancy persists without full approval from applicable county departments, the applicant/owner is doing so at their own risk.

PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 Gen - Custom (cont.)

official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

E Health

E Health. 1 ADDITIONAL ECP REVIEW

Documents submitted for Environmental Cleanup Program (ECP) review only address a portion of APN:824-170-046. A revised exhibit that corresponds with areas assessed has been submitted to ECP. Subsequent projects will be reviewed to verify that areas developed correspond to what has been previously assessed. Areas that that have not been assessed will be subject to additional work to be required, such as a Phase II Environmental Site Assessment (ESA).

E Health. 2 Gen - Custom

Provide a proper air gap or install an approved double check valve for the fire storage tank to prevent possible contamination of the existing on site well.

E Health. 2 Gen - Custom

Storage of hazardous materials in the utility metal storage buildings is prohibited.

Fire

Fire. 1 GENERAL CONDITIONS

ACCESS

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

WATER

Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

FIRE CONSTRUCTION PERMITS REQUIRED

Submittal to the Office of the Fire Marshal for development, construction, installation

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9 Gen - Lighting Hooded/Directed (cont.)

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 - Limit Outdoor Storage

No approval is granted for more than 200 square feet of outdoor storage or display of materials or merchandise EXCEPT for the areas designated for the outdoor storage of vehicles on the APPROVED EXHIBITS.

Planning. 11 Gen - No Wrecking Yard

No approval is given by this permit for a junk, wrecking, dismantling and salvage yard.

Planning. 12 Gen - Permit Used

The effective date of the issuance of this permit is the Planning Department's approval date. This permit shall be considered "used" as of the day of the effective date. The permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees, for any plan check as determined by the Building and Safety Department, in order to ensure compliance with all applicable requirements of Ordinance Nos. 348 (Land Use & Zoning) and 457 (Building Code) and the conditions of approval of this permit. The permit holder shall pursue diligently to completion all necessary permits and obtain final inspection approval thereof.

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.

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. The project site and an minimum area of 10 feet around the project site shall be kept free of vegetation for fire prevention purposes.

Planning. 15 Gen - Undeveloped Void Date

Notwithstanding any other condition of approval herein, this permit shall become null and void on July 1, 2022, as it applies to any undeveloped structure, undeveloped portion of land or any undeveloped phase(s) of this property; "undeveloped" shall mean where no lawful occupancy or structure exists. A notice to the Building and Safety Department concerning this condition shall be placed on this application to take effect on the date specified in this condition.

Planning. 16 Gen - Void Related Project

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 16 Gen - Void Related Project (cont.)

Any approval for use of or development on this property that was made pursuant to Plot Plan No. 18990 shall become null and void upon final approval of Plot Plan No. 180036 by the County of Riverside.

Planning-CUL

Planning-CUL. 1 If Human Remains Found

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 GEO190010 ACCEPTED

County Geologic Report GEO No. 190010, submitted for the project (PPT180036), was prepared by Landmark Consultants, Inc. The report is titled; "Geotechnical Report, Proposed Commercial Building, APN 824-170-046 (Portion), Blythe, California," dated December, 2018.

GEO190010 concluded:

1. No known active faults cross the subject property, and the property is not located within a currently-designated Alquist-Priolo Earthquake Fault Zone.
2. Surface rupture is considered unlikely at the project site due to lack of lineaments in the area.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO190010 ACCEPTED (cont.)

3. There is a potential for 4 inches of liquefaction induced differential settlement at the project site.
4. The differential settlement due to seismic settlement is estimated at 1 inch over a distance of 50 feet.
5. Due to the planar topography at the site, lateral spreading is not expected to occur.
6. The risk of hydrocollapse within the onsite soils is considered slight, and not required to be mitigated.
7. The risk of regional subsidence is considered moderate.
8. The hazard of landsliding is unlikely due to the regional planar topography.
9. The site is not located in proximity to any known volcanically active area and the risk of volcanic hazards is considered very low.
10. The site does not lie near any large bodies of water, so the threat of tsunami and seiches, or other seismically-induced flooding is unlikely.
11. The near surface soils at the project consist of sandy silts, which are expansive in nature.

GEO190010 recommended:

1. All surface improvements, debris and/or vegetation including grass, trees, and weeds on the site at the time of construction should be removed from the construction area.
2. The existing surface soil within the building pad area should be removed to 18 inches below the lowest foundation grade or 36 inches below the original grade, whichever is deeper, extending 5 feet beyond all exterior wall/column lines (including adjacent concreted areas).
3. The exposed subgrade should be scarified to a depth of 8 inches, uniformly moisture conditioned to 2% optimum moisture, and recompact to at least 90 percent of ASTM D1557 maximum density.
4. Foundation movement under the estimated static loadings and static site conditions are estimated to not exceed $\frac{3}{4}$ inch with a differential movement of about two-thirds of total movement after remedial grading and subgrade preparation are completed per recommendations.
5. Due to the liquefaction-induced settlement potential calculated for the site (up to 4 inches of differential settlement), ground improvement methods and/or strengthened foundations will be required.

GEO No. 190010 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 190010 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.

Comments: RECOMMEND DWALSH 20190318

Planning-PAL

Planning-PAL. 1 LOW PALEO SENSITIVITY

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1 LOW PALEO SENSITIVITY (cont.)

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

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1 LOW PALEO SENSITIVITY (cont.)

8. 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.

Comments: RECOMMEND DWALSH 20190114

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 ENCROACHMENT PERMIT

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

Transportation. 3 STD INTRO (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 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: PPT180036

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0. UNKNOWN

General

000 - General. 1 GENERAL CORRECTION-EPD-Desert Biological Report Not Satisfied

A biologist who holds a Memorandum of Understanding (MOU) with Riverside County shall submit a General Biological Assessment to the Riverside County Environmental Programs Division (EPD) Biologist for review and approval. The biological assessment shall address all potential impacts to biological resources on the project site including an analysis of impacts to onsite jurisdictional drainage features.

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.

E Health

060 - E Health. 1 ECP Clearance Not Satisfied

Prior to grading permit issuance, clearance from the Environmental Cleanup Program (ECP) is required. Please contact ECP for additional details.

See additional ECP review condition for details.

Transportation

060 - Transportation. 1 0060-Transportation-USE – FINAL NOT WQMP REQUIRED Not Satisfied

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.

80. Prior To Building Permit Issuance

Plan: PPT180036

Parcel: 824170046

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

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 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 to stabilize the site prior to receiving a rough grade permit final.

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

Planning

080 - Planning. 1 Gen - Cert of Compliance Required Not Satisfied

Prior to issuance of building permits, an application for a Certificate of Land Division Compliance shall be filed with and approved by the Transportation Department - Survey Office. Proof of recordation shall be presented to the Department of Building and Safety.

080 - Planning. 2 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.

Transportation

080 - Transportation. 1 R-O-W DEDICATION Not Satisfied

Sufficient public street right-of-way along 14th Avenue shall be conveyed for public use to provide for a 50-foot half-width right-of-way.

Waste Resources

080 - Waste Resources. 1 Waste - Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse,

Plan: PPT180036

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 Waste - Waste Recycling Plan (cont.) Not Satisfied
and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

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

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

Planning

090 - Planning. 1 Gen - ADA Parking Not Satisfied

A minimum of (2) two 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 - Existing Structures Not Satisfied

Plan: PPT180036

Parcel: 824170046

90. Prior to Building Final Inspection

Planning

090 - Planning. 2 Gen - Existing Structures (cont.) Not Satisfied

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

090 - Planning. 3 Gen - Fee Status Not Satisfied

Prior to final building inspection for Plot Plan No. 180036, the Planning Department shall determine the status of the deposit based fees. If there are fees owed to the County, the permit holder shall pay the outstanding balance.

090 - Planning. 4 Gen - Ord. No. 659 (DIF) Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 180036 has been calculated to be 0.30 acres (utility buildings + access driveway).

090 - Planning. 5 Gen - Parking Paving Material Not Satisfied

A minimum of thirty-four (34) off-street vehicle parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. All outside boat and vehicle storage areas shall be surfaced with asphaltic concrete grindings or decomposed granite to specifications approved by the Department of Building and Safety. All access driveways shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 6 Gen - Roof Equipment Not Satisfied

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

090 - Planning. 7 Gen - Utilities Underground 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 Gen - Wall & Fence Locations Not Satisfied

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

090 - Planning. 9 Use - Trash Enclosure Not Satisfied

Plan: PPT180036

Parcel: 824170046

90. Prior to Building Final Inspection

Planning

090 - Planning. 9 Use - Trash Enclosure (cont.) Not Satisfied

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

Transportation

090 - Transportation. 1 DRIVEWAY(S) Not Satisfied

Driveway(s) shall be designed and constructed in accordance with County Standards and shall be located in accordance with Exhibit for Plot Plan No. 180036, as approved by the Transportation Department.

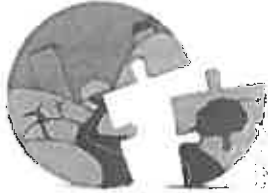
090 - Transportation. 2 R-O-W DEDICATION Not Satisfied

Sufficient public street right-of-way along 14th Avenue shall be conveyed for public use to provide for a 50-foot half-width right-of-way.

Waste Resources

090 - Waste Resources. 1 Waste - Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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. PP18990

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Nasca Family Trust / Dan Nasca

Contact Person: Brandon Johnson E-Mail: Brandon@ramseytrk.com

Mailing Address: 190 S. Intake Blvd.
Blythe, CA 92225
City State ZIP

Daytime Phone No: (760) 406-1386 Fax No: (760) 278-6519

Engineer/Representative Name: Robert K. Holt, PE / The Holt Group, Inc.

Contact Person: Lindsay Holt E-Mail: lholt@theholtgroup.net

Mailing Address: 201 E Hobsonway
Blythe, CA 92225
City State ZIP

Daytime Phone No: (760) 427-8533 Fax No: (760) 922-4660

Property Owner Name: Nasca Family Trust / Dan Nasca

Contact Person: Dan Nasca E-Mail: dnasca56@yahoo.com

Mailing Address: 190 S. Intake Blvd.
Blythe, CA 92225
City State ZIP

Daytime Phone No: (760) 880-7733 Fax No: (760) 278-6519

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.)

Dan Nasca
PRINTED NAME OF PROPERTY OWNER(S)
Shelley Nasca
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE 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): 824-170-046

Approximate Gross Acreage: 18.61 acres

General location (nearby or cross streets): North of Interstate 10, South of 14th Avenue East of Hwy 78 West of Arrowhead Blvd.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

A revision to existing PP18990 removing the 4 proposed boat/RV storage buildings and proposing two (2) 3,000 sf utility metal storage buildings on a concrete pad.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): M-M Zone (Manufacturing - Medium)

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	5600	18'	1	Office	<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	3000	18'	1	Utility / Storage
2	3000	18'	1	Utility / Storage
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
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:

PP18990

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

If yes, provide Application No(s). PP18990
(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): Geotechnical Report

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

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: _____
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) [Signature] Date 10/25/18
Owner/Authorized Agent (2) [Signature] Date 10/25/18

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider a proposed project in the vicinity of your property, as described below:

PLOT PLAN NO. 180036 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and Section 15304 (Minor Alterations to Land) – Owner/Applicant: Nasca Family Trust / Dan Nasca – Fourth Supervisorial District – Blythe Zoning District – Palo Verde Valley Area Plan – Community Development: Light Industrial (CD-LI) – 18.61 Acres – Location: Southerly of Interstate 10, northerly W. 14th Street, westerly of Arrowhead Boulevard, easterly of State Highway 78 (S. Neighborhood Blvd.) more specifically located at 13400 14th Street – Zoning: Medium Manufacturing (M-M) – **REQUEST:** Plot Plan proposes to construct two (2) 3,000 sq. ft. utility metal storage buildings at 18-feet in height on a concrete pad within central property portion of subject property with access drive. Plot Plan also proposes to maintain existing vehicle impound yard with existing 5,600 sq. ft. office building at 18-feet in height with an existing gravel parking lot. Proposed Plot Plan No. 180036 replaces prior approval of Plot Plan No. 18990 on subject property. .

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **APRIL 22, 2019**
PLACE OF HEARING: PALM DESERT PERMIT CENTER
77-588 EL DUNA CT., SUITE H
PALM DESERT, CA 92211

For further information regarding this project, please contact Project Planner Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:30 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon Street 12th Floor, Riverside, CA 92501 or the Desert Office, 77588 El Duna Court Suite H, Palm Desert, CA 92211. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Jay Olivas
77588 El Duna Court Suite H, Palm Desert, CA 92211

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on March 25, 2019,

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

APN (s) or case numbers PPT180036 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

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

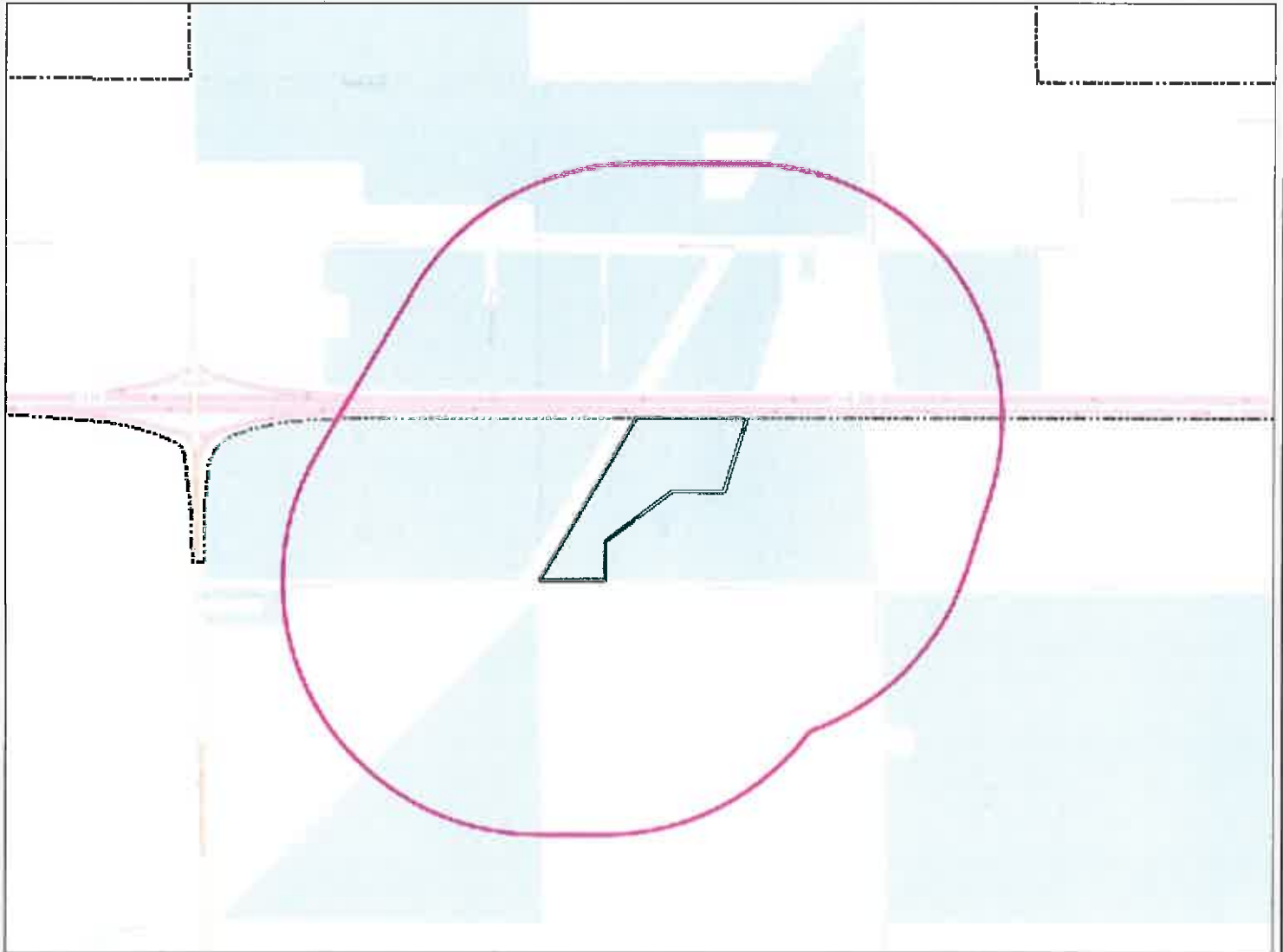
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502



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

Riverside County GIS Mailing Labels

PPT180036 (2400 feet buffer)



Legend

-  County Boundary
-  Cities

Notes



0 1,505 3,009 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... 3/25/2019 7:48:46 AM

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824170029
SOUTHERN CALIFORNIA GAS CO
101 ASH ST NO HW07
SAN DIEGO CA 92101

824170022
STEVEN R MONTGOMERY
11563 W 18TH AVE
BLYTHE CA 92225

824170052
CHARLES F COPELAND
KATHLEEN J COPELAND
132 MULE DEER CT
BLYTHE CA. 92225

824170053
CHARLES L CYPHER
JUDY R CYPHER
13501 HOBSON WAY
BLYTHE CA 92225

824170023
GILBERT G GUILIN
FRANCES B GUILIN
136 S ASH
BLYTHE CA 92225

824170047
MICHAEL LENDWAY
JANIS A LENDWAY
140 HEFLIN DR
BLYTHE CA. 92225

824170051
JEFF E BONNET
153 MULE DEER CT
BLYTHE CA. 92225

824160006
VAN DYKE FARMS INC
1725 N LOVEKIN BLVD
BLYTHE CA 92225

824160011
PVID
180 W 14TH AVE
BLYTHE CA 92225

824170046
DANIEL CLARK NASCA
SHELLEY KAY NASCA
190 S INTAKE BLV
BLYTHE CA 92225

824170036
RONNY LEE BROWN
ALVERA DINNA BROWN
191 HEFLIN DR
BLYTHE CA. 92225

824170035
WAYNE DAVID CRUSINBERRY
MELISSA KRISTINE CRUSINBERRY
217 HEFLIN DR
BLYTHE CA. 92225

824170037
VICTOR H LEON
IVONE RODRIGUEZ
251 HEFLIN DR
BLYTHE CA. 92225

824170013
W JONGSMA BLYTHE FARMS
295 HIGHWAY 385
HEREFORD TX 79045

824160001
WILLIAM W JONGSMA
SUSAN F JONGSMA
295 US HWY 385
HEREFORD TX 79045

824170039
JERE F ALLAN
ADELENE A ALLAN
3220 W HOBSON WAY
BLYTHE CA. 92225

866040002
WEY ALMOND FARMS
34929 FLYOVER CT
BAKERSFIELD CA 93308

866060012
ROBINSON THOMAS L ESTATE OF
4030 S LAND PARK DR STE C
SACRAMENTO CA 95822

824170048
DRASAR CORP
5300 ORANGE AVE NO 205
CYPRESS CA 90630

824170045
JERRY GUILIN
SOPHIA ELSA GUILIN
550 HOLLY LN
BLYTHE CA 92225

824170011
BENZ DISPOSAL CO
8 CIELO VISTA CT
RANCHO MIRAGE CA 92270

824200018
CHAS SAN PROP
8951 N LOVEKIN
BLYTHE CA 92225

824160005
DOUGLASS GOETTSCH
9936 FOBES RD
MORONGO VALLEY CA 92256

824170049
MICHELL D WRIGHT
HC31 BOX 490
PEER AZ 72628

824170050
TIMOTHY RAY
LAURIE ANN RAY
P O BOX 1071
BLYTHE CA 92226

824170034
WILLIAM P VANDERPOL
P O BOX 2099
BLYTHE CA 92226

824160010
STEILER & STULLER
P O BOX 267
PALO VERDE CA 92266

866040004
MWD
P O BOX 54153
LOS ANGELES CA 90054

824170033
CALVIN L GOAD
LEISA ALLISON GOAD
P O BOX 722228
SAN DIEGO CA 92172

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

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. Palm Desert, CA 92201

Project Title/Case No.: Plot Plan No. 180036

Project Location: In the unincorporated area of Riverside County, more specifically located north of 14th Avenue, west of Arrowhead Blvd., east of State Highway 78 near Blythe, California, also known as Assessor's Parcel Number 824-170-046.

Project Description: Plot Plan to construct two (2) 3,000 square foot metal storage buildings at 18-feet in height on a concrete pad within central property portion of 18.61 acre site along with existing vehicle impound yard and office building (replaces PP18990).

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Nasca Family Trust / Dan Nasca 190 S. Intake Blvd. Blythe, CA 92225

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (15303 & 15304)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

Reasons why project is exempt: Pursuant to CEQA Guidelines section 15303 The Project has been determined to be categorically exempt from CEQA, under Section 15303 (New Construction and Conversion of Small Structures) and Section 15304 (Minor Alterations of Land) of the State CEQA Guidelines.

Section 15303 exempts the construction and location of limited numbers of new, small facilities or structures as outlined in Section 15303(e). The proposed project is to allow for the construction of two (2) 3,000 square foot metal storage buildings with gravel access drive at existing vehicle impound yard with existing office building on an overall 18.61-acre site. As a result of this limited amount of new construction for two (2) buildings totaling 6,000 square feet with gravel access drive within central portion of previously disturbed land, which can be considered accessory/appurtenant structures (Section 15303e), the project is categorically exempt based on Section 15303 (New Construction or Conversion of Small Structures).

Additionally no healthv. mature. scenic trees are going to be removed and no gradina will be done in a waterwav. wetland. scenic area.
Jay Olivas, Project Planner 760-863-8271

County Contact Person

Phone Number

Signature Title Date

Date Received for Filing and Posting at OPR: _____

Revised: 04/18/2019: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

NOTICE OF EXEMPTION

Page 2

Additionally, no exception to the CEQA 15303 and 15304 Exemptions applies, since the proposed project site is not located within in a sensitive environmental area, there are no unusual circumstances such as scenic resources, historic buildings, trees or rock outcroppings that will be affected by the Project, no fault or flood zones, not being located in an airport compatibility plan, and the project is not a hazardous waste site.

No healthy, mature, scenic trees will be removed, and the project site contains no waterways or wetlands, and it is not in an officially designated scenic area or in an officially mapped area of severe geologic hazard or within an official Seismic Hazard Zone. Therefore, it qualifies under a Section 15304 categorical exemption as well.

The site is within an area with the General Plan land use designation of Light Industrial (LI) and with the zoning classification Medium Manufacturing (M-M), which allows utility storage and vehicle impound yard with a plot plan. Therefore, the project is exempt from CEQA.